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**CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 7, 2020
250 NORTH 5TH STREET
5:00 PM – DINNER
5:20 PM – PRE-MEETING – CITY HALL AUDITORIUM
5:30 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

To become the most livable community west of the Rockies by 2025

Call to Order, Pledge of Allegiance, Moment of Silence

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

*Citizen Comments may also be submitted by phone message at 1-970-244-1504 **by Noon on October 7, 2020**; these will be played back at the City Council meeting.*

Proclamations

Proclaiming October 4 - 10, 2020 as Fire Prevention Week in the City of Grand Junction

Proclaiming October 2020 as Arts and Humanities Month in the City of Grand Junction

Certificates of Appointment

To the Planning Commission and Zoning Board of Appeals

City Manager Report

Council Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the September 14, 2020 Workshop
- b. Minutes of the September 16, 2020 Regular Meeting
- c. Minutes of the September 14, 2020 Executive Session

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Legislative
 - i. Introduction of an Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Regarding Campaign Violations and Set a Public Hearing for October 21, 2020
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Designation for a Property of 4.55 Acres Located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and Introduction of an Ordinance Rezoning Said Property from CSR (Community Services and Recreation) to C-2 (General Commercial) and Set a Public Hearing for October 21, 2020
 - ii. Introduction of an Ordinance Zoning the Airport North Boundary Annexation, Approximately 187.69-Acres to a City Planned Development - PAD (Planned Airport Development) and Amending the Outline Development Plan (ODP), Located Generally at the Northern Edge of the Grand Junction Regional Airport, Parcels 2701-113-00-002 and 2705-154-00-003, and Set a Public Hearing for October 21, 2020

- iii. Introduction of an Ordinance Amending the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street, and Set a Public Hearing for October 21, 2020
- iv. Introduction of an Ordinance to Rezone 8.24 Acres from R-O (Residential Office) to BP (Business Park) Located at 1405 Wellington Avenue and Set a Public Hearing for October 21, 2020

3. Resolutions

- a. Resolution Authorizing Application to Great Outdoors Colorado (GOCO) for an Enhanced Dos Rios Park
- b. Resolution to Adopt the 2020 Mesa County Hazard Mitigation Plan

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

4. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-20

5. Resolutions

- a. A Resolution to Authorize \$7 Million Loan Contract with the Colorado Water Conservation Board for the Purdy Mesa Flowline Replacement Project
- b. A Resolution Supporting Ballot Measure 2A

6. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

7. Other Business

8. Adjournment



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the City of Grand Junction is committed to ensuring the safety and security of all those living in and visiting Grand Junction; and
- Whereas,** fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and
- Whereas,** home fires killed more than 2,630 people in the United States in 2017, and fire departments in the United States responded to 357,000 home fires; and
- Whereas,** cooking is the leading cause of home fires in the United States; and
- Whereas,** Grand Junction residents should stay in the kitchen when cooking food on the stovetop, keep a three-foot kid-free zone around cooking areas and keep anything that can catch fire away from stove tops; and
- Whereas,** Grand Junction residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and
- Whereas,** the 2020 Fire Prevention Week theme, "Serve Up Fire Safety in the Kitchen!" effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

NOW, THEREFORE, I, C.E. Duke Wortmann, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 4-10, 2020 as

"Fire Prevention Week"

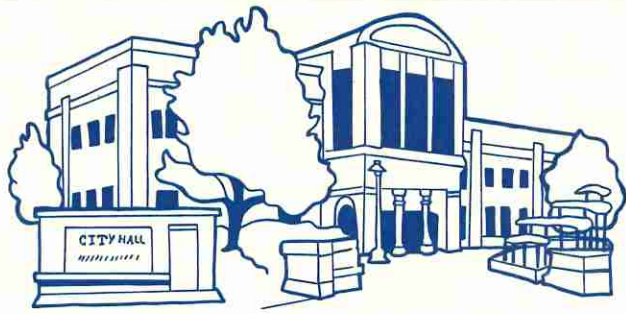
in the City of Grand Junction and urge all citizens to check their kitchens for fire hazards, teach children about the three-foot safety zone around the stove, and use safe cooking practices during Fire Prevention Week 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October, 2020.



C.E. Duke Wortmann

Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, the nation's 120,000 nonprofit arts organizations, the National Endowment for the Arts, the National Endowment for the Humanities, the nation's 4,500 local arts agencies, and the arts and humanities councils of the 50 states and the six U.S. jurisdictions have regularly issued official proclamations on an annual basis designating October as National Arts and Humanities Month; and

Whereas, the arts and humanities embody much of the accumulated wisdom, intellect, and imagination of humankind while enhancing and enriching American lives by playing a unique role to our families, communities and country; and

Whereas, Grand Junction, Colorado, through their local and state arts agencies and representing thousands of cultural organizations, have celebrated the value and importance of culture in the lives of Americans and the health of thriving communities during National Arts and Humanities Month for several years; and

Whereas, the humanities help diverse communities across the United States explore their history and culture with the support and partnership of the National Endowment for the Humanities, the 55 state and territorial humanities councils, and local educational and cultural institutions; and

Whereas, the arts and culture industry also strengthens our economy by generating \$166.3 billion in total economic activity annually, \$27.5 billion in government revenue, and by supporting the full-time equivalent of 4.6 million jobs; and

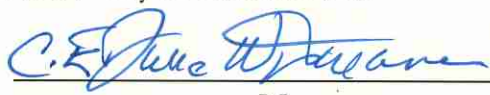
Whereas, the creative economy drives tourism and commerce, supports American workers, and makes up 4.5% of the annual GDP, proposed federal legislation titled The CREATE Act (S. 650 and H.R. 1519) and The PLACE Act (S. 3232) would support economic development of the creative economy.

NOW, THEREFORE, I, C.E. Duke Wortmann, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 2020 as

"National Arts and Humanities Month"

in the City of Grand Junction and call upon our citizens to celebrate and promote arts and culture and encourage greater participation for the arts and humanities in Grand Junction.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October 2020.



Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: October 7, 2020

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Selestina Sandoval

Information

SUBJECT:

To the Planning Commission and Zoning Board of Appeals

RECOMMENDATION:

To recognize the appointed members of the Planning Commission and Zoning Board of Appeals.

EXECUTIVE SUMMARY:

Members were appointed at the September 16, 2020 City Council Meeting.

BACKGROUND OR DETAILED INFORMATION:

First Alternate Sam Susuras was appointed to the vacancy on the Planning Commission to fill an unexpired term until October 2022, Second Alternate Ken Scissors was appointed to the vacancy on the Planning Commission to fill an unexpired term until October 2021, Keith Ehlers was appointed to the Planning Commission for a four year term expiring October 2024, Kim Kerk was appointed to the Planning Commission for a four year term expiring October 2024. Andrea Haitz was appointed to the Zoning Board of Appeals and 1st Alternate on the Planning Commission and Sandra Weckerly was appointed to the Zoning Board of Appeals and 2nd Alternate on the Planning Commission both for terms expiring October 2021.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

CITY COUNCIL WORKSHOP SUMMARY
September 14, 2020

Meeting Convened: 5:35 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:12 p.m.

City Councilmembers present: Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Rick Taggart, and Mayor Duke Wortmann.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Police Chief Doug Shoemaker, Finance Director Jodi Welch, Senior Assistant to the City Manager Greg LeBlanc, Management Analyst Johnny McFarland, Fire Chief Ken Watkins, Community Development Director Tamra Allen, Public Works Director Trent Prall, and City Clerk Wanda Winkelmann.

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Discussion regarding Cannabis Regulation and Licensing within the City of Grand Junction

City Manager Caton introduced the topic. Police Chief Shoemaker reviewed the staff report, including the questions posed:

1. Should retail sales of medical and recreational marijuana be allowed? If so, where and/or with what conditions?
2. Should cultivation of marijuana be allowed. If so, where and/or with what conditions?
3. Should processing of marijuana be allowed? If so, where and/or with what conditions?
4. Should consumption of marijuana in "hospitality establishments" be allowed? If so, where and/or with what conditions?
5. Should a working group be formed to assist in proposed draft land use (and/or other) regulations?

Mayor Wortmann called for citizen comment.

Robin and Jeremy Cleveland spoke of their experience regarding an accident involving a driver who was under the influence of marijuana. They are not in favor of legalizing sales in GJ.

Dr. Kathleen Wilson discussed the effects of marijuana on young people, especially males and is opposed to allowing recreational sales.

Dan Ramsey spoke about the positive effects of cannabis and believes it needs to be regulated.

Lisa Pride stated that silence equals consent and commented on the negative impact of marijuana in the workplace.

Steve Wilson discussed the negative impacts of marijuana and the cause of diseases.

Ed Kowalski expressed concern about people speeding while high.

Liz Wise described her life as a child and her father's experience in Vietnam. She believes marijuana stores should be located in Grand Junction so purchasers don't have to drive to Palisade or DeBeque.

Darlene Distello provided handouts to Council regarding accident rates. She discussed an editorial in the *Denver Post* about Colorado accident rates.

Lisa Vin stated she has been a nurse for 52 years and has seen horrific impacts of marijuana use on families.

Charles Baines discussed the impact of marijuana on his four sons and how drugs can increase crime rates. He is opposed to recreational marijuana businesses.

Robbie Koos stated her support for a ballot measure, noted some marijuana products can be useful, and supports a tax that is earmarked for youth programming.

Sydney Norwood described how medical marijuana has helped her combat degenerative disc disease and she is no longer on oxygen.

Jessie Wise is an advocate for cannabis and discussed the effects of alcohol and meth on users.

Anton Abbott noted he was a marijuana user in his teens and is now opposed to its use.

Caleb Ferganchick encouraged research of how other local municipalities have addressed recreational marijuana businesses.

Diane Cox presented a picture of a brain scan of a typical brain vs. the brain of a marijuana user. She stated that no amount of revenue makes marijuana use okay.

Molly Strong stated that marijuana impacts thought processes and the motivation for youth to participate in social/after-school activities.

Parker Graham noted that marijuana legalization makes it safer for everyone.

Scott Beilfuss reported that Colorado is 50th in the United States for education and 17% of Mesa County residents live in poverty. He is curious how a marijuana question is placed on the ballot.

Mark Sills owns a dispensary in Parachute and noted the average age of his customers is between 40-50 years.

Rene Grossman discussed the revenues for marijuana sales. If a question is placed on the April ballot, she recommends including a question for taxing marijuana, limiting the number of available licenses, and those granted a license would be selected on merit (not via lottery).

Merle Miller does not support legalization of recreational marijuana businesses.

Cindy Savine stated her father's tumor shrunk as a result of cannabis use. She is a lobbyist and stated that marijuana is safer than alcohol. She recommends a merit system be used to choose those businesses granted a license.

Meghan Garcher is a CMU student working on a project team reviewing hemp production. She discussed the film, "Reefer Madness" and noted the drug war did not curb illegal use.

Mayor Wortmann closed citizen comments.

City Manager Caton reiterated staff's recommendation for a working group.

Attorney Shaver outlined the options for the April ballot:

1. Include a marijuana tax measure on the ballot (which would be a TABOR question).
2. City Council could place a referred measure on the ballot for marijuana businesses.
3. Citizens could petition to place an initiated measure on the ballot.

Citizen Diane Cox inquired about the past efforts by citizens to place a question on the ballot. The effort in 2016 was not successful and she wonders why this question is back on the table.

Councilmember Taggart expressed support for a working group and would like to see reliable data presented. Council was in agreement for the formation of a working group.

Agenda Topic 2. City Council Communication

Councilmember Taggart requested a future discussion about Catholic Outreach's request that was made earlier this year.

Councilmember Stout noted comments were made about individuals who are homeless and requested a workshop to review the support the City of Grand Junction has given service providers.

Councilmember Norris and Mayor Wortmann requested a memo summarizing this support. Councilmember Stout noted the importance of being able to ask questions of providers to ensure the City is taking a proactive approach. Councilmember McDaniel is on the Homeless Coalition and will send the meeting minutes to Council. Councilmember Taggart would like to know how COVID-19 has impacted services for individuals who are homeless.

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated the next workshop on October 5 will be a presentation of the major operating budgets. The workshop will start at 4 p.m. and will last approximately four hours.

Agenda Topic 4. Other Business

There was none.

Adjournment

The Workshop adjourned at 7:12 p.m.

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

September 16, 2020

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 16th day of September 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Rick Taggart, and Council President Duke Wortmann.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President Wortmann called the meeting to order and Fruita 8-9 student Margaret Thoele led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Bruce Lohmiller spoke of concerns with the Veteran's Administration, the Mesa County Valley School District #51 Board Meeting, and California wildfires.

Richard Puter spoke of an incident in California regarding the shooting of officers and called for City Council to support police officers, firefighters, and local citizens.

Eric Niederkruger read a letter he wrote to sister city El Espino, El Salvador and invited interaction with Councilmembers to work to improve our community.

Matt Crowe left a citizen comment via voicemail regarding his desire for In and Out Burger to come to Grand Junction and his concern of threats against local groups.

Proclamations

Proclaiming September 16 - October 15, 2020 as Hispanic Heritage Month in the City of Grand Junction

Councilmember Stout read the proclamation. Sonia Gutierrez, Jorge Pantoja, and several others were present to accept the proclamation.

Proclaiming September 16 - October 31, 2020 as Random Acts of Kindness Days in the City of Grand Junction

Councilmember Pe'a read the proclamation. Kevin Barclay, Andrew Escamilla, and Andy

Sweede were present to accept the proclamation and inform the public of this campaign (social media, 211, and NAMI - National Alliance on Mental Illness websites).

Appointments

To the Planning Commission and the Zoning Board of Appeals

Councilmember McDaniel moved to appoint First Alternate Sam Susuras to the vacancy on the Planning Commission to fill an unexpired term until October 2022, appoint Second Alternate Ken Scissors to the vacancy on the Planning Commission to fill an unexpired term until October 2021, reappoint Keith Ehlers to the Planning Commission for a four year term expiring October 2024, to appoint Kim Kerk to the Planning Commission for a four year term expiring October 2024, to appoint Andrea Haitz to the Zoning Board of Appeals and 1st Alternate on the Planning Commission, and to appoint Sandra Weckerly to the Zoning Board of Appeals and 2nd Alternate on the Planning Commission both for terms expiring October 2021. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Council Reports

Councilmember Stout gave an update of the Grand Valley Task Force (broke into seven working groups to identify systemic racism).

Councilmember Taggart spoke of the Grand Junction Housing Authority needing \$2 million for meth remediation on several properties.

Council President Wortmann gave a report on the Grand Junction Economic Partnership, the Gallagher Amendment and de-Brucing.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda items 1-2. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the August 31, 2020 Workshop
- b. Minutes of the September 2, 2020 Regular Meeting

2. Contracts

- a. Construction Contract for the 2020 Sewer Line Replacement Project

REGULAR AGENDA

An Ordinance for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a Rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a Total of 17.84-Acres, Located at 785 24 Road

The Applicant, Mallard View, LLC is requesting a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac – 14.90-acres) and C-1 (Light Commercial – 3.16-acres), in anticipation of future development. The requested R-8 and C-1 zone districts would be consistent with the Comprehensive Plan Future Land Use Map designations of Residential Medium (4 – 8 du/ac) and Village Center.

Senior Planner Scott Peterson presented this item.

The public hearing was opened at 6:22 p.m.

Nancy Miller spoke against this item noting concerns of the proposed high density and the mismatch between the development and the established rural Appleton neighborhood.

The public hearing was closed at 6:26 p.m.

Conversation ensued regarding concerns for the proposed density and the Planning Commission process before Council votes on such items.

Councilmember Pe'a moved to adopt Ordinance No. 4956, an ordinance amending the Comprehensive Plan Future Land Use Map of the City of Grand Junction from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center, and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Taggart and Council President Wortmann voting NO.

Contract - Purchase And Sale Agreement For Dos Rios Development

DR Devco is offering to purchase approximately 23 acres of vacant land within the Riverfront at Dos Rios General Improvement District. The proposed Purchase and Sale Agreement (PSA) is the document that states the final sale price and terms and conditions of purchase.

City Attorney John Shaver presented this item.

Conversation ensued regarding a potential timeline for this development, clarification of parcels, fee payments going through a title company, the repurchase right being subordinated space by space, and contracts being structured as not to bind future Councils.

At 6:58 p.m. the floor was opened to public comment.

There were no public comments.

The floor was closed to public comment at 6:59 p.m.

Councilmember Andrews moved to approve the Purchase and Sale Agreement between the City of Grand Junction and DR Devco, LLC. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Stephanie Vasconez spoke about Random Acts of Kindness and encouraged the public to donate items to GJ Mutual Aid.

Dennis Simpson urged Staff and Councilmembers set rules and expectations regarding the handling of violations of campaign finance law before the election.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:04 p.m.

Wanda Winkelmann, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

September 14, 2020

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, September 14, 2020 at 4:30 p.m. in the 1st Floor Breakroom, City Hall, 250 North 5th Street. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Rick Taggart, and Mayor Duke Wortmann.

Staff present for the Executive Session were City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, Robin Brown and Micah Adams from GJEP, Senior Assistant to the City Manager Gregory LeBlanc, General Services Director Jay Valentine, Public Works Director Trent Prall, and Community Development Director Tamra Allen (arrived at 5:00 p.m.).

Executive Session

Councilmember Norris moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO COLORADO REVISED STATUTE 24-6-402(4)(e)(I) REGARDING AN ECONOMIC DEVELOPMENT INCENTIVE FOR THE CONSTRUCTION OF LAS COLONIAS PLAZA ON PROPERTY(IES) LOCATED IN LAS COLONIAS BUSINESS PARK, NEAR RIVERFRONT DRIVE, GRAND JUNCTION, COLORADO

Councilmember Andrews seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 4:35 p.m.

Councilmember Stout moved to adjourn. Councilmember Pe'a seconded. Motion carried unanimously.

The meeting adjourned at 5:30 p.m.

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: October 7, 2020

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Introduction of an Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Regarding Campaign Violations and Set a Public Hearing for October 21, 2020

RECOMMENDATION:

Staff recommends adoption of the ordinance.

EXECUTIVE SUMMARY:

The purpose of this item is to amend the Grand Junction Municipal Code (GJMC) to include a procedure for the filing of alleged campaign violations.

BACKGROUND OR DETAILED INFORMATION:

In August, the Secretary of State (SOS) adopted new rules regarding the process for filing complaints related to campaign finance violations. Specifically, Rule 17.6 states that all complaints must be filed with the municipal clerk instead of the SOS's office.

Under the Constitution, the SOS is obligated to hear Fair Campaign Practices Act (FCPA) violations when a city has not adopted its own campaign finance ordinance (Colorado Constitution, Article XXVIII, Section 9(2)(a)). The adoption of the new SOS rules seems to indicate that the SOS will not be addressing future alleged violations under the FCPA at the municipal level and will instead direct complainants to the municipal clerk.

In order to have this process in place prior to the April election, staff recommends an ordinance to outline the process for the filing of an alleged violation of the FCPA.

Specifically, the ordinance indicates:

1. The timeframe required to file a complaint.
2. The manner in which to file a complaint.
3. The information required in the complaint (name of alleged violator, the provision allegedly violated, and a brief description of the offense).
4. The process used to evaluate the complaint for probable cause.

A sample of the form that would be filed is included.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to introduce an ordinance amending Chapter 2 of the Grand Junction Municipal Code regarding campaign violations and set a public hearing for October 21, 2020.

Attachments

1. Ordinance Procedure for Filing Campaign Violation
2. Form Filing a Campaign Violation

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 2, CHAPTER 2.20 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING CAMPAIGN AND POLITICAL FINANCE VIOLATIONS

RECITALS:

The City of Grand Junction is a home rule municipality, established by Charter in 1909. Article XX of the Colorado Constitution confers upon home rule cities power over all matters pertaining to municipal elections.

The City of Grand Junction has adopted the "Colorado Municipal Election Code of 1965" by reference ("Election Code").

In August 2020, the Secretary of State (SOS) adopted new rules and processes (8 CCR 1505-6) for filing complaints related to campaign and political finance. Specifically, Rule 17.6 states that any filing related to a municipal campaign finance matter must be filed with the municipal clerk.

Under the Colorado Constitution, the SOS is obligated to hear Fair Campaign Practices Act (FCPA) violations when a city has not adopted its own campaign finance ordinance (Colorado Constitution. Article XXVIII, Section 9(2)(a)). The adoption of the new SOS rules seems to indicate that the SOS will not be addressing future alleged violations under the FCPA at the municipal level and will instead direct complainants to the municipal clerk.

As such, staff is recommending an amendment to the GJMC to identify a procedure for the filing of an alleged campaign violation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That Chapter 2 of the Grand Junction Municipal Code is hereby amended by the addition of a new Section 2.20.040 which reads in its entirety as follows:

Sec. 2.20.040 - Allegation of Campaign Violation.

(a) Any candidate or registered elector of the City ("Complainant") who has reason to believe a campaign violation has been committed by any candidate, candidate committee, issue committee, small-scale issue committee or political committee ("Respondent") may file a written complaint ("Complaint") with the City Clerk, no later than sixty (60) days after the alleged violation(s) has occurred.

(b) The Complaint must contain:

1. The name(s) of the alleged violator(s) (Respondent);
2. The Election Code section(s) or provision(s) allegedly violated;

49 3. A clear and succinct statement or description of the offense allegedly committed and
50 the basis for the allegation;

51 4. Identification of any relevant document(s) or other evidence;

52 5. Identification of any witness(es) or person(s) with relevant knowledge of the alleged
53 violation(s); and

54 6. The name, address, telephone number and e-mail address of the Complainant.

55

56 (c) The City Clerk will forward the Complaint to the City Attorney, who will
57 evaluate the complaint for probable cause.

58

59 (d) Campaign finance complaints must be filed in writing and can be submitted by
60 hardcopy or electronically. Electronic signatures are permitted for any complaint
61 documentation that requires a signature.

62

63 (e) A Complaint must identify both a Respondent and a Complainant. An anonymous
64 Complaint(s) or Complaint(s) that fails to identify a Complainant and Respondent may
65 be rejected by the City Clerk.

66

67 (f) Multiple Complaints that arise out of or under a common set of facts will be
68 consolidated when practicable. When consolidation is not practicable and the outcome
69 of one Complaint will be determinative of another Complaint(s), the Complaint(s) will be
70 stayed until a final decision issues on the initial Complaint and any appeals are
71 resolved.

72

73 (g) Violations stemming from late or missing filings that have been waived or are
74 pending a waiver are not subject to the complaint process.

75

76 (h) A Complaint, charge/declination of charge, motions and orders relating to a
77 Complaint will be publicly available at the time the City Clerk provides the document to
78 the Respondent.

79

80 (i) The City may redact any document that it will otherwise make available pursuant to
81 this rule if such redaction is necessary to protect any personal private information or
82 personally identifiable information, is not relevant or material to the determination, or as
83 otherwise required under the Colorado Open Records Act or other applicable law.

84

85 (j) Settlement of complaints and fine structure for violations

86 After a Complaint has been filed with a hearing officer the City Clerk, in consultation
87 with the City Attorney, may enter into a settlement agreement with the Respondent.

88

89 **Sec. 2.20.041 - Evaluation of campaign complaint.**

90

91 (a) If the City Attorney determines that no probable cause exists, that the complaint
92 fails to allege an actionable violation, or that the requirements of Section 2.20.040
93 were not met by the Complainant, the City Attorney shall so notify the City
94 Clerk, who will, in turn, notify the complainant in writing.

95

96 (b) If the City Attorney determines probable cause exists, the City Attorney may
97 notify Grand Junction Police, which, in consultation with the City Attorney, may serve a
98 summons and complaint to the alleged violator. The City Attorney has and retains
99 prosecutorial discretion, as provided by law and ethical responsibilities, to file or decline
100 prosecution. If the City Attorney determines filing a summons and complaint is
101 unjustified, he or she shall so notify the City Clerk in writing, who will, in turn, notify the
102 Complainant and Respondent in writing.

103

104 **Sec. 2.20.042 Conflicts of Interest.**

105

106 Notwithstanding the above, nothing in this Article shall be read to preclude the City
107 Attorney from declaring a conflict of interest, and taking appropriate action in
108 accordance with this Code and general practices of the City, including, but not
109 limited to, hiring special counsel, if deemed necessary and advisable under the
110 circumstances.

111

112 **Sec. 2.20.043 Complaint not required for City action.**

113

114 Nothing in this Article shall preclude the City from pursuing an action, civil or criminal,
115 against any person, candidate, candidate committee, issue committee, small-scale
116 issue committee or political committee for any violation of this Chapter,
117 regardless of whether a complaint had been filed pursuant to this Article.

118

119 **Sec. 2.20.044 Administrative Procedures.**

120

121 The City Manager is authorized to adopt administrative regulations, including but
122 not limited to appointment of hearing officer and other procedures, consistent with the
123 provisions of this Article.

124

125 **Sec. 2. 20.045 Action by Complainant.**

126

127 (a) After having received written notification from the City Clerk pursuant to Section
128 2.20.040 that the City Attorney declined to prosecute, or after one hundred eighty (180)
129 days of filing the Complaint, whichever is first, the Complainant may bring a civil action
130 in District Court.

131

132 (b) The Complainant has one (1) year from the date of the alleged violation to
133 bring an action.

134

135 (c) The Complainant may seek a court order to compel compliance with this
136 Article, provided however, that Complainant must first file a Complaint with the
137 City Clerk, pursuant to Section 2.20.040 and otherwise exhaust all administrative
138 remedies.

139

140 **Sec. 2. 20.046 Penalties.**

141

142 A Respondent that is found to or admits a knowing violation of this Article may be
143 civilly liable in an amount up to two thousand dollars (\$2,000), or, if applicable,
144 three (3) times the amount of the discrepancy, whichever is greater and/or may
145 be required to perform certain specific actions regarding the violation(s) as provided
146 herein.

147

148 In reaching a settlement and fine amount, the following shall apply, together with
149 mitigating and aggravating factors found:

150

151 (a) Amount of contributions or donations accepted or expenditures made while out of
152 compliance, outlined below:

153 (1) Less than \$1,000 fine is at least \$150;

154 (2) Between \$1,001 and up to \$5,000 fine is at least \$300; or

155 (3) Greater than \$5,000 the fine of at least \$300 plus at least 10 percent of total amount
156 of the contributions and expenditures made.

157

158 (b) Failure to file complete and accurate reports

159 (1) Failure to file complete and accurate reports is a \$100 fine per report plus 5 percent
160 of the activity not accurately or completely reported;

161

162 (c) Failure to file, or file an accurate, candidate affidavit

163 (1) If affidavit is submitted within 14 days of registration deadline the fine is at least \$50;
164 or

165 (2) If affidavit is submitted after 14 days post deadline, the fine is at least \$100.

166

167 (d) Prohibited contributions, donations, and expenditures

168 (1) For accepting a prohibited contribution including accepting an amount that exceeds
169 a contribution limit or making prohibited expenditures, the fine is at least \$100 and 10
170 percent of the prohibited activity:

171

172 (c) Prohibited use of unspent campaign funds and exceeding voluntary contribution
173 limits

174 (1) A fine of at least \$250 per violation; and

175 (2) A fine that is up to 25 percent of the amount of the prohibited activity.

176

- 177 (d) Disclaimer and electioneering communications
178 (1) If noncompliant communication is mitigated prior to the election: a fine of at least 5
179 percent cost of the noncompliant communication including cost to broadcast; or
180 (2) If noncompliant communication is not mitigated prior to the election: a fine of at least
181 10 percent of the cost of the communication including cost to broadcast.
182
- 183 (e) Other violations of campaign and political finance rules and regulations will be
184 assessed penalties based on the circumstances of the violations.
185
- 186 (f) In addition to monetary fines specific action(s), by/ of/from the Respondent may be
187 required. Specific actions may include:
188 (1) Registering as a committee or candidate;
189 (2) Return or donation of prohibited contribution or disgorgement of the value of the
190 improper conduct;
191 (3) Filing or amending disclosure reports;
192 (4) Inclusion or correction of disclaimer on the communication; or
193 (5) Other specific performance or terms that may be warranted.
194
- 195 (g) Mitigating and aggravating factors that may be considered/found to lessen or negate
196 the imposition of fines, specific actions or other penalty(ies) are:
197 (1) Nature and extent of the violation;
198 (2) Timing of the violation (including proximity to the election);
199 (3) Ability or effort to mitigate the violation;
200 (4) Evidence of an intentional act or a pattern or practice of misconduct;
201 (5) Extent to which the harm cause by the violation or the value of the violation cannot
202 be reasonably calculated; or
203 (6) Other aggravating or mitigating factors may be taken into consideration in reaching a
204 just and equitable outcome.

205

206 Sec. 2. 20.047 Attorney Fees

207 Each party (Complainant, Respondent and City) shall bear its own attorney's fees and
208 costs.

209

210

211 Introduced on first reading this ___ day of October 2020.

212

213

214 PASSED and ADOPTED this ___ day of October 2020.

215

216

217

218

219

220

C.E. Duke Wortmann

Mayor and President of the City Council

221
222
223
224
225
226
227
228
229
230

ATTEST:

Wanda Winkelmann
City Clerk

DRAFT

For City Clerk's Use Only: Date Filed: _____ Initials: _____

Return this completed form to:

City Clerk's Office, 250 North 5th Street, Grand Junction, CO 81501, or email to cityclerk@gjcity.org

NOTICE OF ELECTION COMPLAINT ALLEGING A VIOLATION OF CAMPAIGN FINANCE LAWS

Complainant Information: Name, address, telephone number(s), and email address of the complainant (who must be a registered elector). If more than one complainant, please provide the name, address, telephone number(s), email address, and signature of each complainant on the back of this form or on additional sheets.

Name:	Complainant's Signature:
Street Address:	
Phone #:	Email:
Zip Code:	

A complaint alleging a violation of campaign finance laws, in accordance with Section 2.20.040, must be filed with the City Clerk no later sixty (60) days after the alleged violation has occurred.

GROUNDS FOR ELECTION COMPLAINT

Name of alleged violator(s):	Date(s) of alleged violation:
Provision allegedly violated:	
Detailed description of the offense allegedly committed:	
Identification of any relevant documents or other evidence. Please attach copies of documents if available.	
Identification of any witnesses or persons with relevant knowledge. Please provide contact information for each witness or person identified, such as phone number, physical address, email address, etc. if available.	

A form must be completed for each Complaint

For City Clerk's Use Only

Date Complaint Forwarded to City Manager and City Attorney: _____ Initials: _____



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: October 7, 2020
Presented By: Lance Gloss, Senior Planner
Department: Community Development
Submitted By: Lance Gloss, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Designation for a Property of 4.55 Acres Located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and Introduction of an Ordinance Rezoning Said Property from CSR (Community Services and Recreation) to C-2 (General Commercial) and Set a Public Hearing for October 21, 2020

RECOMMENDATION:

Planning Commission heard this item at their September 22, 2020 meeting and voted (6-0) to recommend of this request.

EXECUTIVE SUMMARY:

The Applicant, STGC Holdings, LLC, is requesting both a Comprehensive Plan Amendment and a Rezone for a 4.55-acre property located at 2515 Riverside Parkway. The first request is to the amend the Comprehensive Plan Future Land Use designation for this property from Business Park Mixed Use to Commercial. The second request is to Rezone the same property from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district in anticipation of future retail development. The requested C-2 zone district is not consistent with the existing Comprehensive Plan Future Land Use Map designation of Business Park Mixed Use but does work to implement the proposed designation of Commercial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The 4.55-acre subject property is situated between the Colorado River and Riverside

Parkway, due west of the Rimrock shopping complex. The property, which is Lot 1 of the Ice Skating Subdivision, currently contains one indoor entertainment structure of approximately 36,684 square feet that was built in 2006 and has since been used as an indoor ice-skating rink. The property was annexed into the city limits in 2001 as part of the C&K Annexation.

The property was developed as an ice-skating rink in 2006 (City file no. SPR-2004-268) At the time of development, landscaping was not properly installed in connection with that site plan review and construction. The landscaping installation was disrupted for two primary reasons: the economic hardships associated with the Great Recession; and, improvements carried out by the City for Riverside Parkway. As the Parkway's construction required substantial disturbance of the areas of the site nearest the right-of-way, as well as the right-of-way itself which was originally approved to be landscaped in conjunction with the ice-skating rink by the property owner, the City allowed the improvements to be delayed but not foregone. A Certificate of Occupancy was issued at that time.

When landscaping improvements were not constructed by the property owner after the completion of the Riverside Parkway project as had been agreed, the City issued a Notice of Deficiency (Mesa County Reception No. 2592138, Bk. 5227, Pg. 71). The Notice set the condition that "use of the property is restricted until such deficiencies are cured, and that planning clearances, occupancy permits and/or other land use permits will not be granted by the City of Grand Junction without completion of the improvements described previously." The existence of this outstanding deficiency led to a delay in the processing of this request, as a primary criterion for any land-use recommendation or decision by the Planning Commission and City Council, per GJMC 21.02.080(d)(3) on General Approval Criteria, requires that the property meet "conditions of any prior approvals."

The Applicant was therefore given the option of constructing all required landscaping per the 2004 Site Plan approval as described in the exhibits, or otherwise to provide financial assurances for the construction of the required improvements. The Applicant has agreed to, and signed, a promissory note to this effect, taking financial liability for plantings and irrigation required by the Zoning and Development Code and corresponding to the approved site plan. The promissory note establishes, in the opinion of staff, adequate security to ensure the proposal's adherence to approval criteria.

Additional context is relevant to the request Comprehensive Plan Future Land Use Map amendment. The Future Land Use Map identifies the property as Business Park Mixed Use and applies the same designation to three properties to the south of the subject property, two of which are in industrial use. Adjacent to the north and west are properties under a Conservation Future Land Use, consisting largely of natural areas

associated with the Colorado River. The proposed Commercial land use designation is currently in place for properties adjacent to the subject property to the east across Riverside Parkway, including nearly all of the property bounded by Riverside Parkway and Highway 6&50 from 1st Street to Redlands Parkway. The proposed C-2 Zone District is not a zone district that implements the Business Park Mixed Use Future Land Use designation. However, the proposal for the rezone is being concurrently reviewed alongside a proposal to amend the Comprehensive Plan Future Land Use Map designation for this property to Commercial. In addition to C-2, the following zone districts would also work to implement the proposed Commercial designation.

- a. R-O (Residential Office)
- b. B-1 (Neighborhood Business)
- c. C-1 (Light Commercial)
- d. MU (Mixed Use)

Concerning the rezoning request, the purpose of the existing CSR (Community Services & Recreation) zone district is to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The district would include open space areas, to prevent environmental damage to sensitive areas, and to limit development in areas where police or fire protection, protection against flooding by stormwater, or other services or utilities are not readily available. The CSR district would include outdoor recreational facilities, educational facilities, open space corridors, recreational, nonvehicular transportation and environmental areas and would be interconnected with other parks, trails and other recreational facilities. (See GJMC 21.03.070(f)(1)). On the other hand, the purpose of the C-2 (General Commercial) zone district is to provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations (See GJMC 21.03.070(e)(1)). As specified in the Grand Junction Municipal Code, the C-2 zone district is appropriate in areas well served by transportation infrastructure and that are intended for commercial activity with limited outdoor display and operations.

Finally, it should be noted that the current land-use for the property, which is indoor entertainment and specifically a privately-operated ice-skating rink, is an allowed use under both current and proposed zoning. Thus, the rezone request has no specific relevance to the ability of the ice-skating rink to continue or expand existing operations.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding a proposed rezone request and Comprehensive Plan was required in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Neighborhood Meeting was held at the subject property

following proper notice on Thursday, July 16, 2020. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 24, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on August 28, 2020. The notice of this public hearing was published September 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Amendment

Pursuant to section 21.02.130(c)(1), the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

(i) Subsequent events have invalidated the original premises and findings; and/or

The 2010 Comprehensive Plan includes a Future Land Use Map which identifies this property as Business Park Mixed Use. The Applicant is requesting a Future Land Use designation of Commercial to allow for a range of retail and other commercial uses.

The original premise for the Business Park Mixed Use Future Land Use designation for the properties was essentially that portions of the area southwest of Riverside Parkway would develop as a transition between the conservation, commercial, and industrial uses that converge there. This vision has simply not materialized with a substantial development of the type encouraged by the Business Park Mixed Use Future Land Use. Instead, the commercial areas to the northeast of the subject property have retained a suburban shopping complex form and use; the properties to the southeast have remained in an unenhanced industrial status; and the conservation properties to the north and west have remained natural areas with a multimodal trail connection. However, this lack of development along the envisioned trajectory of Business Park Mixed Use does not constitute a subsequent event that might invalidate the original premise; rather, the conditions that led to the original premise are still in place.

Staff thus finds that this criterion is not met.

(ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or

The character and conditions of the area have been most significantly impacted by the

recent construction of Riverside Parkway, completed in 2009. That event occurred prior to the adoption of the Comprehensive Plan Future Land Use Map and its current designation of Business Park Mixed Use for that property such that Riverside Parkway was already considered by the Plan in its current form. In the immediate vicinity of the subject property, the only major changes to character and condition since the adoption of the comprehensive Plan in 2010 were the construction of Lowes on the other side of Riverside Parkway, to which there is no direct pedestrian or automobile connection, and the ongoing construction of the Base Rock apartment complex, to which there is also no direct pedestrian or automobile connection. No other change has occurred to make the proposed designation more consistent with the Plan than the current designation already is.

Staff therefore finds that this criterion is not met.

(iii) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject property is advantaged by its location near to major transportation and utility infrastructure. The site is well-served by Riverside Parkway, including by access improvements specifically serving the site; in this sense, it is a clear candidate for further commercial development. All major utilities are already serving the site with no known challenges. The site is also advantaged in that is near to the natural area amenities of the Colorado River and the Colorado Riverfront Trail, but is separated from the 500-year floodplain of the river by a large grade change that has been reinforced to support the trail. It is apparent that, in all major respects, the site is well-served to by public and community facilities necessary for the range of uses allowed under a Commercial Future Land Use designation.

Based on the provision and concurrency of public utilities and community facilities to serve the proposed Future Land Use, staff finds that this criterion has been met.

(iv) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Many of the community's major retail areas—including portions of I-70B, Highway 50 in Orchard Mesa, and the Horizon Drive Business District—are within the Commercial land use designation creating a significant inventory of property with this designation. However, there is an evident lack of property with a Commercial Future Land Use directly accessible from Riverside Parkway, particularly west of downtown. There are no properties under the Commercial designation along the Parkway from 5th Street to Redlands Parkway. However, the overall abundance of property with a Commercial Future Land Use within a one-mile radius of the site clearly leads to the conclusion that there is not an inadequate supply of similarly designated land within the community.

Therefore, staff finds that this criterion is not met.

(v) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The greatest benefit to be derived from the requested changes is the potential to support future commercial growth along Riverside Parkway west of downtown, and to propel the redevelopment of properties along the Parkway as has not occurred over the decade under the existing Future Land Use Map. A re-designation from Business Park Mixed Use would allow the requested C-2 zone district but allow for the property to rezone to MU (Mixed Use) and/or C-1 (Light Commercial), allowing for the coexistence of residential and commercial uses on a single property, which would currently be possible only through an R-O (Residential – Office) zone district.

The community will also derive benefits from the general expansion of commercial opportunities along Riverside Parkway. Though there are numerous Commercial properties to the east of the subject property in the Rimrock shopping area and along the State Highway 6&50 Corridor, none of these can be directly accessed from Riverside Parkway due largely to the presence of the railroad tracks along the northeast side of the Parkway. Riverside Parkway between Grand Avenue and Redlands Parkway is significantly isolated from adjacent areas because of the lack of automobile and multimodal connections (along this segment of Riverside Parkway, there is only one such connection at 25 Road). The proposed change to the Future Land Use Map would contribute to remedying this lack of commercial property along the Parkway.

Thus, staff finds that both the community and area would derive benefits from the proposed amendment and thus has found this criterion is met.

The proposed amendments implement the following guiding principle, goals and policies:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 1: To implement the Comprehensive Plan in a consistent manner.

Policy C: The City will make land use decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy A: To create large and small “centers” throughout the community that provide services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Policy F: Encourage the revitalization of existing commercial and industrial areas.

Rezone

Rezoning of the property to C-2 (General Commercial) is not aligned with the current Comprehensive Plan Future Land Use designation of Business Park Mixed Use, but the proposed rezone is aligned with the proposed Future Land Use designation of Commercial, per the Comprehensive Plan Amendment request described above.

The criteria for review of a rezone application is set forth in Section 21.02.140(a). The criteria provide that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria.

(1) Subsequent events have invalidated the original premises and findings; and/or

The existing CSR (Community Services & Recreation) zoning was applied to the property in 2001 as the zone of annexation (Ordinance 3353) for the C&K Annexation. Several properties to the north and west are also zoned CSR, all of them associated with the Colorado River and related natural areas. The subject property is the only CSR zoned property in that vicinity to have developed a structure or that is used for purposes other than conservation. However, the CSR zone is intended to accommodate a range of public services not limited to open space and conservation, including public and private recreational facilities, various civic and public safety uses, and limited resource extraction. No event has taken place since 2001 that could reasonably be construed as invalidating the applicability or desirability of the CSR zone district for the subject property. The construction of Riverside Parkway has improved access to the subject property and certainly enhances the conditions for zoning other than CSR for the site. However, while improved access via Riverside Parkway makes zoning other than CSR increasingly viable, it does not eliminate the need to retain CSR zoning along stretches in the vicinity of the Colorado River for the purposes of conservation and public amenities. Alternatively, the possible closure of Glacier Ice Arena in the near future may seem to suggest that the site necessitates rezoning, as one might interpret the closure as indication that the site cannot effectively support a public amenity as allowed in a CSR zone district. However, the possible closure of Glacier Ice Arena cannot be seen as invalidating the original premises for the CSR zoning, as that original zoning decision predates the existence of the ice-skating business.

Staff thus finds that this criterion is not met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The construction of the Riverside Parkway—while not invalidating the relevance or need for conservation, recreation, public facilities, or similar uses—has significantly altered the character of the area since it was constructed in 2009. The improved access and connectivity provided by the Parkway makes the subject property and other nearby properties good candidates for commercial zoning. This accords with the Comprehensive Plan, which calls for the efficient use of transportation infrastructure and the concentration of commercial and industrial uses. The proposed C-2 zoning would represent a logical progression of the property toward a more intense commercial use that accords with its improved accessibility and its proximity to the existing commercial areas east of the Parkway.

Staff therefore finds that this criterion is met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the C-2 zone district. The subject property is advantaged by its position in the City's historical and present-day core, where services and utilities exist and where new development poses fewer demands for upgrades to primary utilities. City Sanitary Sewer, City Storm Sewer, and Ute Water lines are located adjacent Riverside Parkway. The property is also served by Grand Valley Irrigation District, Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. The subject property is also well served by both multimodal and automobile transportation facilities, namely the Colorado Riverfront Trail which crosses the property and Riverside Parkway, from which the property takes direct access. In general, staff has finds that public and community facilities are adequate to serve the type and scope of the commercial land use(s) proposed.

As such, staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

C-2 (General Commercial) zoning is one of the most common non-residential zone districts in the city and in the City Center, with an abundance of C-2 zoned properties

east of Riverside Parkway in the Rimrock shopping area. Several of those C-2 properties east of the subject property are vacant or underutilized. However, there is no C-2 zoning that can be directly accessed from Riverside Parkway between Grand Avenue and Redlands Parkway, such that this principal arterial is largely without retail or other commercial services.

Generally, staff thus finds this criterion is not met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and area will benefit from this proposed rezone request by creating the potential for medium- and high-intensity commercial development at a location in the City Center already well-served by transportation infrastructure and utilities. Residents of the lower Redlands, Downtown, and other nearby neighborhoods such as El Poso and Riverside with direct access to the Riverside Parkway will benefit from the direct accessibility of a commercial area from the Parkway. The property's rezoning and further development can also be reasonably expected to propel further commercial development along Riverside Parkway and may contribute to the more efficient use of nearby vacant and underdeveloped properties. The community and area will also benefit from the potential for further development of this site including the completion of long-delayed landscaping improvements described above.

Therefore, staff finds that this criterion is met.

The rezone criteria provide the City must also find the request is consistent with the vision, goals and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 12: Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

Recommendations and Findings of Fact

After reviewing the request for approval to amend the Comprehensive Plan Future Land Use Map (File no. CPA-2020-419), from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation, and the request to rezone (File no. RZN-2020-418) from CSR (Community Services & Recreation) to C-2 (General Commercial) a property of 4.55 acres located at 2515 Riverside Parkway, the following findings of fact have been made:

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.
- 2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for rezoning, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on the type of use.

SUGGESTED MOTION:

I move to introduce an ordinance approving the request for a Comprehensive Plan Amendment from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation located at 2515 Riverside Parkway and set a public hearing for October 21, 2020.

I move to introduce an ordinance approving the request for a rezone from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district located at 2515 Riverside Parkway and set a public hearing for October 21, 2020.

Attachments

1. Development Application Packet
2. Existing Conditions
3. Existing Future Land Use Map
4. Existing Zoning
5. Original Glacier Landscape Plan
6. Notice of Deficiency
7. Promissory Note - Glacier Ice Arena
8. Planning Commission Minutes - 2020 - September 22 - Glacier Ice Arena - CPA and Rezone
9. Draft CPA Ordinance
10. Draft Zoning Ordinance



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: REZONE & COMP PLAN AMENDMENT

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: BUSINESS PARK MIXED USE Existing Zoning: CSR

Proposed Land Use Designation: COMMERCIAL Proposed Zoning: C-2

Property Information

Site Location: 2515 RIVERSIDE PKWY G.J. CO 81505 Site Acreage: 4.52

Site Tax No(s): 2945-103-52-001 Site Zoning: CSR

Project Description: REZONING FROM CSR TO C-2 & CHANGING THE COMP PLAN FROM BUSINESS PARK MIXED USE TO COMMERCIAL

Property Owner Information

Name: STGC HOLDINGS LLC

Applicant Information

Name: STGC HOLDINGS LLC

Representative Information

Name: ClAVONNE, ROBERTS + Assoc

Street Address: 2515 RIVERSIDE PKWY Street Address: 2515 RIVERSIDE PKWY Street Address: 222 NTH 7TH ST.

City/State/Zip: G.J. CO 81505 City/State/Zip: G.J. CO 81505 City/State/Zip: G.J. CO 81501

Business Phone #: 260-5124 Business Phone #: 234-3400 Business Phone #: 970-241-0745

E-Mail: rgkoos657@gmail.com E-Mail: akoosconstruction@gmail.com E-Mail: ted@ciavonne.com

Fax #: — Fax #: — Fax #: —

Contact Person: ROBBIE KOOS Contact Person: Alan KOOS Contact Person: TED ClAVONNE

Contact Phone #: 260-5124 Contact Phone #: 234-3400 Contact Phone #: 241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Date: 7-16-20

Signature of Legal Property Owner: Date: 7-16-20

**Glacier Ice Arena
Rezone
July 21, 2020
General Project Report**

Project Overview

STGC presently owns 4.52 acres located at 2515 Riverside Parkway. This parcel is currently zoned CSR with a land use designation of Business Park Mixed Use. We are pursuing a rezone to C-2 as well as a Comprehensive Plan Amendment to the land use designation of Commercial.

There is an existing +/- 37500 SF ice rink building on site. The property is abutting the Riverside Parkway and commercial development to the east, Riverside Parkway and commercial development to the north, Colorado River to the, and vacant land abutting the south.

The Future Land Use Plan promotes Business Park Mixed Use on this property. Business Park Mixed Use does not support a zone of C-2, so because of adjacency, we are also pursuing a Comprehensive Plan Amendment to Commercial.

A. Project Description

Location and Site Features

- The parcels are located at 2515 Riverside Parkway.
- There is a combined sewer main in Riverside Parkway.
- Surrounding land use /zoning is vacant land to the west (Colorado River) zoned CSR; vacant land to the south zoned I-2 in the county; commercial development (C-2) to the east; and commercial development (C-2) to the north.
- There are currently two curb cuts to the property from Riverside Parkway. One on the north corner and one on the southeast corner.
- The site is very flat, currently sloping southwest with a grade variation of 4 feet.

Existing Zoning

- This parcel is currently zoned CSR.
- As noted there is C-2 across Riverside Parkway to the east; to the south is I-2 (in the county); to the north is C-2; and to the west is CSR.
- The proposed plan rezones the property to C-2 along with a Comprehensive Plan Amendment to Commercial.

B. Public Benefit:

- Redevelopment aiming for better use of the property that can provide an economic return to the community;

C. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, July 16th on site, but no adjacent neighbors attended.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is vacant land to the west (Colorado River) zoned CSR; vacant land to the south zoned I-2 in the county; commercial development (C-2) to the east; and commercial development (C-2) to the north.

3. Site Access and Traffic

There are currently two curb cuts to the property from Riverside Parkway. One on the north corner and one on the southeast corner.

4 & 5. Availability of Utilities and Unusual Demands

There is a combined sewer main in Riverside Parkway.

Storm Sewer is provided by the City of Grand Junction via Riverside Parkway.

6. Effects On Public Facilities

This will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils N/A

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation N/A

E. Development Schedule and Phasing

- Submit rezone - July 2020

Legal Description

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W - 4.55AC

Neighborhood Meeting Notice Letter

Mailing Date: July 3, 2020

RE: A Neighborhood Meeting for Glacier Ice Arena Rezone.

Dear Property Owner:

This letter is to notify you that on **Thursday (July 16th), starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed **Rezone from CSR (Community Services and Recreation) to C-2 (General Commercial)** at 2515 Riverside Parkway, Grand Junction, Colorado. This meeting will be held on site at **Glacier Ice Arena**, 2515 Riverside Parkway Grand Junction, Colorado 81506.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the developer and the City of Grand Junction staff.

The applicant will be submitting a Rezone application for this project to the City of Grand Junction. The proposal is a rezone from CSR to C-2 to allow more flexibility and be similar with surrounding land use under the same zone (C-2). As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you decide to attend this meeting in person, you are required to **wear a mask** during the entirety of the meeting to be consistent with Mesa County Public Health Phase 2 order for COVID-19.

If you are not available to attend this meeting, you can provide written comment to the City of Grand Junction Community Development, Lance Gloss (lanceg@gjcity.org) or to Ted Ciavonne (ted@ciavonne.com)

We look forward to seeing you at this meeting.

Sincerely,



Ted Ciavonne, PLA
Ciavonne, Roberts and Associates, Inc

SIGN-IN SHEET

GLACIER ICE ARENA NEIGHBORHOOD MEETING

Thursday July 16th, 2020 @ 5:30pm

FOR: Rezone

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Ted + Mallory	Ciavonne + Roberts	
Lance G.	City Hall	
Brian Bray	Bray Commercial	

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) STGC HOLDINGS LLC ("Entity") is the owner of the following property:

(b) 2515 RIVERSIDE PKWY G.S. CO 81505 (2945-103-52-001)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) ~~Manager~~ Trustee for the Trust for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Rezone / Comp Plan Amendment

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

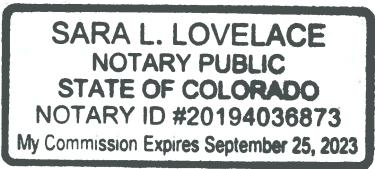
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Kathryn M. Edwards Trustee

Printed name of person signing: Kathryn M. Edwards Trustee

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 16 day of July, 20 20

by Slace - Sara Lovelace

Witness my hand and seal.

My Notary Commission expires on Sep 25 2023

Slace
Notary Public Signature

2 PAGE DOCUMENT

TREASURER'S DEED

Know all Men by these presents, That, whereas, the following described property, viz:

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W - 4.55AC

situated in the County of Mesa, and State of Colorado, was subject to taxation for the year (or years) A.D. 2009,
And, Whereas, the taxes assessed upon said property for the year (or years) aforesaid remained due and unpaid at the date of sale hereinafter named:

And Whereas, the Treasurer of the said County did, on the 3rd day of November, A.D. 2010, by virtue of the authority vested in her by law, at the sale begun and publicly held on the 3rd day of November, A.D. 2010, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on real property above described for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on said property;

*And, Whereas, at the time and place aforesaid, W. D. Christensen
whose street address is 340 Sienna Court, City or Town of Grand Junction,
County of Mesa and State of Colorado, bid on the tax lien on all of the above described property the sum of Sixty Two Thousand Nine Hundred Thirty Nine DOLLARS and Eighty One CENTS, being the whole amount of taxes, delinquent interest, and costs then due and remaining unpaid upon said property for that year and the said W. D. Christensen

having offered in his said bid to pay the sum of One Thousand Seven Hundred DOLLARS and Zero CENTS in excess of said Taxes, delinquent interest, and the said bid being the largest amount which any person offered to pay in excess of the said taxes, delinquent interest, and costs so due upon said property for that year (or those years), and payment of the said sum having been made by him to the said Treasurer, the said tax lien on such property was stricken off to him at that price;

And, Whereas, the said W. D. Christensen
whose street address is 340 Sienna Court, City or Town of Grand Junction,
County of Mesa and State of Colorado
did, on the 16th day of December, A.D. 2014, duly assign the certificate of the sale of the tax lien on the property aforesaid, and all his rights, title, and interest in said property, to STGC Holdings LLC

whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver,
County of Denver and State of Colorado;

*And, Whereas, at the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the tax lien on said property, and no person or persons having offered to pay the said taxes, delinquent interest and costs upon the said property for that year, and the Treasurer having become satisfied that no sale of the tax lien on said property could be had, therefore the said tax lien on said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued therefore to the said County in accordance with the statute in such case made and provided;

* And, Whereas, the said _____ County, acting by and through its Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the _____ day of _____, A.D. _____, (the said day being one of the days of a regular session of the Board of County Commissioners of the said County), did duly assign the certificate of sale of the tax lien on said property, so issued as aforesaid to said County, and all its rights, title, and interest in said property held by virtue of said sale to _____

whose street address is _____, City of Town of _____,
County of _____ and State of _____,
_____ DOLLARS and _____ CENTS;

*And, Whereas, the said _____
whose street address is _____, City or Town of _____,
County of _____ and State of _____,
did on the _____ day of _____, A.D. _____, duly assign the certificate of the sale of the tax lien on the property as aforesaid, and all his rights, title, and interest in said property, to _____

whose street address is _____, City or Town of _____,
County of _____ and State of _____.

*And, Whereas, the said STGC Holdings LLC
whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver,
County of Denver and State of Colorado,
has paid subsequent taxes on said property to the amount of One Hundred Seventy Seven Thousand Six Hundred Eighty Eight DOLLARS and Thirty Seven CENTS;

And, Whereas, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law;

And, Whereas, the said property was valued for assessment for that year, at the amount of \$1,005,340.00;

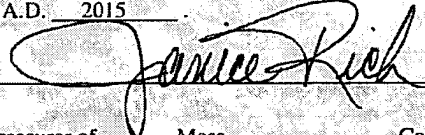
And, Whereas, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Treasurer of said County;

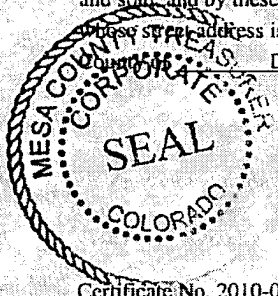
NOW THEREFORE, I, JANICE RICH, Treasurer of the County aforesaid, for and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained, and sold, and by these presents do grant, bargain, and sell the above and foregoing described property unto the said STGC Holdings LLC

whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver and State of Colorado,

their heirs and assigns, forever, subject to all the rights of redemption by minors, or incompetent persons, as provided by law.

In Witness Whereof, I, JANICE RICH, Treasurer as aforesaid, by virtue of the authority aforesaid have hereunto set my hand and seal this 29th day of May, A.D. 2015.

 (Seal)
Treasurer of Mesa County, Colorado



Certificate No. 2010-02185 Tax Sale Record


*Strike out in accordance with fact.

STATE OF COLORADO,)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2015, by Janice Rich as Treasurer of said county.

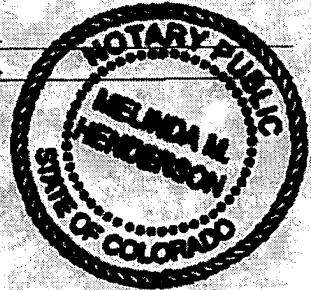
Witness my hand and official seal.

My commission expires June 5, 2016


Notary Public

Mailing Address for STGC Holdings LLC, 925 South Niagara Street, Suite 500, Denver, Colorado 80224
Future Tax Notices STGC Holdings LLC, 925 South Niagara Street, Suite 500, Denver, Colorado 80224

Parcel Number 2945-103-52-001



No. _____	TREASURER'S DEED	From _____
		County Treasurer to _____
		STATE OF COLORADO,) County of _____)
I hereby certify that this Deed was filed for record in my office at _____ o'clock _____ M., and is duly recorded in Book _____ Page _____		
By _____	Recorder	Deputy _____
Fees \$ _____		
Certificate No. _____	Book No. _____	Tax Sale Record.



2019 Aerial Photo

**FUTURE LAND USE -
EXISTING**

Conservation

Commercial

Business Park
Mixed Use

RIVERSIDE PKWY
RIVERSIDE PKWY
RIVERSIDE PKWY

RIVERSIDE PKWY



Zoning - EXISTING



CHARLENE GIEBLER COMMUNITY ICE RINK
GRAND JUNCTION, COLORADO

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
12	AAA	Autumn Applause Ash	<i>Fraxinus americana</i> 'Autumn Applause'	2" cal.	45-55'
2	BOX	Box Elder	<i>Acer negundo</i>	2" cal.	30-40'
3	CCW	Cottonless Cottonwood -Noreaster	<i>Populus deltoides</i> 'Noreaster'	2" cal.	40-60'
14	GVZ	Green Vase Zelkova	<i>Zelkova serrata</i> Green Vase	2" cal.	60-70'
11	HBV	Hackberry	<i>Celtis occidentalis</i>	2" cal.	30-50'
2	JPT	Japanese Pagoda Tree	<i>Sophora japonica</i>	2" cal.	50-60'
7	KCT	Kentucky Coffeetree	<i>Gymnocladia dioica</i>	2" cal.	30-50'
9	NPP	Newport Plum	<i>Prunus cerasifera</i> 'Newport'	2" cal.	15-20'
9	PGA	Patmore Ash	<i>Fraxinus pennsylvanica</i> 'Patmore'	2" cal.	35-55'
2	RSP	Redspire Pear	<i>Pyrus calleryana</i> 'Redspire'	2" cal.	25-35'
5	SSA	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	2" cal.	12-18'
3	WCA	Western Catalpa	<i>Catalpa speciosa</i>	2" cal.	30-45'
4	WKH	Winter King Hawthorn	<i>Crataegus viridis</i> 'Winter King'	2" cal.	18-23'
Evergreen Trees					
14	RGJ	Robusta Green Juniper	<i>Juniperus chinensis</i> 'Robusta Green'	10 gal	10-15'
6	WHJ	Wichita Juniper	<i>Juniperus sabinia</i> 'Wichita'	10 gal	10-15'

Notes:

- See Sheets L2 and L3 for detailed plantings and notes.
- Plant growth characteristics vary due to environmental conditions, therefore a range of average mature heights are indicated.
- All landscape areas to be watered with an underground, pressurized irrigation system.

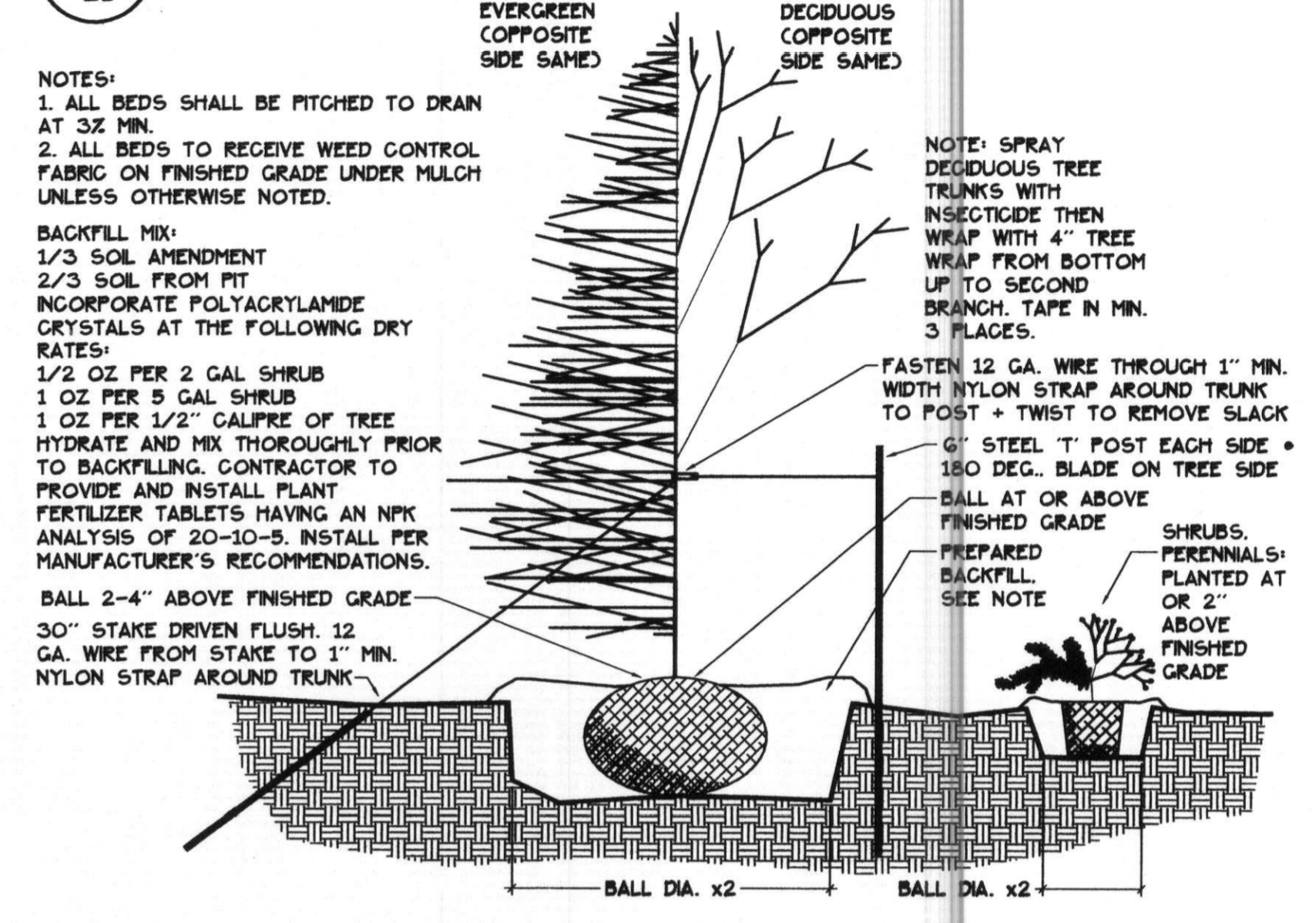
LANDSCAPE CALCULATIONS

221,233 SF IMPROVED AREA
LANDSCAPE REQUIREMENTS:
 1 TREE/2500 SF = 89 TREES
 1 SHRUB/300 SF = 738 SHRUBS
 • 10% OF REQUIRED SHRUBS (73) MAY BE CONVERTED TO PERENNIALS AT A RATE OF 3 PERENNIALS PER 1 SHRUB.

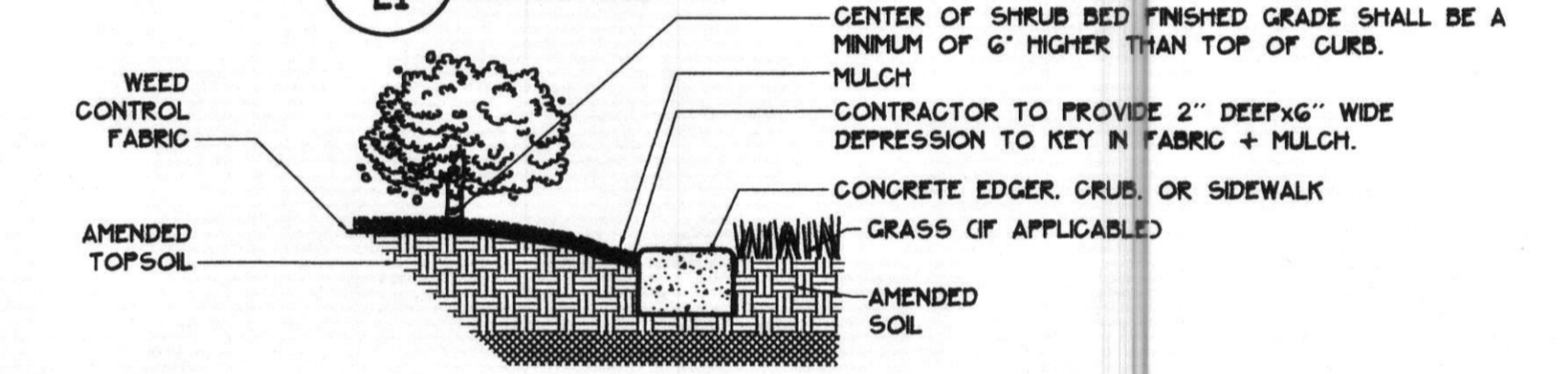
DESIGN INCLUDES:

- 45,838 SF LANDSCAPE
- 63 LARGE TREES
- 8 SMALL TREES UNDER UTILITY LINES
- 18 ORNAMENTAL TREES (MAY BE UP TO 20% (18) COUNTING TOWARD REQUIREMENT)
- TOTAL OF 89 NEW TREES
- 14 UPRIGHT JUNIPERS
- 706 SHRUBS
- 96 PERENNIALS (CONVERTED AT A RATE OF 3:1) COUNT AS 32 SHRUBS.
- TOTAL SHRUB COUNT=738
- 5,208 SF NATIVE GRASSES

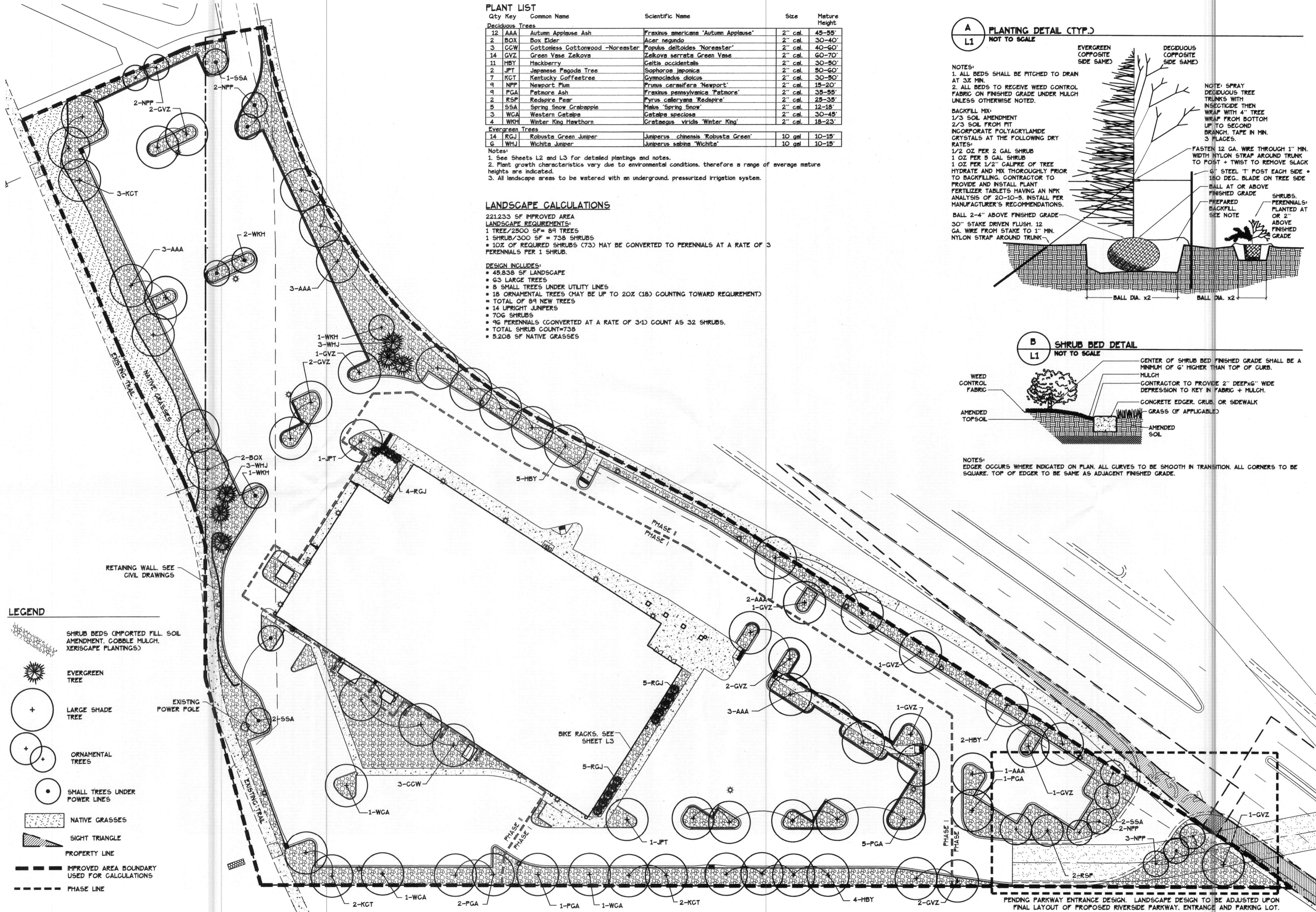
A PLANTING DETAIL (TYP.)
NOT TO SCALE



B SHRUB BED DETAIL
NOT TO SCALE



NOTES:
 EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION. ALL CORNERS TO BE SQUARE. TOP OF EDGER TO BE SAME AS ADJACENT FINISHED GRADE.



LEGEND

- SHRUB BEDS (IMPORTED FILL SOIL AMENDMENT, COBBLE MULCH, XERISCAPE PLANTINGS)
- EVERGREEN TREE
- LARGE SHADE TREE
- ORNAMENTAL TREES
- SMALL TREES UNDER POWER LINES
- NATIVE GRASSES
- SIGHT TRIANGLE
- PROPERTY LINE
- IMPROVED AREA BOUNDARY USED FOR CALCULATIONS
- PHASE LINE

DRAWN BY	MH
CHECKED	CR, TC
JOB NO.	0334
DATE	11-4-04
REVISIONS	2-2-05
2ND RESPONSE	
TO COMMENTS	
DRAWING NO.	0334-2-2-05-01

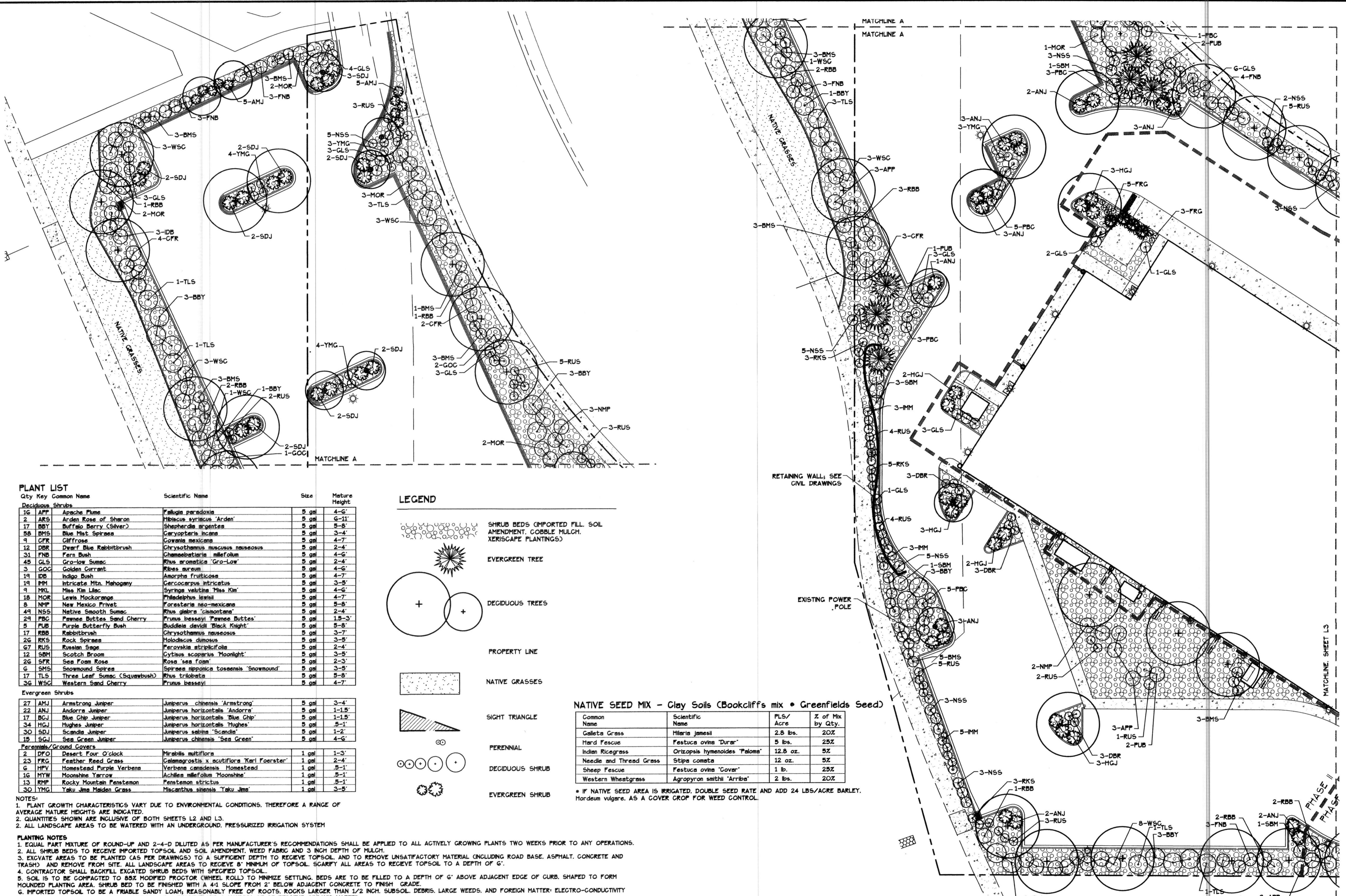
SHEET NO.	L1 OF 3
STATUS	
○	DRAFT
○	PRELIMINARY
○	BID
●	CONSTRUCTION
○	AS BUILT

CIAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81501
 PH: 970-241-0745
 FAX: 970-241-0765
 EMAIL: info@ciavonne.com

LANDSCAPE PLAN-OVERALL

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 APPROVED BY *Scott O. Peterson* ASSOCIATE PLANNER 3-10-07
 TITLE DATE

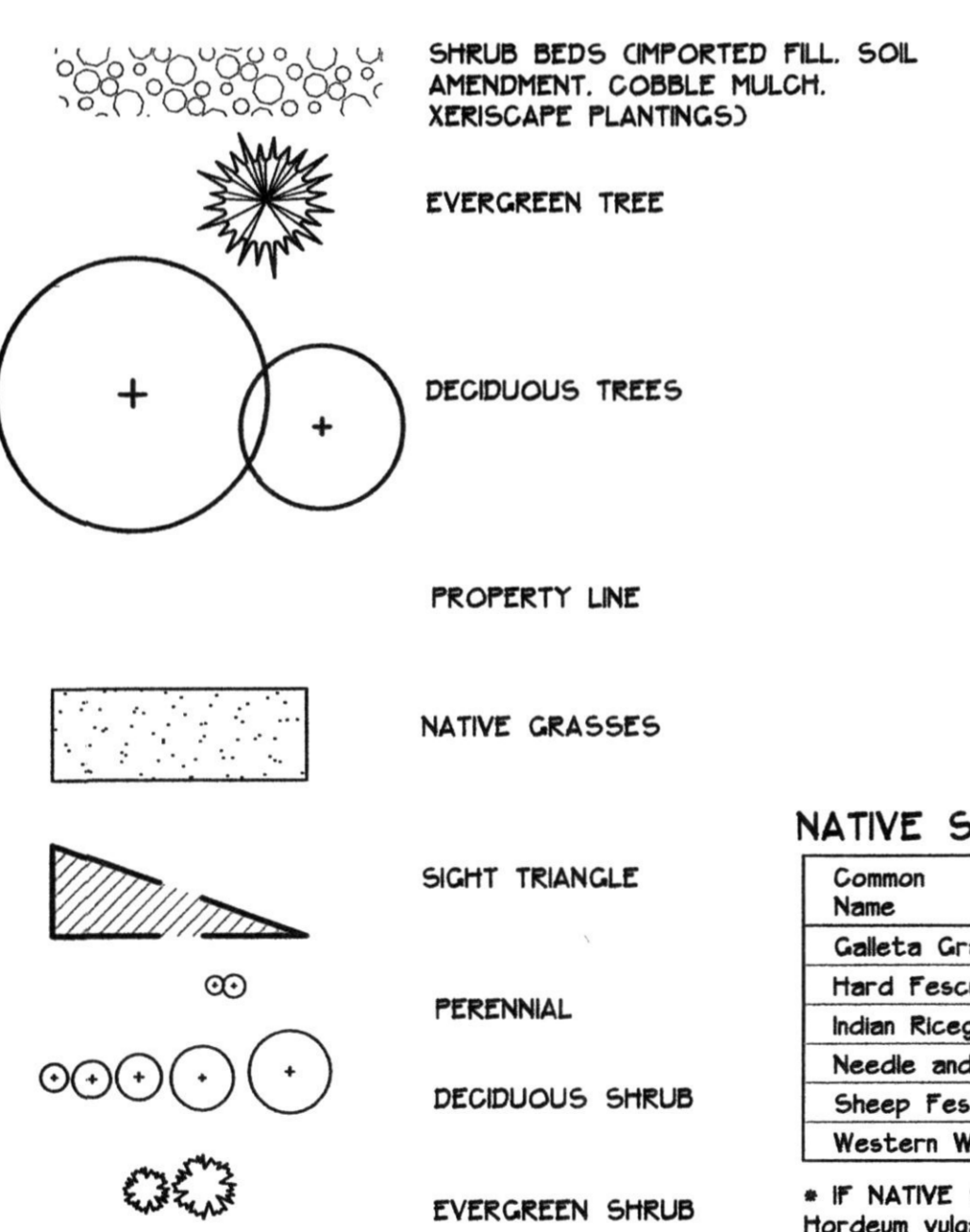
CHARLENE GIEBLER COMMUNITY ICE RINK GRAND JUNCTION, COLORADO



PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Shrubs					
16	APP	Apache Plume	Fallugia paradoxa	5 gal	4-6'
2	ARS	Arden Rose of Sharon	Hibiscus syriacus 'Arden'	5 gal	6-11'
17	BBY	Buffalo Berry (Silver)	Shepherdia argentea	5 gal	5-8'
58	BMS	Blue Mist Spirea	Caryopteris incana	5 gal	3-4'
9	CFR	Cliffrose	Cowania mexicana	5 gal	4-7'
12	DBR	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus	5 gal	2-4'
31	FNB	Fern Bush	Chamaebatiaria millefolium	5 gal	4-6'
45	GLS	Gro-low Sumac	Rhus aromatica 'Gro-Low'	5 gal	2-4'
3	GOC	Golden Currant	Ribes aureum	5 gal	4-6'
19	IDB	Indigo Bush	Amorpha fruticosa	5 gal	4-7'
19	IMM	Intricate Mtn. Mahogany	Cercocarpus intricatus	5 gal	3-5'
9	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	5 gal	4-6'
18	MOR	Lewis Mockorange	Philadelphus lewisii	5 gal	4-7'
8	NMP	New Mexico Privet	Forestiera neo-mexicana	5 gal	5-8'
44	NSS	Native Smooth Sumac	Rhus glabra 'clamontana'	5 gal	2-4'
9	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1.5-3'
5	PUB	Purple Butterfly Bush	Buddleia davidii 'Black Knight'	5 gal	5-8'
17	RBB	Rabbitbrush	Chrysothamnus nauseosus	5 gal	3-7'
26	RKS	Rock Spirea	Holodiscus dumosus	5 gal	3-5'
67	RUS	Russian Sage	Perovskia atriplicifolia	5 gal	2-4'
12	SBM	Scotch Broom	Cytisus scoparius 'Moonlight'	5 gal	3-5'
26	SFR	Sea Foam Rose	Rosa 'sea foam'	5 gal	2-3'
6	SMS	Snowmound Spirea	Spiraea nipponica tosaensis 'Snowmound'	5 gal	3-5'
17	TL5	Three Leaf Sumac (Squawbush)	Rhus trilobata	5 gal	5-8'
36	WSC	Western Sand Cherry	Prunus besseyi	5 gal	4-7'
Evergreen Shrubs					
27	AMJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal	3-4'
22	ANJ	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1-1.5'
17	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	1-1.5'
34	HGJ	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 gal	5-1'
30	SDJ	Scandia Juniper	Juniperus sabina 'Scandia'	5 gal	1-2'
15	SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal	4-6'
Perennials/Grass Covers					
2	DFO	Desert Four O'clock	Mirabilis multiflora	1 gal	1-3'
23	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2-4'
6	HPV	Homestead Purple Verbena	Verbena canadensis 'Homestead'	1 gal	5-1'
16	MYW	Moonshine Yarrow	Achillea millefolium 'Moonshine'	1 gal	5-1'
13	RMP	Rocky Mountain Penstemon	Penstemon strictus	1 gal	5-1'
30	YMG	Yaku Jma Maiden Grass	Miscanthus sinensis 'Yaku Jma'	1 gal	3-5'

LEGEND



NATIVE SEED MIX - Clay Soils (Bookcliffs mix • Greenfields Seed)

Common Name	Scientific Name	PLS/Acre	% of Mix by Qty.
Galleta Grass	Hilaria jamesii	2.8 lbs.	20%
Hard Fescue	Festuca ovina 'Duran'	5 lbs.	25%
Indian Ricegrass	Orizopsis hymenoides 'Paloma'	12.8 oz.	5%
Needle and Thread Grass	Stipa comata	12 oz.	5%
Sheep Fescue	Festuca ovina 'Cover'	1 lb.	25%
Western Wheatgrass	Agropyron smithii 'Arriba'	2 lbs.	20%

* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS./ACRE BARLEY, Hordeum vulgare, AS A COVER CROP FOR WEED CONTROL.

NOTES:
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS. THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. QUANTITIES SHOWN ARE INCLUSIVE OF BOTH SHEETS L2 AND L3.
 3. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM

PLANTING NOTES
 1. EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING PLANTS TWO WEEKS PRIOR TO ANY OPERATIONS.
 2. ALL SHRUB BEDS TO RECEIVE IMPORTED TOPSOIL AND SOIL AMENDMENT, WEED FABRIC AND 3 INCH DEPTH OF MULCH.
 3. EXCAVATE AREAS TO BE PLANTED (AS PER DRAWINGS) TO A SUFFICIENT DEPTH TO RECEIVE TOPSOIL AND TO REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 8" MINIMUM OF TOPSOIL. SCARIFY ALL AREAS TO RECEIVE TOPSOIL TO A DEPTH OF 6".
 4. CONTRACTOR SHALL BACKFILL EXCAVATED SHRUB BEDS WITH SPECIFIED TOPSOIL.
 5. SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB. SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE.
 6. IMPORTED TOPSOIL TO BE A FRIABLE SANDY LOAM; REASONABLY FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH. SUBSOIL, DEBRIS, LARGE WEEDS, AND FOREIGN MATTER. ELECTRO-CONDUCTIVITY RANGE 0 TO 4 mmhos; CONTAINING A MINIMUM OF 4 PERCENT AND A MAXIMUM OF 25 PERCENT ORGANIC MATTER.
 7. FERTILIZER SHALL BE APPLIED TO ALL PLANTING AREAS. FERTILIZER AND SOIL AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILING AT THE RATE

DRAWN BY MH
 CHECKED CR
 JOB NO. 0334
 DATE 11-4-04
 REVISIONS 2-2-05
 2ND RESPONSE TO COMMENTS

DRAWING NO. 0334-2-2-05-2

SHEET NO. L2 OF 3
 STATUS
 ○ DRAFT
 ○ PRELIMINARY
 ○ BID
 ● CONSTRUCTION
 ○ AS BUILT

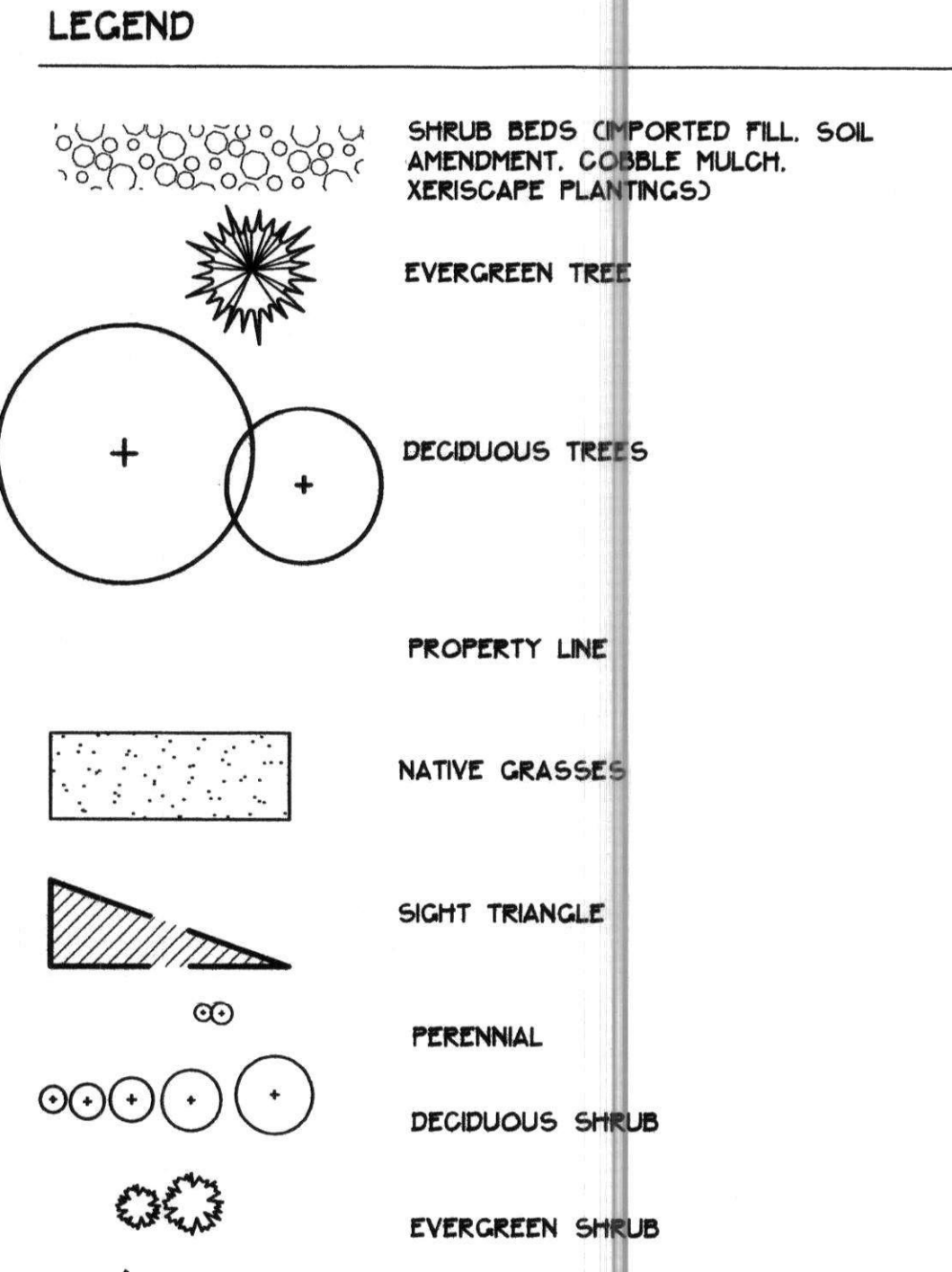
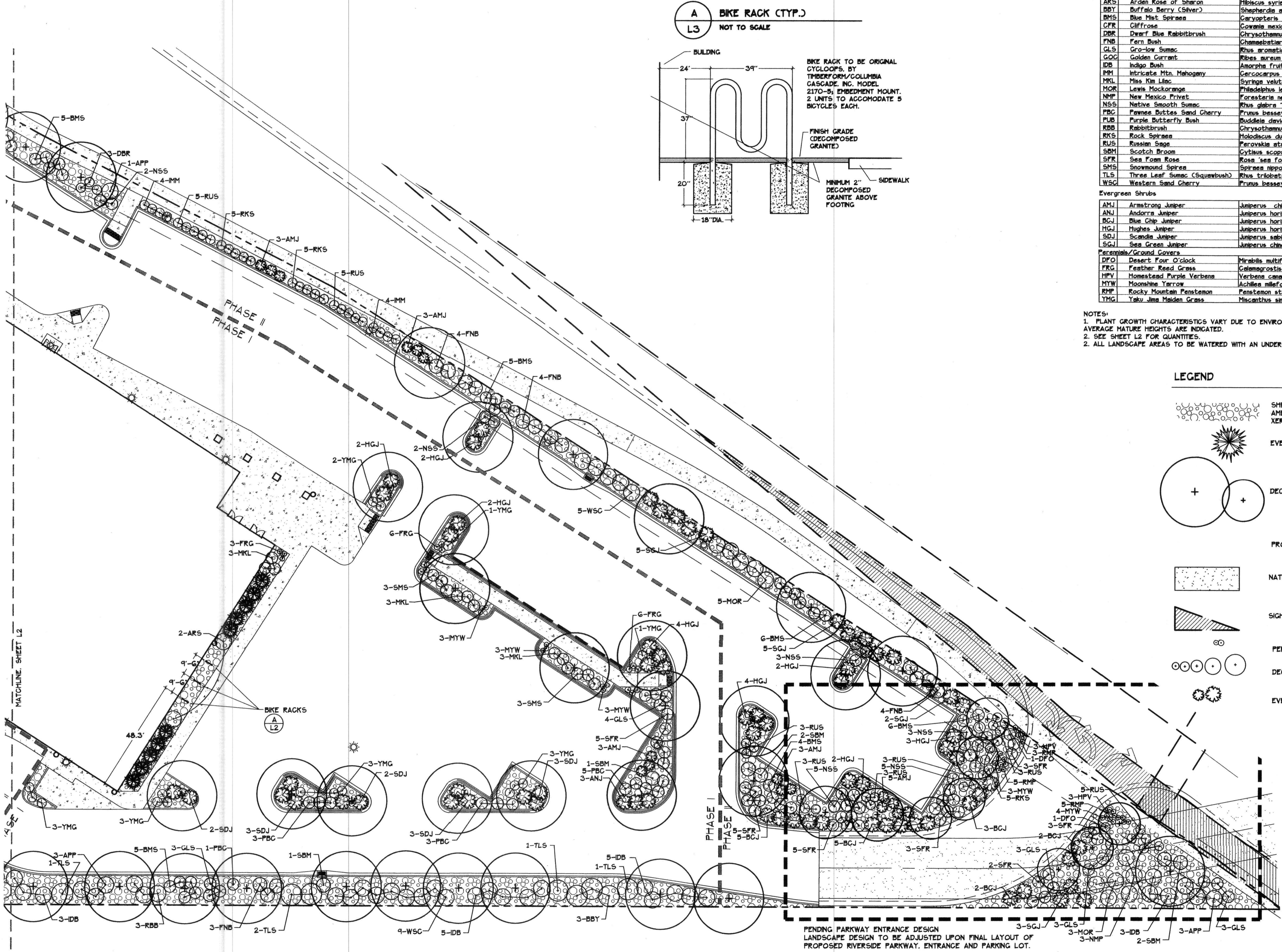
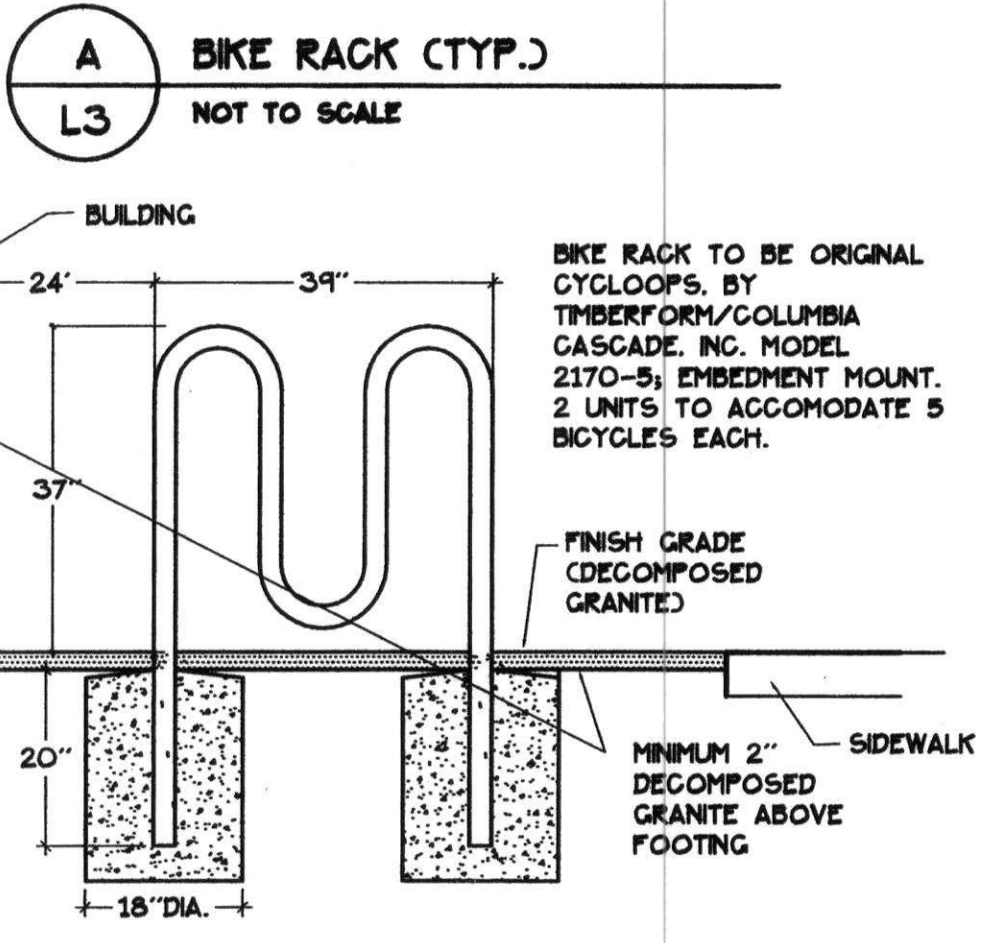
CLAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS

CHARLENE GIEBLER COMMUNITY ICE RINK
GRAND JUNCTION, COLORADO

PLANT LIST - NO QUANTITIES

Key Common Name	Scientific Name	Size	Mature Height
Deciduous Shrubs			
APP Apache Plume	Fallugia paradoxa	5 gal	4-6'
ARS Arden Rose of Sharon	Hibiscus syriacus 'Arden'	5 gal	6-11'
BBY Buffalo Berry (Silver)	Shepherdia argentea	5 gal	5-8'
BMS Blue Mat Spirea	Corydalis incana	5 gal	3-4'
CFR Cliffrose	Covillea mexicana	5 gal	4-7'
DBR Dwarf Blue Rabbitbrush	Chrysothamnus mucosus noveboracensis	5 gal	2-4'
FNB Fern Bush	Chamaebatia millefolium	5 gal	4-6'
GLS Gro-low Sumac	Rhus aromatica 'Gro-Low'	5 gal	2-4'
GOC Golden Currant	Ribes aureum	5 gal	4-6'
IDB Indigo Bush	Amorpha fruticosa	5 gal	4-7'
IMM Intricate Mtn. Mahogany	Cercocarpus intricatus	5 gal	3-5'
MKL Miss Kim Lilac	Syringa velutina 'Miss Kim'	5 gal	4-6'
MOR Lewis Mockorange	Philadelphus lewisii	5 gal	4-7'
NMP New Mexico Privet	Foresteria neo-mexicana	5 gal	5-8'
NSS Native Smooth Sumac	Rhus glabra 'cismontana'	5 gal	2-4'
PBC Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1.5-3'
PBB Purple Butterfly Bush	Buddleia davidii 'Black Knight'	5 gal	5-8'
RBB Rabbitbrush	Chrysothamnus nauseosus	5 gal	3-7'
RUS Rock Spirea	Holodiscus dumosus	5 gal	3-5'
RUS Russian Sage	Perovskia atriplicifolia	5 gal	2-4'
SBM Scotch Broom	Cytisus scoparius 'Moonlight'	5 gal	3-5'
SFR Sea Foam Rose	Rosa 'sea foam'	5 gal	2-3'
SMS Snowmound Spirea	Spiraea nipponica tosaensis 'Snowmound'	5 gal	3-5'
TL5 Three Leaf Sumac (Squawbush)	Rhus trilobata	5 gal	5-8'
WSC Western Sand Cherry	Prunus besseyi	5 gal	4-7'
Evergreen Shrubs			
AMJ Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal	3-4'
ANJ Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1-1.5'
BCJ Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	1-1.5'
HGJ Hughes Juniper	Juniperus horizontalis 'Hughes'	5 gal	5-1'
SDJ Scandia Juniper	Juniperus sibirica 'Scandia'	5 gal	1-2'
SGJ Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal	4-6'
Perennials/Grass Plants			
DFO Desert Four O'clock	Mirabilis multiflora	1 gal	1-3'
FRG Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2-4'
HPV Homestead Purple Verbena	Verbena canadensis 'Homestead'	1 gal	5-1'
MYW Moonshine Yarrow	Achillea millefolium 'Moonshine'	1 gal	5-1'
RMP Rocky Mountain Penstemon	Penstemon strictus	1 gal	5-1'
YMG Yaku Yama Maiden Grass	Miscanthus sinensis 'Yaku Yama'	1 gal	3-5'

NOTES:
1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
2. SEE SHEET L2 FOR QUANTITIES.
3. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM



LANDSCAPE PLAN-EAST

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED BY *[Signature]* TITLE *ASSOCIATE PLANNER* DATE *3-10-05*

DRAWN BY MH
CHECKED CR
JOB NO. 0334
DATE 11-4-04
REVISIONS 2-2-05
2ND RESPONSE TO COMMENTS

DRAWING NO. 0334-2-2-05-3

SHEET NO. L3 OF 3

STATUS
 DRAFT
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVE.
GRAND JCT, CO 81501
PH: 970-241-0745
FAX: 970-241-0785
EMAIL: info@clavonne.com

NOTICE OF DEFICIENCY

City of Grand Junction
Public Works and Planning Department

The following described real property:

Lot 1, Ice Skating Subdivision as recorded in Book No. 4231, Page No. 304 and 305, Reception No. 2334019.

is subject to development improvements required by the City of Grand Junction, Department of Public Works and Planning, as set forth in that certain Development Improvements Agreement and/or Maintenance Guarantee concerning said real property in Mesa County, Colorado by and between Legazee Properties LLC (Developer) and the City of Grand Junction (City) pertaining to Glacier Ice Arena (Project), located at 2515 Riverside Parkway.

The required improvements are conditions of the land use approval, required by law to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # SPR-2004-268.

The required improvements have not been completed as required. The deficiencies are described in the Development Improvements Agreement dated July 10, 2006 and identified in City of Grand Junction development file # SPR-2004-268.

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice that use of the property is restricted until such deficiencies are cured, and that planning clearances, occupancy permits and/or other land use permits will not be granted by the City of Grand Junction without completion of the improvements described previously.

The above-referenced Development Improvement Agreement and/or Maintenance Guarantee may be inspected and/or copied at the City of Grand Junction, Public Works & Planning Department, 250 N. 5th Street, Grand Junction Colorado.



Development Engineer
Public Works & Planning Department

11-21-11

Date

PROMISSORY NOTE

\$ 43,263.60

September 18, 2020

FOR VALUE RECEIVED, the undersigned ("Maker") hereby promises to pay to the order of the City of Grand Junction ("Payee") at 250 North 5th Street, Grand Junction, CO 81501, or such place as the holder may from time to time designate, the principal sum of Forty-Three Thousand Two Hundred Sixty-Three and 60/100 Dollars (\$43,263.60), payable in one (1) payment of the full amount hereof on or before December 31, 2020.

The principal amount of this Note is the total of: (i) \$36,053.00, which is the stipulated cost of curative improvement work to be performed pursuant to that certain Notice of Deficiency recorded on November 22, 2011, in the land and title records Mesa County, Colorado, Clerk and Recorder at Reception #2592138 (the "Notice"), and (ii) \$7,210.60, which is a twenty percent (20%) contingency reserve required by the Payee.

Legazee Properties, LLC, a Colorado limited liability company which owned the property subject to the Notice (identified therein as "Lot 1, Ice Skating Subdivision as recorded in Book 4231, Page No. 304 and 305, Reception No. 2334019") at the time of the recording thereof, and STGC Holdings, LLC, a Colorado limited liability which is the current owner of the subject property, are the makers hereunder.

1. The unpaid principal balance hereof shall not bear interest. Principal of and interest on this note shall be payable in lawful money of the United States of America.
2. This note may be prepaid in full or in part at any time without premium or penalty.
3. All payments made pursuant to this Note shall be applied first to late fees, then to unpaid principal.
4. Without affecting the liability of any maker, endorser, surety or guarantor, the holder may, from time to time and without notice, renew or extend the time for payment, accept partial payments, release or impair any collateral security for payment of this note, or decide or agree not to sue any party liable on it.
5. If the payment is not made within five (5) days of its due date, a late fee of five percent (5%) shall be added to the late payment, which amount shall be immediately due and payable. In addition, if any such payment is not made within thirty (30) days of its due date, Maker shall be in default hereunder. In the event of such a default, the unpaid balance of this Note shall, at the option of the holder and effective upon written notice to Maker from the holder, mature and become immediately payable. Payee's receipt and acceptance of any partial payment after the occurrence of a default shall not constitute a waiver of such default or of any of Payee's rights and remedies.

6. If the undersigned be more than one, their obligations hereunder shall be joint and several, the liability of each shall be absolute and unconditional, regardless of the liability of the other party. Except as otherwise expressly provided herein, the Maker and any endorsers, sureties or guarantors waive presentment, demand, notice of dishonor and protest, and agree to pay all costs of collection, before and after judgment, including reasonable attorneys' fees and costs.

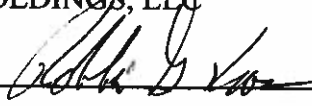
7. This Note and all questions relating to its validity, interpretation, performance and enforcement, shall be governed by and construed in accordance with the laws of the State of Colorado, notwithstanding any other conflict of law provisions to the contrary.

LEGAZEE PROPERTIES, LLC,
a Colorado limited liability company

By: 

Its: Member

STGC HOLDINGS, LLC

By: 

Its: Managing Member

Glacier Ice Arena – Comprehensive Plan Amendment and Rezone
File # CPA-2020-419; RZN-2020-418 | [Item can be viewed at 15:30](#)

Consider a request by STGC Holdings, LLC to amend the Comprehensive Plan Future Land Use designation for a property of 4.52 acres located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and to rezone said property from CSR (Community Services and Recreation) to C-2 (General Commercial).

Staff Presentation

Lance Gloss, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Wade asked a question regarding the DIA versus the promissory note.

Applicant's Presentation

The Applicant's representative, Ted Ciavonne, was present and was available for questions.

Questions for Applicant

Commissioner Ehlers asked a question regarding uses in the proposed zone district.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 15, 2020 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:20 p.m. on September 22, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, "Chairman, on the Glacier Ice Arena Comprehensive Plan Amendment from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation for a 4.55-acre parcel located

at 2515 Riverside Parkway, City file no. CPA-2020-419, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Commissioner Wade seconded the motion. The motion carried 6-0.

Commissioner Scissors made the following motion, "Chairman, on the Glacier Ice Arena Rezone request from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district for a 4.55-acre parcel located at 2515 Riverside Parkway, City file number RZN-2020-418, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Commissioner Susuras seconded the motion. The motion carried 6-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PROPERTY OF 4.55 ACRES FROM A CSR
(COMMUNITY SERVICES & RECREATION) ZONE DISTRICT TO A C-2 (GENERAL
COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), which is designated by the Comprehensive Plan Future Land Use Map as having a Commercial Future Land Use, proposes that the property be rezoned from CSR (Community Services & Recreation) to C-2 (General Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval rezoning the property from CSR (Community Services & Recreation) to C-2 (General Commercial), finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial under the Comprehensive Plan as well as with the Comprehensive Plan's goals and policies and that the proposed C-2 (General Commercial) zoning is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that a C-2 (General Commercial) zone district, as proposed in City file no. RZN-2020-418, is consistent and is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and, the rezoning criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code; and, the applicable corridor guidelines and other overlay districts.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be rezoned C-2 (General Commercial):

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this ___ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP OF THE CITY OF GRAND JUNCTION FROM BUSINESS PARK MIXED USE TO
COMMERCIAL FOR A PROPERTY OF 4.55 ACRES**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), and proposes an amendment to the Comprehensive Plan Future Land Use Map, changing the property's designation from Business Park Mixed Use to Commercial.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Business Park Mixed Use to Commercial, finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Future Land Use Map, as proposed in City file no. CPA-2020-419, from Business Park Mixed Use to Commercial for 4.55 acres of land at 2515 Riverside Parkway is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff Report introduced and admitted into the record.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be redesignated to Commercial Future Land Use in the Comprehensive Plan:

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this ___ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: October 7, 2020

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Zoning the Airport North Boundary Annexation, Approximately 187.69-Acres to a City Planned Development - PAD (Planned Airport Development) and Amending the Outline Development Plan (ODP), Located Generally at the Northern Edge of the Grand Junction Regional Airport, Parcels 2701-113-00-002 and 2705-154-00-003, and Set a Public Hearing for October 21, 2020

RECOMMENDATION:

Planning Commission heard this item at their September 22, 2020 public hearing and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Regional Airport, is requesting a zone of annexation for the Airport North Boundary Annexation from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD), a Planned Development (PD) zone district per Ordinance No. 4834; and an amendment to the Planned Development Outline Development Plan (ODP) to include the annexation area and designating it as an Aeronautical Zone (PD Zone/District) area. The annexation area is 187.69 acres and consists of two parcels of land located generally at the northern edge of the Grand Junction Regional Airport and includes property deeded to the Airport by the Bureau of Land Management (BLM), Parcels 2705-154-00-003 and 2701-113-00-002.

The Airport sought City annexation of these parcels recently deeded to them from the BLM so that the entire airport environs area is within the city limits and under the city's land use jurisdiction. Further, the parcels are located within the City's Urban

Development Boundary (UDB).

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Airport North Boundary Annexation consists of two parcels of land totaling 187.69 acres of land located; the parcel numbers are 2705-154-00-003 and 2701-113-00-002. The land was previously owned by the federal Bureau of Land Management (BLM) but has now been deeded to the Grand Junction Regional Airport. The Grand Junction Regional Airport (Airport) sought annexation of the property into the city so that the entire airport environs are within the city limits and within the city's land use jurisdiction. They are requesting to zone them the same zone district as the remaining airport land within the City limits. The Airport requests a zone of annexation for the Airport North Boundary Annexation from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD) a Planned Development (PD) zone district per Ordinance No. 4834 including a amendment to the ODP to include the annexation area and designating it as an Aeronautical Zone (PD Zone/District) area.

Further, the airport lands are located within the Urban Development Boundary (UDB). City Council approved the annexation on September 2, 2020 and awaits Planning Commission's recommendation for zoning.

Proposed PAD zoning – Planned Development – Ordinance No. 4834

PD Zoning Ordinance 4834 approved the Grand Junction Regional Airport Institutional and Civic Master Plan and provided a Planned Development Zone district for the Grand Junction Regional Airport lands. The PD zone permits the various land uses associated with airport development and provides standards and regulations that ensure the airport can provide the necessary services and functions that ensure needed air services to the community and region.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 17, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1,000 feet, on September 11, 2020. The notice of this public hearing was published on September 15, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Zone the Airport North Boundary Annexation to Planned Airport Development (PAD) a Planned Development (PD) zone district per Ordinance No. 4834. This request is to

change the official zoning Map to add the annexation area as PAD and incorporate the PD zoning as created by Ordinance 4834 for the two parcels that are included in the annexation; and amend the ODP to include these two parcels into the Aeronautical PD District area. All land uses and performance standards established for the Aeronautical PD Zone/District as established under Ordinance 4834 will apply to the annexation areas.

Zone of Annexation

In reviewing a Zone of Annexation, the decision-making body shall consider the following:

The criteria for review of a zone of annexation are the same as for a rezone request as set forth in Section 21.02.140 (a) of the Zoning and Development Code. The Code provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and meet one or more of the criteria identified below:

(1) Subsequent events have invalidated the original premises and findings; and/or The applicant has petitioned for annexation into the City limits with a requested zone district of PAD, which is compatible with the existing Comprehensive Plan Future Land Use Map designation of Airport. Because the property is currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise: a county zoning designation, therefore, this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The condition of the area has not changed. Although it is now under Airport ownership from the BLM disposing the property to them, this does not constitute a change in character or condition of the area. This ownership transfer from the BLM to the Grand Junction Regional Airport was needed by the airport for the buildout of their master plan. Staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The lands proposed for annexation are meant to be incorporated into the existing airport site, which is already adequately served by utilities and other services such as fire and law enforcement. Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The Grand Junction Regional Airport is the only property in the City that is zoned PAD on the official zoning map with a Master Plan and zoning to Planned Development (PD)

approved by City Council per Ordinance 4834. The amount of land needed is dictated by the Airport Master Plan and any expansion of the airport would be constrained by the amount of adjacent land in the airport's ownership. The airport has been working with the BLM for several years to secure ownership of the lands being annexed to complete the needs of their master plan development and keep the airport facility operable under FAA regulations and within the guidelines of their master plan. Staff finds that there is an inadequate supply of land designated as PAD and therefore finds this criterion to have been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The zone of annexation will act to implement the Comprehensive Plan and provide a suitable area for the potential expansion of the airport use consistent with the PAD zoning district as regulated by the PD Ordinance 4834 and the Airports Master Plan. Therefore, Staff finds this criterion has been met.

Consistency with Comprehensive Plan

The rezone criteria provide that the City must also find the request is consistent with the vision, goals and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 9: Develop a well-balanced transportation system that supports...air, and freight movement while protecting air, water and natural resources.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Outline Development Plan (ODP) Amendment

Ordinance 4834 adopted in 2019, established standards for the Planned Development (PD) zone district for the Airport property based on three PD Zone/Districts, 1. Aeronautical, 2. Aeronautical/Commercial and 3. Non-aeronautical. This proposal is to modify the boundary of the Aeronautical Zone/District area to include the 187.69 acres annexed as the Airport North Boundary Annexation, thereby incorporating them into the Planned Airport Development /PD zone district where all land uses and performance standards and regulations of the PD zoning ordinance will apply.

Pursuant to Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development

Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The Airport is located within the Urban Development Boundary and the property and some adjacent areas are designated as "Airport" on the Future Land Use Map. In addition, the improvements identified in the Airport Civic and Institutional Master Plan are designed to accommodate the level of growth anticipated in the Comprehensive Plan. The amended ODP is consistent with the following Goals of the Comprehensive Plan.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

The Grand Junction Regional Airport is a vital component of the transportation system and a valuable asset to the City and surrounding region and the improvements contemplated in the Master Plan and further implemented through this revised ODP will meet the community's air transportation and air freight needs. The additional area in the Aeronautical Zone/District area provides the land area needed to accommodate the relocation of the main airport runway, better serving the community.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The Grand Junction Regional Airport provides airline passenger and air freight service to the City and surrounding region. The annual economic benefits of the Airport on the local and regional economy were estimated at nearly \$400,000,000 in the 2013 Colorado Airports Economic Impact Study. Providing the additional lands to the airport development only improves its ability to provide economic benefit to the region.

Therefore, this criterion has been met.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

See analysis for Zone of Annexation above. Staff finds that four of five of these criteria have been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

No changes are proposed.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

This standard is not applicable to non-residential development.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

No changes are proposed.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

No changes are proposed.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

No changes are proposed.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No changes are proposed.

d) The applicable corridor guidelines and other overlay districts.

Section 21.07.030 of the Zoning and Development Code establishes the Airport Environs Overlay Zoning District that applies additional standards and requirements to properties located in close proximity to the Airport and its facilities. The purpose of the Overlay District is to protect public health, safety and welfare by regulating development and land use within noise sensitive areas and airport hazard areas, to ensure compatibility between the Airport and surrounding land uses, and to protect the Airport from incompatible encroachment.

The Overlay includes four subdistricts: Subdistrict A, Airport Area of Influence;

Subdistrict B, Noise Zones; Subdistrict C, Critical Zone and Subdistrict D, Clear Zone.

No changes are proposed

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

No changes are proposed

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

No changes are proposed

g) Appropriate screening and buffering of adjacent property and uses shall be provided;

No changes are proposed

h) An appropriate range of density for the entire property or for each development pod/area to be developed;

This standard is not applicable for this application as the proposed amendment is not modifying density.

i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

No changes are proposed

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

No changes are proposed

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the zone of annexation request by Grand Junction Regional Airport and amendment to the ODP, File No. ANX-2020-283, for the property located at Parcels 2705-154-00-003 and 2701-113-00-002, the following findings of fact have been made:

1. The Zone of Annexation to PAD, a Planned Development Zone meets one or more of the rezone criteria in accordance with Section 21.02.140(a) of the Zoning and Development Code.

2. The Zone of Annexation to PAD is consistent with the Comprehensive Plan and the Grand Junction Regional Airport Master Plan.
3. The Outline Development Plan amendment conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code and meets more than one of the rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

This land use action has no fiscal impact to the City of Grand Junction.

SUGGESTED MOTION:

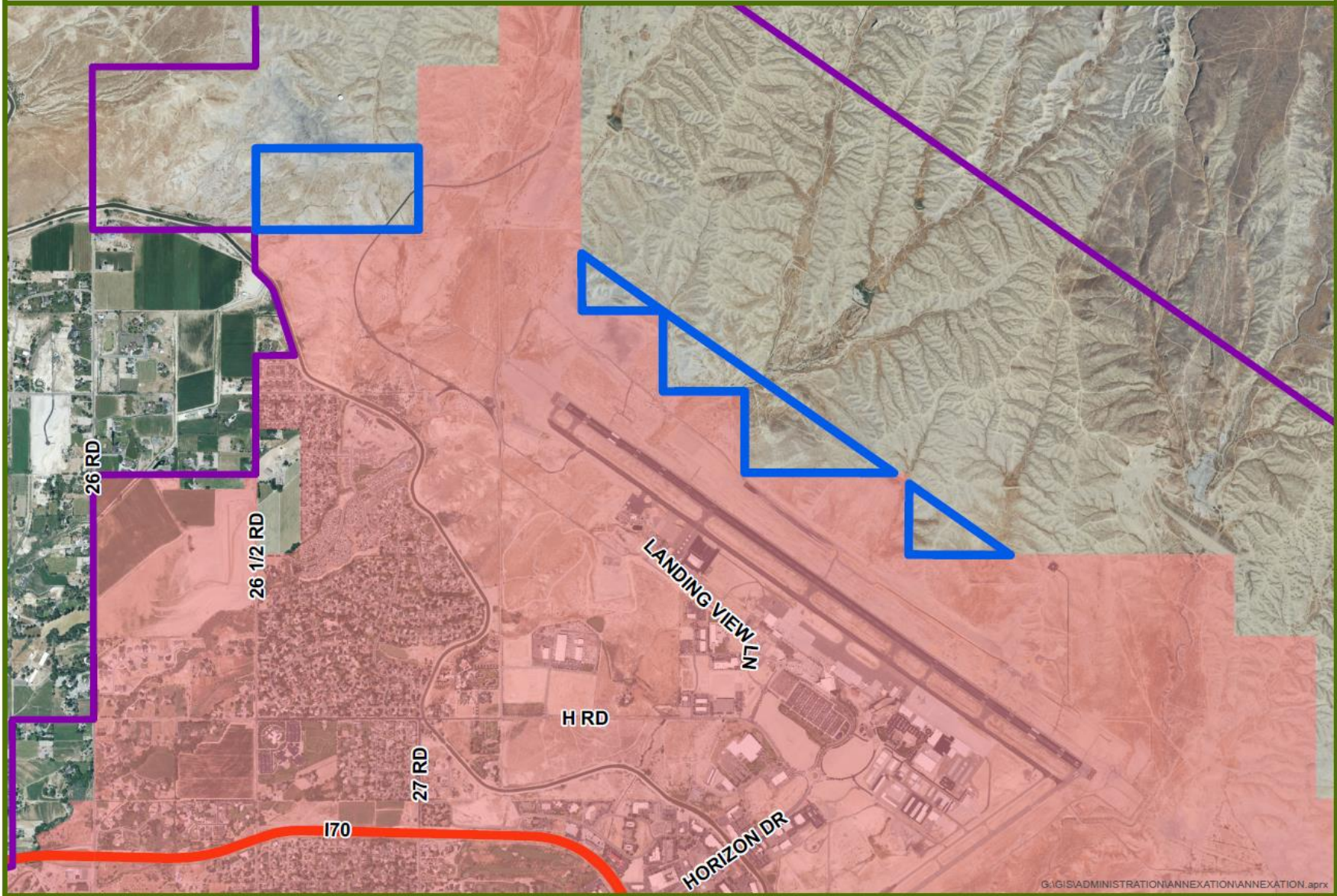
I move to introduce an ordinance zoning the Airport North Boundary Annexation to PAD, a Planned Development zone district per Ordinance No. 4834 and amending the Grand Junction Regional Airport ODP to include the annexation area within the Aeronautical PD Zone/District area Located along the N/NE border of airport properties including tax parcels 2705-154-00-003 and 2701-113-00-002, and Set a Hearing for October 21, 2020.

Attachments

1. Location Maps and Photos
2. 2019 Airport Master Plan Drawings
3. Proposed ODP Map - PD Zone-Districts
4. 2019 GJ Airport Master Plan Ordinance 4834
5. Airport North Boundary Annexation Schedule
6. ORD-Airport North Annex PAD Zoning Ordinance
7. Airport North Boundary Annexation PAD Zone and ODP Amendment
8. Planning Commission Minutes - 2020 - September 22 - Airport Zone of Annexation

Location Maps and Photos


AIRPORT NORTH BOUNDARY ANNEXATION



0 0.25 0.5 Miles

 Annexation

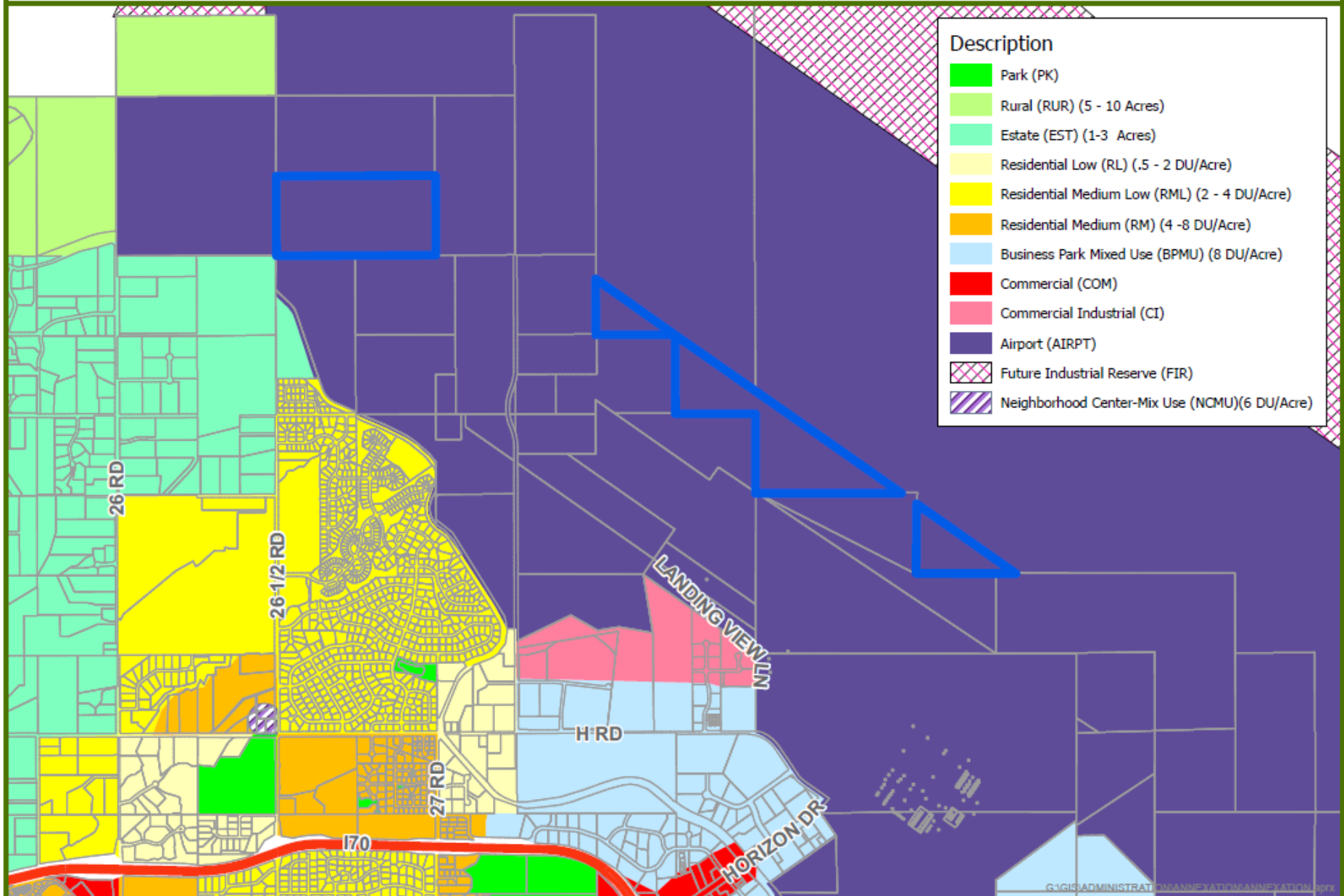
 UDB

 City Limits

Date Created: 8/10/2020



AIRPORT NORTH BOUNDARY ANNEXATION - FUTURE LAND USE



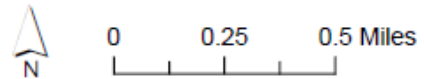
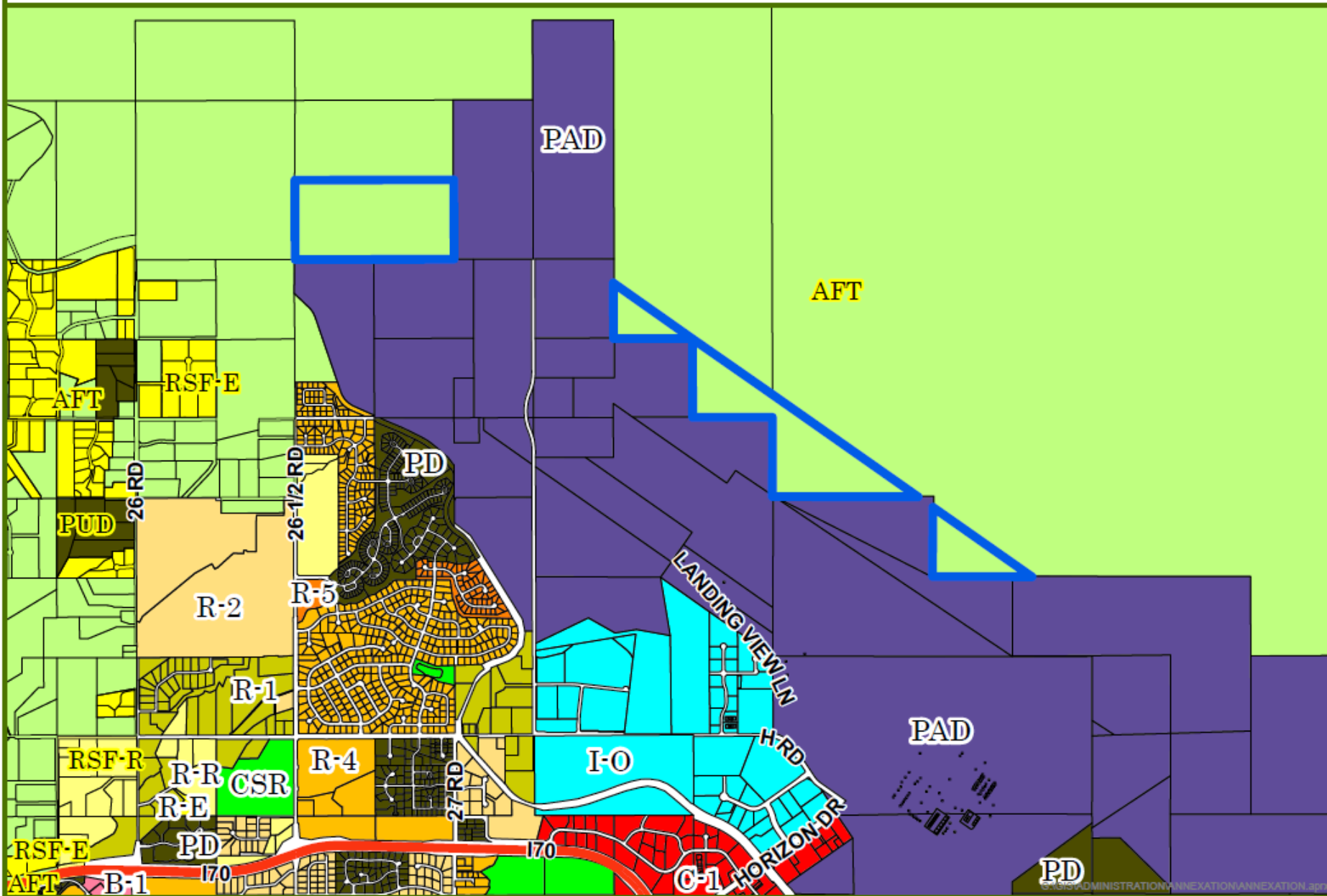
0 0.25 0.5 Miles

Annexation Boundary

Date Created: 7/16/2020



AIRPORT NORTH BOUNDARY ANNEXATION - ZONING



Annexation City Zoning County Zoning

2019 Airport Master Plan Drawings

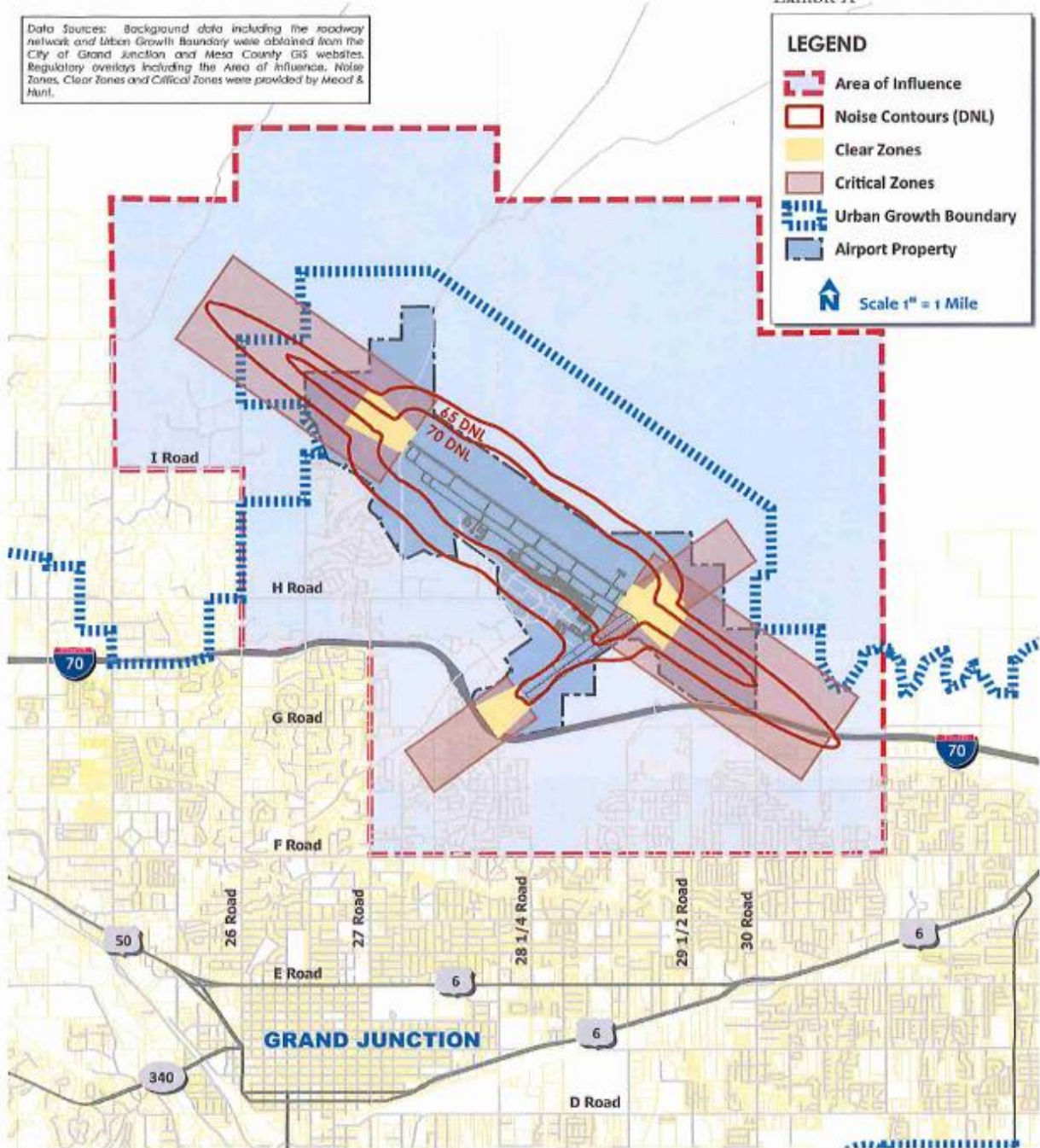
Exhibit A

Data Sources: Background data including the roadway network and Urban Growth Boundary were obtained from the City of Grand Junction and Mesa County GIS websites. Regulatory overlays including the Area of Influence, Noise Zones, Clear Zones and Critical Zones were provided by Mead & Hunt.

LEGEND

-  Area of Influence
-  Noise Contours (DNL)
-  Clear Zones
-  Critical Zones
-  Urban Growth Boundary
-  Airport Property

 Scale 1" = 1 Mile

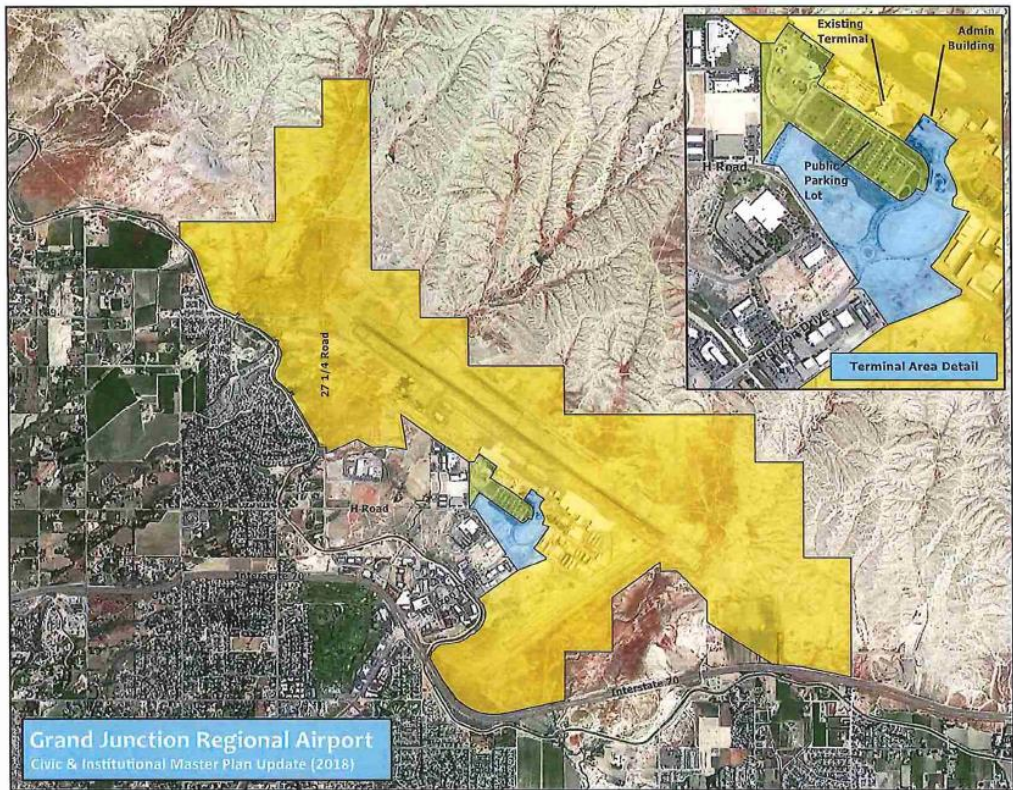


Airport Environs Overlay Zone Districts

Reflects Future Alignment for Runway 11/29

Date: 1/24/2019

Airport Institutional and Civic Master Plan ODP – Airport PD Districts approved March 6, 2019.



Proposed PD Districts

Airport Owner/Operator:
 GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
 Rex Tippett, Director of Aviation
 3518 Walker Field Drive, Suite 301
 Grand Junction, CO 81505

Airport Planning Consultant:
 MEAD & HUNT
 DENVER
 1743 Wazee Street, Suite 400
 Denver, Colorado 80202
 Ph | 303.852.8844

Planning Consultant:
 TC MALLOY CONSULTING, LLC
 453 Park Drive
 Glenwood Springs, Colorado 81601
 Ph | 970.945.4831
 Email | tgmalley@tcml.com

Legend

- Aeronautical
- Aeronautical/Commercial
- Non-Aeronautical/Commercial

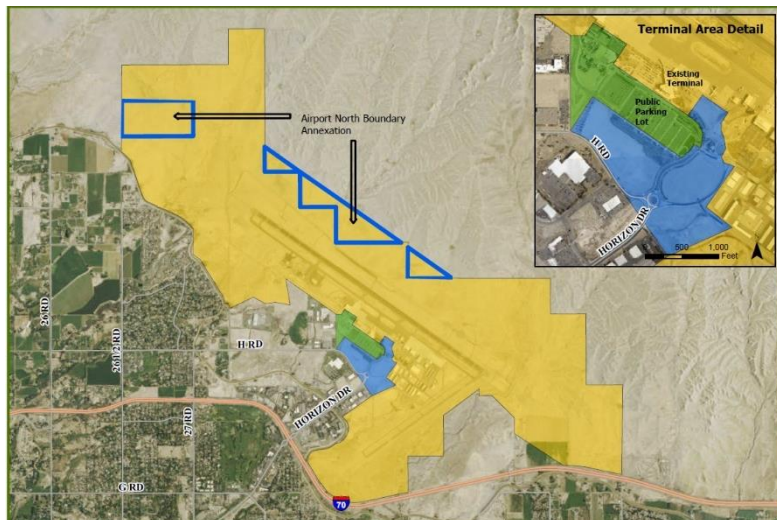
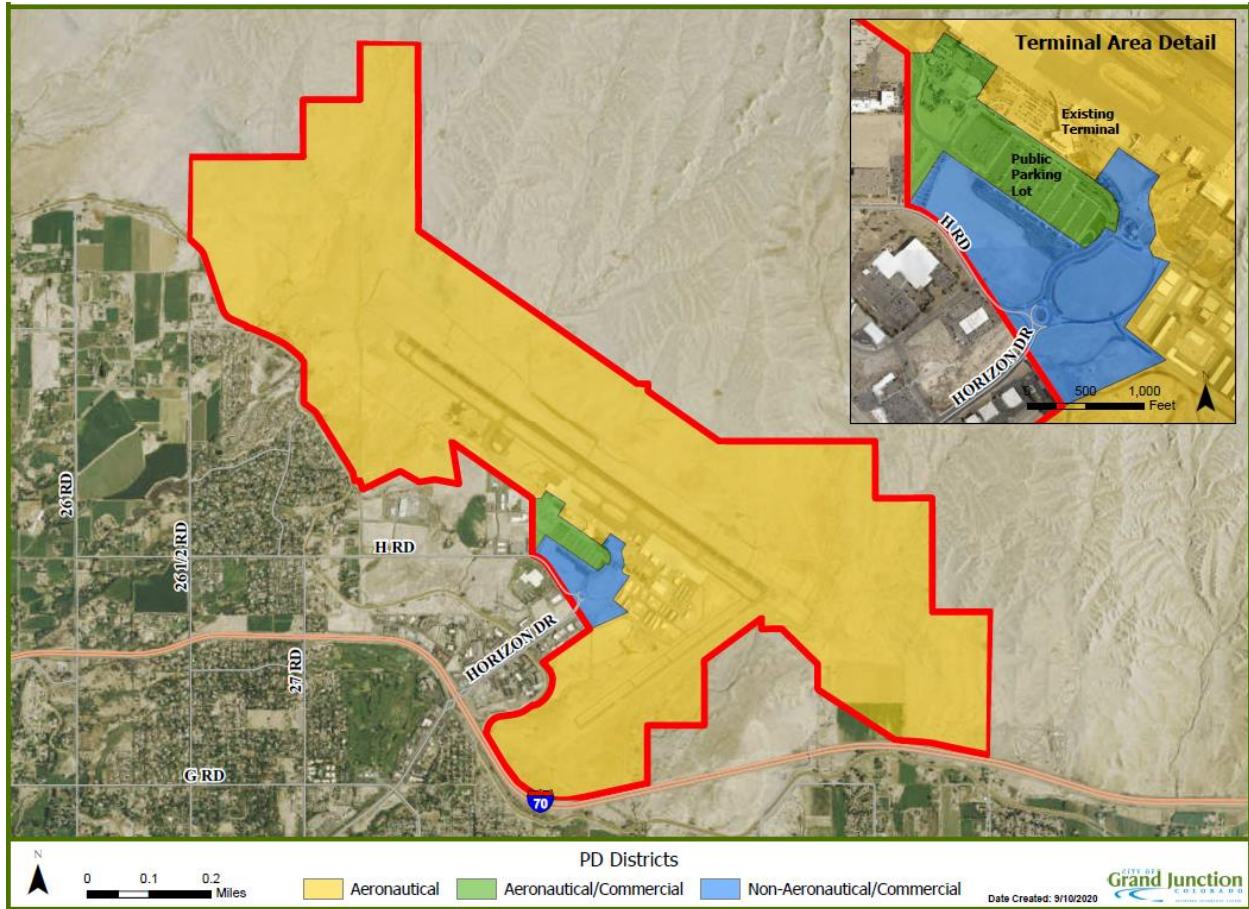


Not to Scale

May, 2018
 Datum: World Geodetic 1984 (WGS84) Auto
 Projection: Mercator
 Map data obtained from Mesa County
 GIS Department.

Proposed ODP Map – PD Zone/Districts

Amending Exhibit 14 “Proposed PD Districts Map” of Ordinance 4834 to include newly annexed area in Aeronautical District area



The graphic to the left shows the area of annexation overlaid on the proposed ODP Map.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4834

AN ORDINANCE APPROVING THE GRAND JUNCTION REGIONAL AIRPORT INSTITUTIONAL AND CIVIC MASTER PLAN AND AMENDING ORDINANCE NO. 3679, PLANNED DEVELOPMENT FOR THE AIRPORT PROPERTY

Recitals

The proposed Institutional and Civic Master Plan for the Grand Junction Regional Airport includes two components: the 2009 Airport Master Plan Update and the 2011 Terminal Area Plan and 2017 Amendment. The update addresses forecasting of future aviation activity, which serves as the basis for the facility improvements necessary to meet the needs. The Terminal Plan includes both the long term needs for the replacement of the terminal building, as well as the near-term improvements needed to maintain safe and efficient operation of the existing building until funding is available for its replacement.

Ordinance No. 3679, adopted in 2004, established standards for the Planned Development (PD) zone district for the Airport property based on three zones, 1. Aeronautical, 2. Aeronautical/Commercial and 3. Non-aeronautical. Modifications proposed for the ordinance include placing the partially constructed Administration Building in the Non-aeronautical/Commercial zone and modifying the review process to be consistent with the current Zoning and Development Code which allows for administrative review of future development.

The City Council finds, after a public hearing and review of the proposed that:

1. The requested Institutional and Civic Master Plan meets the requirements of Section 21.02.190 (c) of the Grand Junction Zoning and Development Code.
2. The Outline Development Plan conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code and meets more than one of the rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

The City Council also finds and determines that the ODP achieves substantial long-term community benefits, as required by the Zoning and Development Code, as follows:

The Airport, along with the aviation-related businesses and facilities, represents a vital and significant regional economic asset by providing commercial passenger service, general aviation facilities, air cargo, and a small amount of military activity. In addition, the Airport also provides benefits to the local businesses and industries, promotes tourism, and encourages additional business development and expansion throughout Grand Junction and the surrounding region. The 2013 Colorado Airports Economic Impact Study quantified the total impact of the Grand Junction Regional Airport at 2,871 jobs, with a total payroll of \$130,775,972 and a total economic output of \$380,039,796.

The Master Plan accommodates aircraft operations and the traveling public with great reliability and safety and makes the most efficient use of the available land for aviation related activities and supporting uses by defining improvements necessary to meet future needs.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed Institutional and Civic Master Plan, Planned Development (PD) and Outline Development Plan (ODP) and determined that it satisfies the applicable criteria of the Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area, and recommended approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE INSTITUTIONAL AND CIVIC MASTER PLAN (as found in City Development File #FMP-2018-405, titled Appendix A, Airport Master Plan Update and Appendix C, 2017 Terminal Areas Plan Amendment) AND OUTLINE DEVELOPMENT PLAN (attachments A and B) AS A PLANNED DEVELOPMENT FOR THE GRAND JUNCTION REGIONAL AIRPORT IS APPROVED WITH THE FOLLOWING STANDARDS:

A. This Ordinance applies to the following described property:

Uses and Standards are as follows:

Aeronautical Zone

Allowed uses to be determined by the GJRAA to include:

- Aircraft Maintenance, Storage, Tie-Down, and Sales
- Aircraft and Aircraft Parts Manufacturer
- Aircraft Charter and Taxi
- Fixed Base Operator (FBO)
- Commercial Airline Operation
- Federal Aviation Administration (FAA)
- Governmental Aeronautical Activities
- Fire Protection and Medical Operation
- BLM Fire Suppression Center
- Pilot and Emergency Personnel Temporary Quarters while on duty
- Civil Air Patrol
- Flight Club and School
- Pilot Supply Shop
- Food Service for Aeronautical Customers
- Fly-in Lodging
- Air Cargo Operation
- Private Hangars
- Taxiway, Runway and Run-up area
- Passenger Terminal Building
- Aircraft Safety areas
- Navigational and Landing Aids
- Aeronautical related activities approved by FAA

Street Improvements:

- All internal streets located on GJRAA property are owned and maintained by the Authority.

- Street improvements to serve the Aeronautical Zone will be determined by the Authority and FAA.
- Minimum paved street width shall be 24 feet with a minimum 5' gravel shoulder on each side.
- On-street parking is subject to Authority rules and regulations.
- Street specifications will be determined by the Authority.
- All new development is subject to the City's Transportation Capacity Payment.

Drainage/Stormwater Management:

- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Utilities:

- Utility extensions and upgrades to be determined by the Authority and utility providers.
- Fire hydrants and water main extension requirements to be determined by the Grand Junction Fire Department.

Site Development Bulk Requirements:

- Tenant must establish compatible grading and drainage relationships between building, parking areas, ramps, taxiways, and adjacent properties consistent with the Authority's Master Drainage Report and the City's requirements. Tenant shall be responsible for assuring that any alteration of grading or drainage does not result in damage to any other real or personal property surrounding or in the vicinity of the subject property.
- Building setback from all lease lines shall be zero (0) feet.
- Building construction and materials must be non-glare and must not interfere with aircraft operations.
- Enclosed hangars shall have a minimum of 4 inches of concrete for the floor.
- Exterior building colors shall be soft colors similar to those found in nature in soil, rocks and vegetation of the surrounding area, to be approved by the Authority.
- Aircraft movement areas shall consist of a minimum of 4 inches of asphalt or concrete and meet the design criteria for the aircraft weight contemplated.
- Compliance with adopted Fire and Building Codes.
- Approved FAA FORM 7460-1 for all improvements.

Parking and On-site Circulation:

- Tenant subject to adequate parking as required by Authority's Requirements and Minimum Standards for Commercial Aeronautical Services and Activities.
- Required pedestrian circulation to be determined by Authority.

Landscaping, Screening and Buffering:

- Landscaping not required.
- Screening and buffering to be determined by Authority.
- Tenant shall eliminate weeds on a regular basis and comply with all FAA requirements pursuant to FAR Part 139, as amended from time to time.

Lighting:

- Lighting must be placed or shielded to not cause glare or excessive light spillage onto adjacent properties, runways, taxiways, taxilanes, ramp areas, roadways and the air traffic control tower.

Signage:

- Tenants must comply with the City's sign regulations and Federal Aviation Regulations for all signage.
- All lighted signs must be approved in writing by the Authority.
- Final approval of signage will be at the sole discretion of the Authority.

Review Process:

- City review of projects will be limited to grading and drainage plans, site circulation and parking and adequate fire protection.
- Approved FAA FORM 7460-1 for the improvements shall be provided to the City prior to the issuance of a Planning Clearance.
- Sign permits are required. Signage must meet standards of the City and Authority, whichever is more restrictive.

Aeronautical/Commercial Zone

Allowed uses to be determined by the GJRAA to include:

- Pilot Supply Shop
- Car Rental
- Restaurant
- Aeronautical Support Manufacturer
- Courier Service
- Parking Infrastructure
- Gift Shop
- Service Business
- Weather Service
- Transportation Security Administration
- Ground Handling Service
- Aircraft Sales
- Multi-modal Transportation Systems
- Aeronautical Related Activities Approved by the FAA

Requirements:

- Compliance with all requirements of the C-1 zone district
- Review process in accordance with the City's Zoning and Development Code
- All required fees and permits in accordance with the City
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance
- Compliance with Building and Fire Codes
- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Non-Aeronautical/Commercial

Allowed Uses Include:

- Lodging

- Restaurant
- Convenience Store
- Car Wash
- Museum
- Theater
- Office Complex
- Multi-modal Transportation Complex
- Authority may consider any other uses allowed in the C-1 zone district

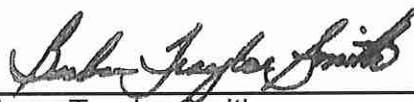
Requirements:

- Compliance with all requirements of the C-1 zone district
- Review process in accordance with the City's Zoning and Development Code
- All required fees and permits in accordance with the City
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance
- Compliance with Building and Fire Codes
- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Introduced for first reading on this 20th day of February, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 6th day of March, 2019 and ordered published in pamphlet form.

ATTEST:



Barbara Traylor Smith
President of City Council




Wanda Winkelmann
City Clerk

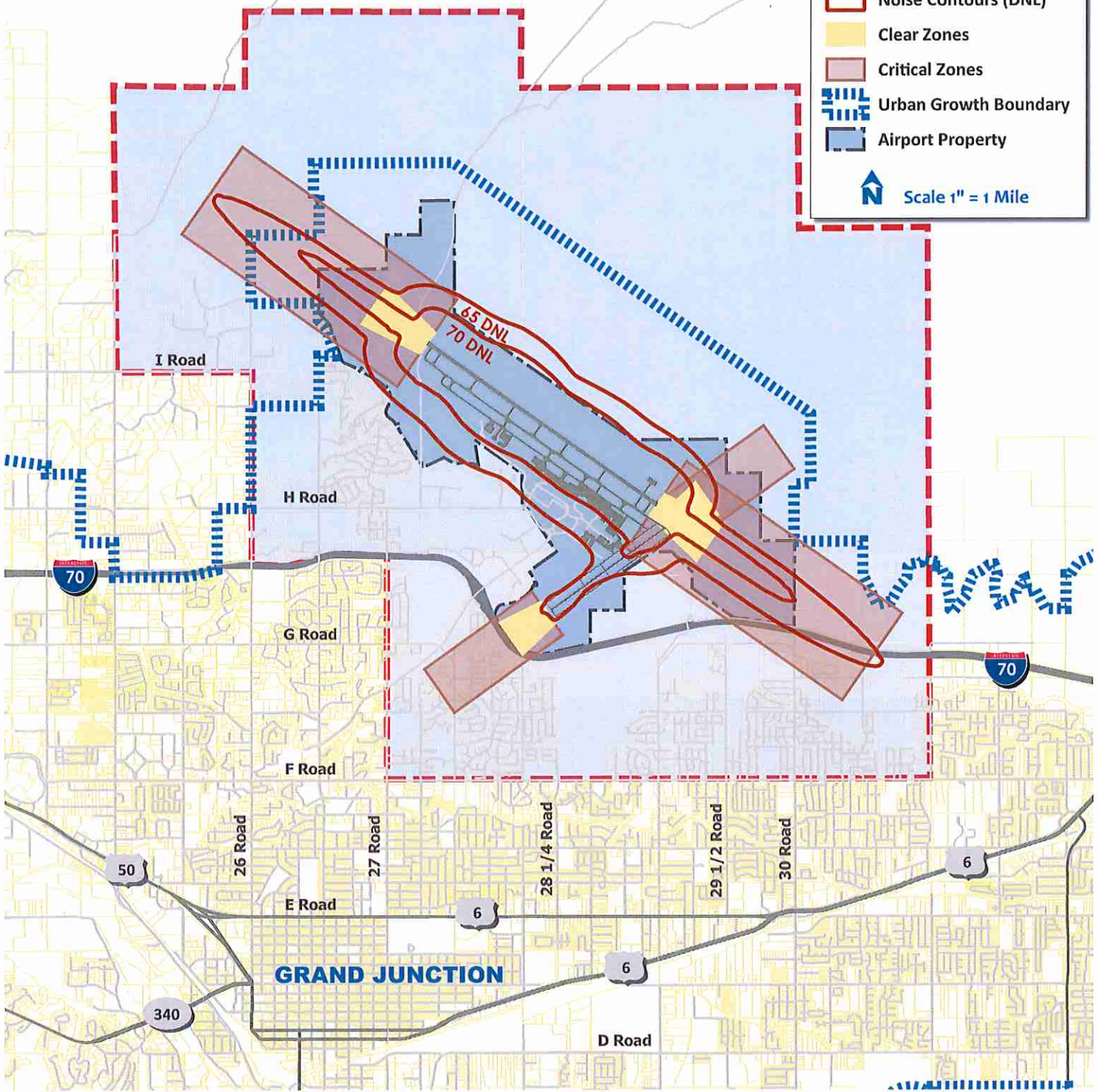


Data Sources: Background data including the roadway network and Urban Growth Boundary were obtained from the City of Grand Junction and Mesa County GIS websites. Regulatory overlays including the Area of Influence, Noise Zones, Clear Zones and Critical Zones were provided by Mead & Hunt.

LEGEND

-  Area of Influence
-  Noise Contours (DNL)
-  Clear Zones
-  Critical Zones
-  Urban Growth Boundary
-  Airport Property

 Scale 1" = 1 Mile



Airport Environs Overlay Zone Districts

Reflects Future Alignment for Runway 11/29

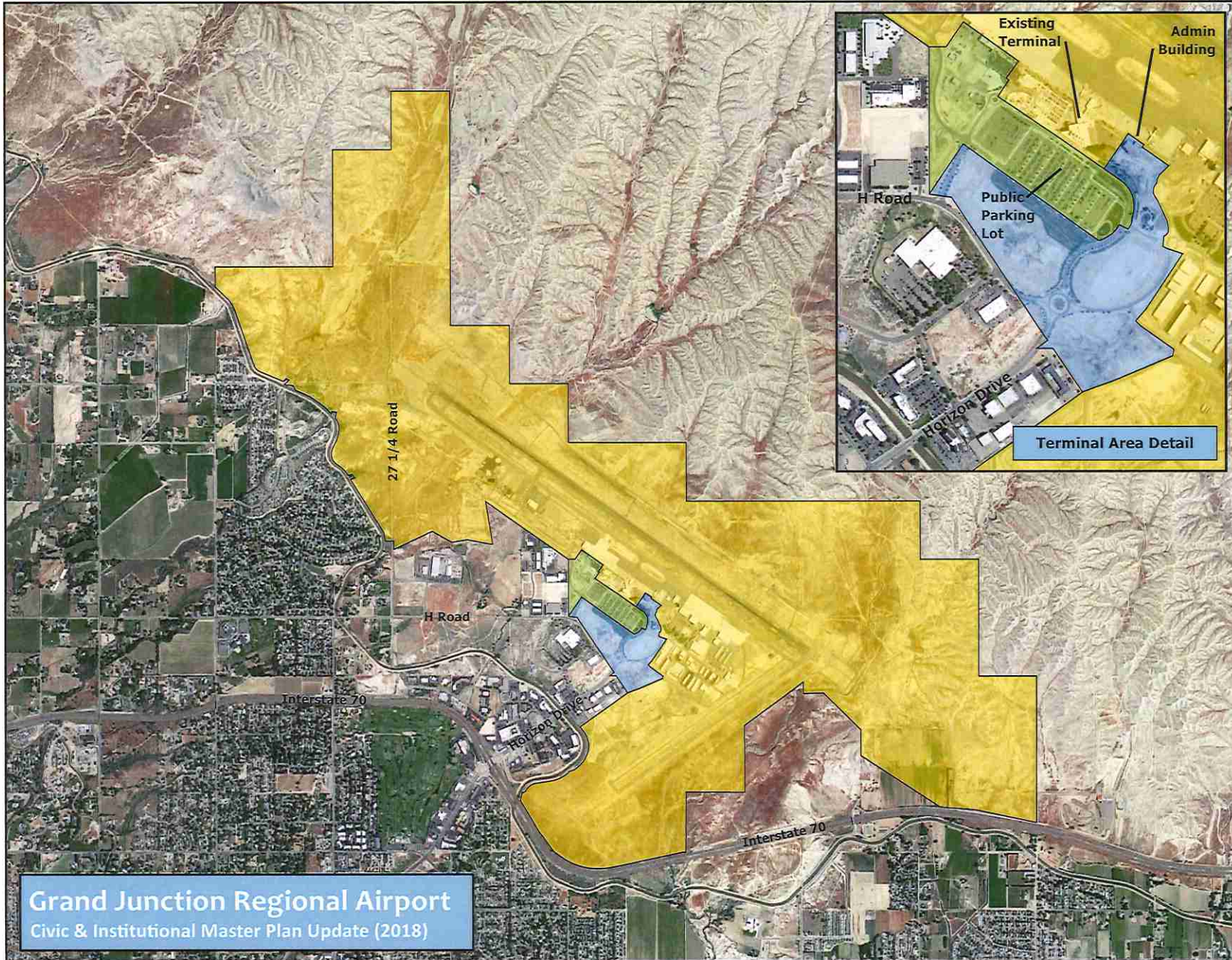
Date: 1/24/2019

EXHIBIT 14
Proposed PD Zones Map

Grand Junction Regional Airport | Master Plan Update

Institutional and Civic Facility Master Plan Review Application





Grand Junction Regional Airport
Civic & Institutional Master Plan Update (2018)

Proposed PD Districts

Airport Owner/Operator:
GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
Rex Tippets, Director of Aviation
1828 Walker Field Drive, Suite 301
Grand Junction, CO 81506

Airport Planning Consultant:
MEAD & HUNT
DENVER
1743 Wazee Street, Suite 400
Denver, Colorado 80202
Ph | 303.825.8844

Planning Consultant:
TG MALLOY CONSULTING, LLC
402 Park Drive
Greenwood Springs, Colorado 81601
PH: 970-945-0832
Email: tgmalley@sopris.net

Legend

- Aeronautical
- Aeronautical/Commercial
- Non-Aeronautical/Commercial



Not to Scale

May, 2018

Datum: World Geodetic 1984 (WGS84) Auto
Projection: Mercator

Map data obtained from Mesa County
GIS Department.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4834 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of February, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6th day of March, 2019, at which Ordinance No. 4834 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of March, 2019.


Deputy City Clerk

Published: February 22, 2018
Published: March 8, 2019
Effective: April 7, 2019

AIRPORT NORTH BOUNDARY ANNEXATION SCHEDULE

July 15, 2020	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
September 22, 2020	Planning Commission considers Zone of Annexation
October 7, 2020	Introduction of a Proposed Ordinance on Zoning by City Council
September 2, 2020	Acceptance of Petition and Public Hearing on Annexation by City Council
October 21, 2020	Public Hearing on Zone of Annexation by City Council
October 4, 2020	Effective date of Annexation
November 22, 2020	Effective date of Zoning

ANNEXATION SUMMARY

File Number:	ANX-2020-283	
Location:	2828 Walker Field Drive (GJ Regional Airport)	
Tax ID Numbers:	2701-113-00-002 and 2705-154-00-003	
# of Parcels:	2	
Existing Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	187.69	
Developable Acres Remaining:	187.69	
Right-of-way in Annexation:	None	
Previous County Zoning:	AFT	
Proposed City Zoning:	PAD	
Current Land Use:	Vacant	
Future Land Use:	Airport	
Values:	Assessed:	\$1,780
	Actual:	\$1,780
Address Ranges:	Same as Grand Junction Regional Airport	
Special Districts:	Water:	Colorado River Water Conservancy
	Library:	Mesa County Library District
	School:	District 51

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE AIRPORT NORTH BOUNDARY ANNEXATION AND AMENDING THE PLANNED AIRPORT DEVELOPMENT (PAD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) TO INCLUDE THE ANNEXED LAND AND DESIGNATING IT AS AN AERONAUTICAL ZONE/DISTRICT

Recitals

The Grand Junction Regional Airport Authority (GJRAA) recently acquired the land known as the Airport North Boundary Annexation from the United States. The annexation consists of 187.69 acres.

In 2019 the City approved Ordinance 4834 and adopted the GJRAA Institutional and Civic Master Plan (Master Plan) for the Grand Junction Regional Airport. The Master Plan is set forth in detail in Appendix A of the *Airport Master Plan Update* and Appendix C of the *2017 Terminal Areas Plan Amendment* contained in City development file FMP-2018-405. The Master Plan included and referred to the lands within the City limits and the lands annexed with Ordinance No. 4953, which are referenced in this ordinance, all of which will equally be in conformance with the terms of the Master Plan with adoption of this Ordinance. The Master Plan has three classified zone areas: Aeronautical, Aeronautical/Commercial, and Non-Aeronautical Commercial. The Airport North Boundary Annexation is to be included within the Aeronautical Zone (also referred to sometimes as the Aeronautical District).

GJRAA has requested that the Planned Development zoning ordinance for the airport (which was most recently amended with Ordinance No. 4834) be amended to include the Airport North Boundary Annexation and by doing so the Outline Development Plan (ODP) will show the area as an Aeronautical Zone/District, all in accordance with the uses and standards established as a part of the Planned Airport Development (PAD).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (Code), the Grand Junction Planning Commission recommended approval of amendment of the PAD to include the land of the Airport North Boundary Annexation and amendment of the ODP to include the annexed lands within the Aeronautical Zone/District.

The City Council finds, after a public hearing and review of the application to amend the Planned Airport Development and the Outline Development Plan to include the annexed land and designate it as an Aeronautical Zone, that it conforms with the designation of Airport as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies, and that the amended ODP conforms with the requirements of §21.02.150 and meets one or more of the rezoning criteria provided in §21.02.140 of the Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties known as the Airport North Boundary Annexation, as adopted in Ordinance No. 4953, are hereby zoned with amendment to the Planned Development known as the Planned Airport Development (PAD), together with an amended ODP and designation of the properties as and within the Aeronautical Zone/District as shown on the attached Exhibit A incorporated herein:

The South 1/2 of the Northeast 1/4 of Section 23, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Lot 2 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado

Lot 3 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Lot 6 of Section 19, and Lots 6 and 8 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

Lots 9 and 11 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

INTRODUCED on first reading this 7th day of October, 2020 and ordered published in pamphlet form.

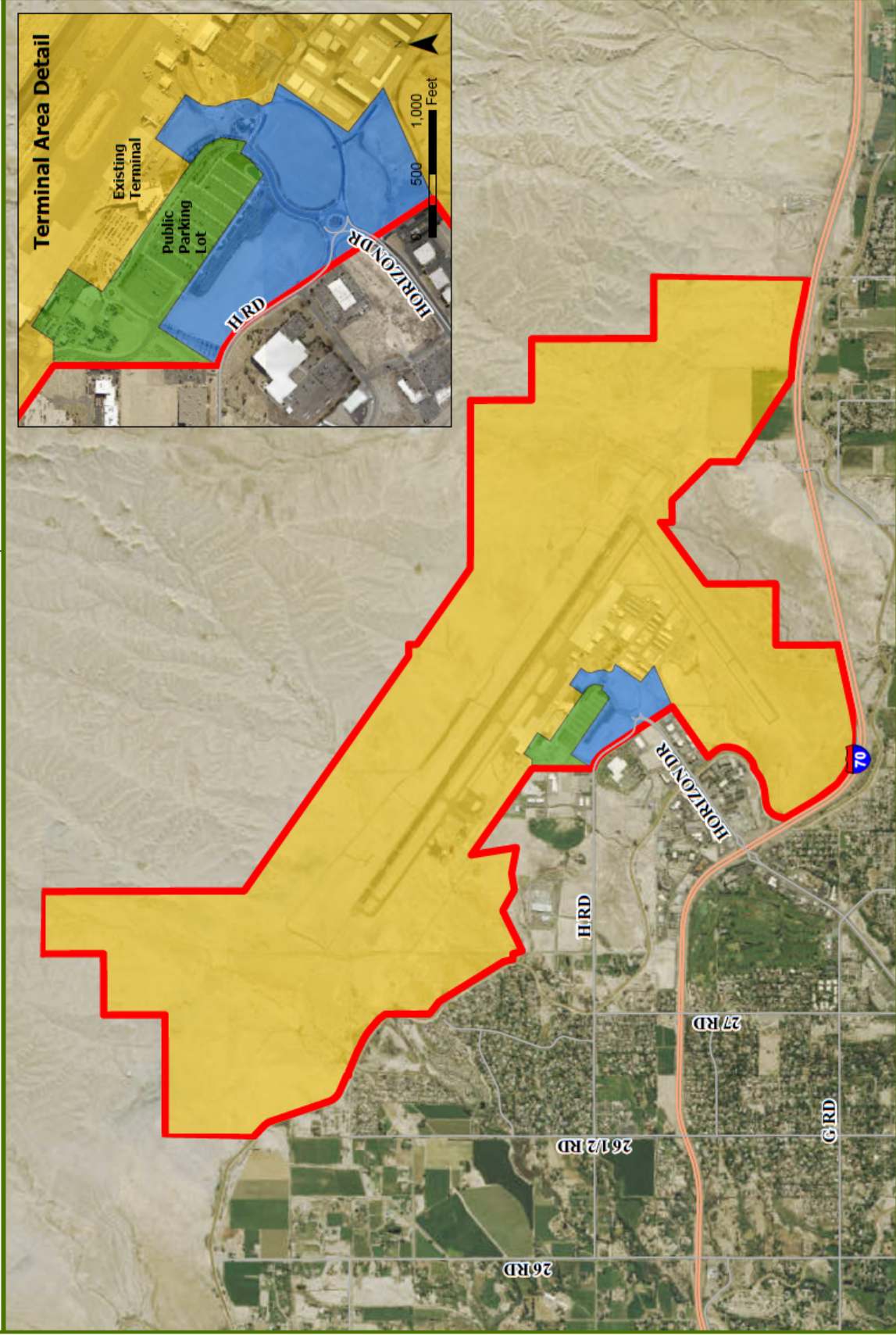
ADOPTED on second reading this _____ day of October, 2020 and ordered published in pamphlet form.

ATTEST:

C.E. "Duke" Wortmann
President of the Council

Wanda Winkelmann
City Clerk

EXHIBIT A



PD Districts

- Aeronautical
- Aeronautical/Commercial
- Non-Aeronautical/Commercial



Date Created: 9/10/2020

Airport North Boundary Annexation
Zone of Annexation to PAD
Planned Development (PD and revised Outline
Development Plan (ODP)

Planning Commission – September 22, 2020

David Thornton, Principal Planner

Planning Commission – September 22, 2020



Background

Annexation

The Grand Junction Regional Airport requested annexation of the 187.69-acre Airport North Boundary Annexation into the City of Grand Junction. It was approved by City Council on September 2, 2020

Zone of Annexation

The Airport is requesting consideration for:

- 1) Zone of Annexation for the 187.69 acres from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD), a Planned Development (PD) zone district per Ordinance No. 4834; and
- 2) Amendment to the Outline Development Pan to include the annexation area and designating it as an Aeronautical Zone (PD District) area.



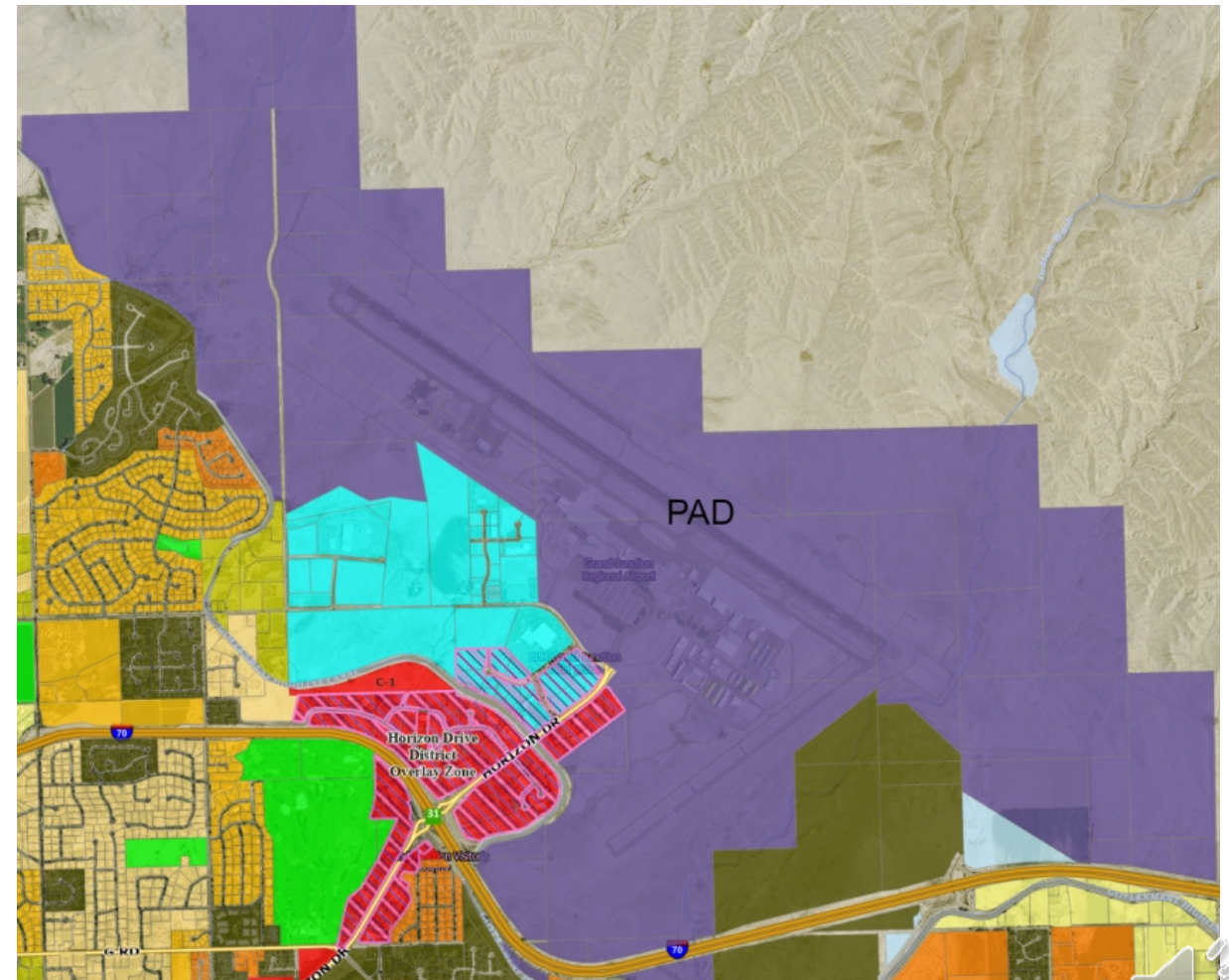
Background Continued...

SECTION 21.03.020 Zoning Map.

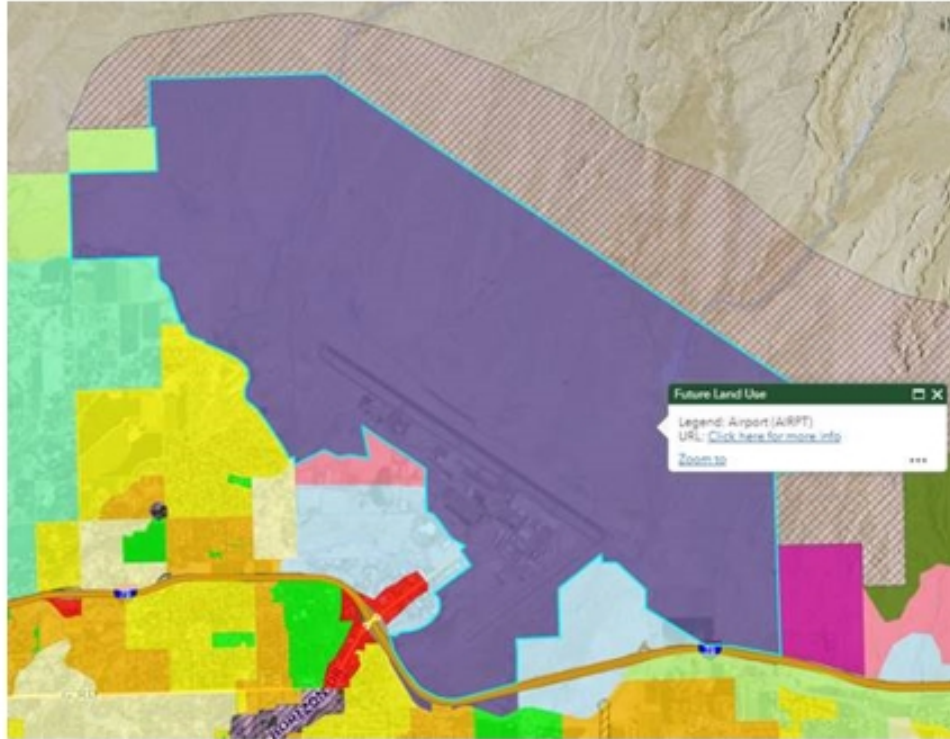
(C) Districts

A Planned Airport Development Zone currently exists on the Official Zoning Map of the City of Grand Junction.

Ordinance 4834 adopted March 6, 2019 amended the most recent Planned Development zoning for the Airport property.



Background Continued...



2010 Comprehensive Plan Future Land Use Map

Airport

Land owned or managed by the Airport Authority are included in the Grand Junction Regional Airport Master Plan. These lands as they are annexed into the City of Grand Junction are zoned Planned Airport Development.

Applicable Zones

PAD



**2010 Comprehensive Plan
Description of Airport
Land Use Designation
Applicable Zone is PAD**





Proposal:

1. Zone the Airport annexation area to PAD; and
2. Amend the ODP to include the two annexation areas within the Aeronautical Zone/District area.

The graphic to the right shows the area of annexation overlaid on the proposed ODP map.

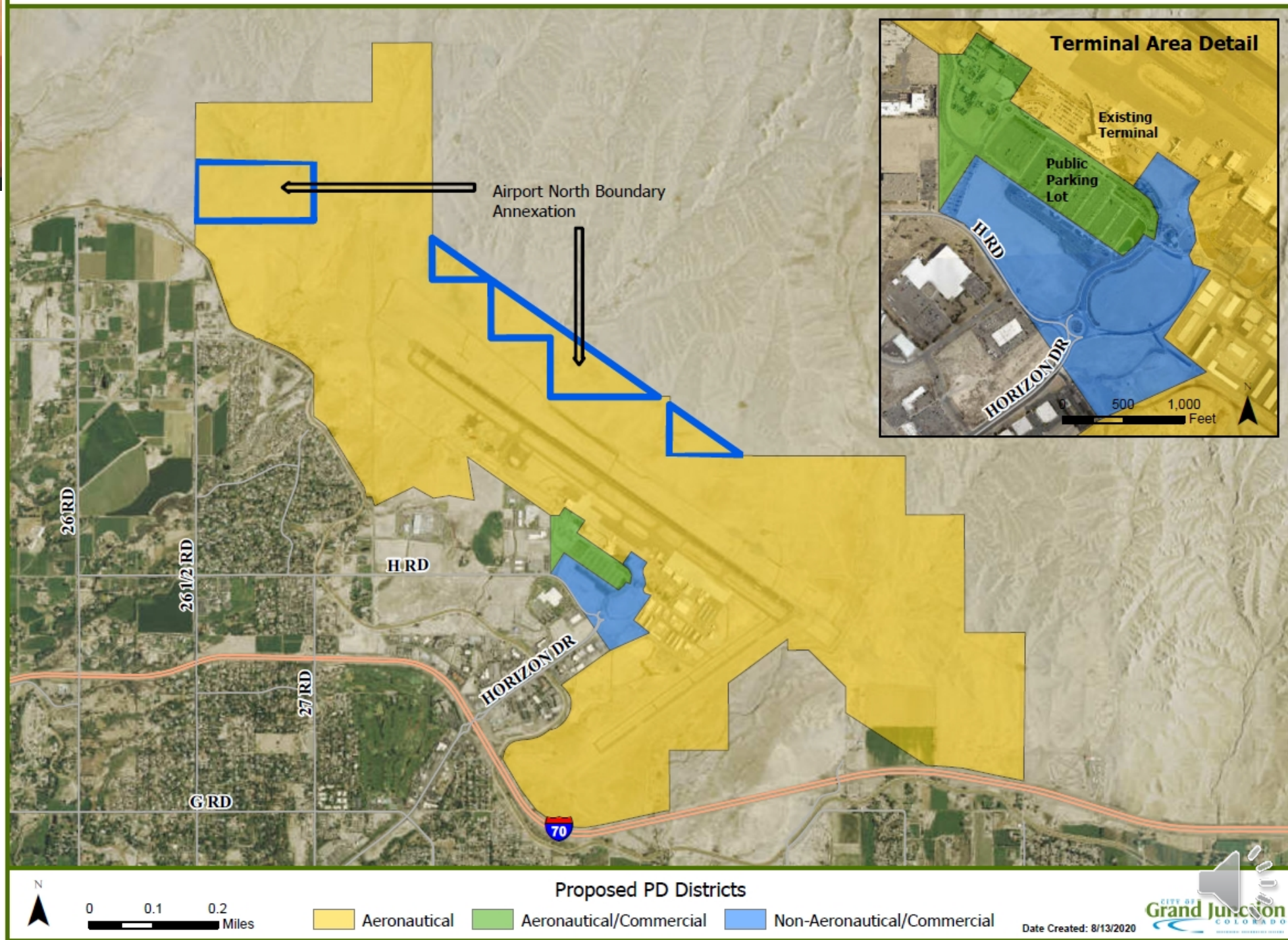
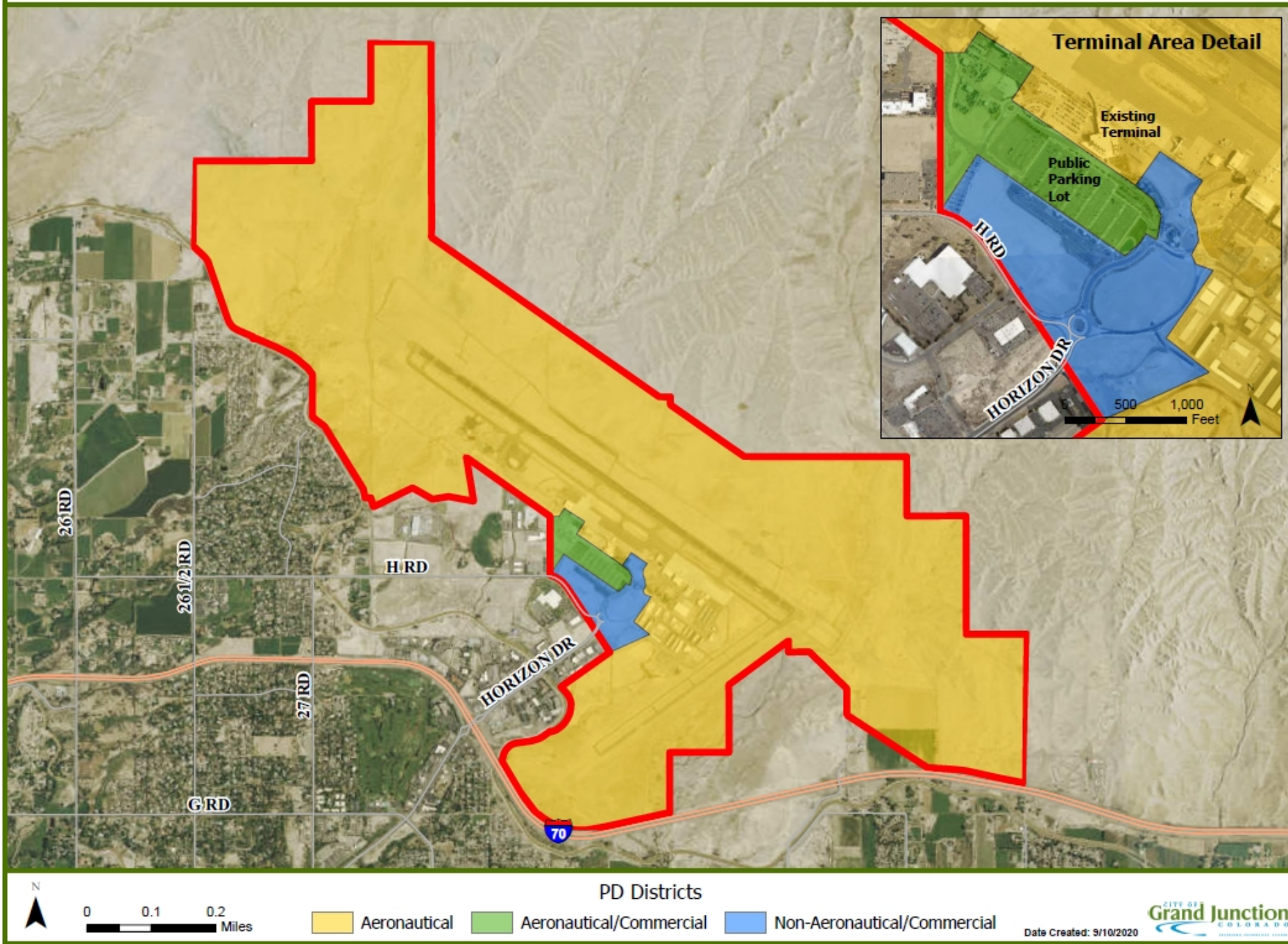


EXHIBIT A



- All Land Uses and standards established within the Planned Development Zoning by Ordinance 4834 will apply to the newly annexed area.



Analysis:

Proposed Zone of PAD - Analysis – Zoning Criteria

Section 21.02.140 (a) of the Zoning and Development Code

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment

Consistency with Comprehensive Plan

The request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 9: Develop a well-balanced transportation system that supports...air, and freight movement while protecting air, water and natural resources.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.



Analysis:

Proposed ODP Amendment - Analysis – Plan Amendment Criteria

Section 21.02.150 (b)(2) of the Zoning and Development Code

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;
- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.
- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;
 - 1) Setback Standards
 - 2) Open Space
 - 3) Fencing and Screening
 - 4) Landscaping
 - 5) Parking
 - 6) Street Development Standards
- d) The applicable corridor guidelines and other overlay districts.
- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.



Analysis:

Proposed ODP Amendment - Analysis – Plan Amendment Criteria

Section 21.02.150 (b)(2) of the Zoning and Development Code

Continued

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.
- g) Appropriate screening and buffering of adjacent property and uses shall be provided;
- h) An appropriate range of density for the entire property or for each development pod/area to be developed;
- i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.
- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.



Findings of Fact:

Findings of Fact

1. The Zone of Annexation to PAD, a Planned Development Zone meets one or more of the rezone criteria in accordance with Section 21.02.140(a) of the Zoning and Development Code.
2. The Zone of Annexation to PAD is consistent with the Comprehensive Plan and the Grand Junction Regional Airport Master Plan.
3. The Outline Development Plan amendment conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code and meets more than one of the rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.



[Item can be viewed at 1:04:10](#)

Consider a request to zone approximately 187.69-acres from Mesa County AFT (Agricultural, Forestry, Transitional) to a City Planned Development - PAD (Planned Airport Development) and amend the Outline Development Plan (ODP) for the Airport North Boundary Annexation, located generally at the northern edge of the Grand Junction Regional Airport and property recently deeded to the Airport from the BLM , Parcels 2701-113-00-002 And 2705-154-00-003.

Staff Presentation

David Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the proposed commercial area in the proposed PD district.

Applicant's Presentation

The Applicant, Dylan Heberlein, Director of Operations at Grand Junction Regional Airport, was available and answered Commissioner Gatseos' question regarding noise concerns in the commercial area in the proposed PD District.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 15, 2020 via www.GJSpeaks.org.

None.

The public hearing was closed at 7:09 p.m. on September 22, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Wade made the following motion, “Chairman, on the request by Grand Junction Regional Airport for a zone of annexation for the 187.69 acre Airport North Boundary Annexation from County AFT to City PAD, a PD zone district per Ordinance No. 4834; and an amendment to the Grand Junction Regional Airport ODP to include the annexation area within the Aeronautical PD Zone/District area, City file number ANX-2020-283, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Susuras seconded the motion. The motion carried 6-0.

DRAFT



Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: October 7, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduction of an Ordinance Amending the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street, and Set a Public Hearing for October 21, 2020

RECOMMENDATION:

Planning Commission heard this item at its September 22, 2020 meeting and voted (6-0) to recommend approval.

EXECUTIVE SUMMARY:

The Applicant, Arlo Dicristina (aka Elysium Studios), requests approval of an amendment to the Planned Development (PD) zoning ordinance and Development Plan to establish the R-O (Residential Office) as the underlying zone and add uses allowed on the property located at 535 North 7th Street within the North Seventh Street Historic Residential District. The property was formerly the First Church of Christ, Scientist but has been purchased by the Applicant for other private use.

In March 2012, the City approved Ordinance 4508 including the Plan for the PD zoning which established the underlying R-8 (Residential 8 dwelling units per acre) zone district for purposes of allowed uses within the District, adoption of guidelines and standards, and a review process by which new construction or alterations within the zone are determined. This proposal is to amend Ordinance 4508 to add uses other than those allowed in the R-8 district, applicable only to the property located at 535 North 7th Street. The proposed amendment entails 1) a revision to establish the R-O (Residential Office) district as the underlying zone; and 2) a revision to the text of the

North Seventh Street Historic Residential District Guidelines and Standards to include the proposed new uses for the property located at 535 North 7th Street. No other revisions to Ordinance 4508 are proposed.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The owner and applicant, Arlo Dicristina, recently acquired the property located at 535 North 7th Street and has been renovating the interior and has repainted the exterior trim of the structure which was formerly the First Church of Christ, Scientist. Per Ordinance 4508 adopted in March 2012, the property is currently zoned PD, including a plan that established the underlying R-8 (Residential 8 dwelling units per acre) zone district for purposes of allowed uses within the District, adoption of guidelines and standards, and a review process by which new construction or alterations within the zone are determined. The Applicant's business, Elysium Studios, has outgrown its current location at 861 Grand Avenue; thus, would like to relocate to the building in the North Seventh Street Historic Residential District. The relocation would allow the body art business to be expanded to include art classes, arts demonstrations and showings.

The Community Development Director determined that this type of business is not consistent with the types of non-residential uses allowed within the underlying R-8 zoning. While some of the proposed new uses such as the education and gallery elements could be allowed as Community Services within the underlying R-8 zoning, the primary use of the property as a body art studio more accurately falls under the Code definition of Personal Services which are not allowed uses in the R-8 zone district.

Consequently, the Applicant is requesting an amendment to the PD zoning ordinance and Plan to establish the R-O zone district as the underlying zone for the property and include the following uses that are allowed within the Residential Office (R-O) zone district in addition to the uses already allowed on the site per the underlying R-8 zone district: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical and dental clinic, counseling center (nonresident), and health club. This list is not an exhaustive list of uses allowed in the R-O zone district. Some allowed uses in the R-O zone district are not consistent with overall uses in the historic district or the specific building and/or site is not conducive to other uses allowed in the R-O zone district. The Applicant is proposing adding uses allowed in the R-O zone district that not only accommodate the specific proposed uses but also to allow for some future uses that could also be appropriate at this site within the Historic District. If approved, it is proposed that the uses would also be subject to the performance and design standards outlined in the R-O zone district inasmuch as possible given the existing building and site improvements, except for architectural standards which are subject to the more stringent North

Seventh Street Historic Residential District Guidelines and Standards. In order to make this change, the latter must be amended.

NOTIFICATION REQUIREMENTS

As required by Section 21.02.080(e) of the Zoning and Development Code, both virtual and live Neighborhood Meetings were held on July 15 and July 16, 2020 respectively for the proposed amended Planned Development (PD) zoning ordinance and Plan. In total, twelve people attended the meetings along with the applicant, the applicant's representative and City staff. At both meetings, the owners gave a presentation regarding the proposed use of the site and the proposed plan amendment, adding R-O uses to the R-8 uses already allowed for the property at 535 North 7th Street. Questions concerned the hours of operation, number of employees, timeline for relocating the business and community arts outreach. Generally, the neighborhood was supportive of the proposal and looks forward to seeing the building put to use. There were no objections or concerns expressed.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with two application signs on August 7, 2020. The notice of this public hearing was published September 15, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Amendments to Approved Plans

Pursuant to Section 21.02.150(e) of the Zoning and Development Code, the use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance. In this instance, the Applicant seeks to amend the uses allowed in the current Planned Development/Development Plan.

(i) No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the development plan provided the overall density for the entire PD is not exceeded;

The Applicant is seeking an amendment to the uses permitted on the Property within the PD through the rezoning process, as required.

(ii) The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and

No change to the maximum or minimum density for the PD is proposed by the Applicant.

(iii) The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

The only change to what will become the default zone district of R-O for this property that the applicant is seeking is that Section 21.03.070(a)(4), Architectural Consideration will not apply because all architectural standards will be drawn from the more stringent North Seventh Street Historic District Guidelines and Standards for the property within the PD.

Development Plan

Pursuant to Section 21.02.150(e)(2) the approved development plan may be amended only by the same process and criteria by which it was approved, except for minor amendments. Such amendments shall be reviewed by the Director and Planning Commission and the final decision rendered by City Council pursuant to the criteria outlined below.

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

Comprehensive Plan. The property and the portion of the North Seventh Street Historic Residential District north of Grand Avenue has a future land use designation of Residential Medium Density (4 to 8 units per acre). The applicable zones that implement this land use category include R-4, R-5, R-8, R-12, R-16 and R-O. The current underlying zone district adopted with the PD and development plan is R-8 which is consistent with the Residential Medium land use designation. However, the approved Plan described in and comprised of the zoning ordinance and the North Seventh Street Historic Residential District Guidelines and Standards also recognizes long-time non-residential uses within the District including churches, R-5 School, office buildings and a daycare center. The applicant's request is to revise the zoning ordinance and development plan to establish the R-O zone district as the underlying zone for the property and allow for some uses that are allowed in the R-O zone district which are not unlike the uses already recognized in the District. As stated above, the R-O zone district may also implement the Residential Medium land use category. Therefore, staff finds the proposed amendment consistent with the Future Land Use Map of the Comprehensive Plan.

Further, the request to amend the PD zoning ordinance and Plan is consistent with the following goals and/or policies of the Comprehensive Plan.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

The proposed amendment to the PD will facilitate the preservation and reuse of this historic building that is a contributing structure within the National Register of Historic Places district. The former church building is a familiar landmark in the downtown area and this amendment will serve to allow for its ongoing improvement, thereby enhancing the overall character of downtown. In addition, the proposed R-O uses for this property will be subject to performance standards which are protective of the neighborhood character and further consistent with the Comprehensive Plan.

Grand Valley Circulation Plan. The Grand Valley Circulation Plan identifies North 7th Street as a Minor Arterial and the side street, Chipeta Avenue as a local street. As such, there is no existing nor proposed access to the property directly on North 7th Street. Access to the property is gained via the north-south alley on the west side of the property. The amended PD will not change this situation.

North Seventh Street Historic Residential District Guidelines and Standards. The property at 535 North 7th Street is within the planned development zone district known as the North Seventh Street Historic Residential District (“the District”). The approved Plan for the District is known as the North Seventh Street Historic Residential District Guidelines and Standards (“the Plan”). The proposed amendment would establish the R-O district as the underlying zone for the property and revise the text of Section IV, Land Use and Zoning, of the Plan (of the Guidelines and Standards).

IV. LAND USE AND ZONING

The present Guidelines and Standards read as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue which are non-residential: two houses on the west side of North 7th Street and the R-5 High School on the east. The houses are zoned Downtown Business (B-2) and the school is zoned Community Services and Recreation (CSR).

For more information refer to the City of Grand Junction Zoning and Development Code.

The Applicant is requesting that this section be revised to read as below to add uses allowed in the R-O zone district, applying only to the property at 535 North 7th Street.

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 North 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 North 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4)); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these Guidelines and Standards do not affect allowable uses or zoning.

Staff finds that the proposed revision to the North Seventh Street Historic Residential Guidelines and Standards are consistent with the overall intent and character of the regulations and finds this criterion has been met.

Greater Downtown Plan. Adopted as a part of the Comprehensive Plan, Title 36 of the GJMC is the Greater Downtown Plan. The proposed Plan amendment to allow certain R-O uses on the property subject to performance standards designed to protect the overall residential character of the District furthers the following goals and policies of the Greater Downtown Plan.

36.12.020 Area-wide goals and policies.

(d) Goal 4. Redefine the land use along key corridors to provide a mix that will offer the most opportunities for redevelopment and revitalization.

(1) Policy 4a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.

(2) Policy 4b. Mixed uses, including residential, will be encouraged in appropriate subareas and corridors.

36.12.030 Downtown District goals and policies.

(a) Goal 1. Maintain and enhance the economic, cultural and social vitality of the

Downtown District.

(1) Policy 1a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.

(2) Policy 1b. Implement infill and redevelopment policies that support downtown.

The proposed Plan Amendment is otherwise consistent with the Greater Downtown Plan as it preserves the existing site and structure and minimizes impacts to the residential neighbors. Staff finds this criterion has been met.

(ii) The rezoning criteria provided in GJMC 21.02.140

As previously stated, a PD zoning ordinance and development plan may be amended only by the same process and criteria by which it was approved. The proposal shall meet at least one of the rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code as follows.

(1) Subsequent events have invalidated the original premises and findings; and/or The blanket adoption of the R-8 zone as the underlying zone district recognized only the uses allowed in that district but did not address the potential need for the re-use of the non-residential structures in the District, including this property. The building has not been used as a church for some time and its long-term vacancy suggests that it is not likely to be used as a church in the foreseeable future. A goal of the Comprehensive Plan is re-use of existing sites and structures, and certainly a goal of the District Guidelines and Standards is the preservation and re-use of contributing historic structures, of which the building is one. However, this does not substantiate an invalidation of the original premises of the plan. Therefore, Staff finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The former church building has been vacant for some time, but this condition does not represent a change to the overall character of the area. However, if the condition persists and the building and site continues to be vacant and left to deteriorate, it will erode the overall character of the neighborhood. Staff concludes that this criterion is not met but that the proposed amendment will be a positive step in the property's continuous use and maintenance.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are available to the property and are adequate to serve the type and scope of the proposed new uses within the District. Therefore, staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed amendment to the PD and Plan will allow the ongoing maintenance, enhancement and reuse of this historic structure for potential uses other than its previous use as a church. Such potential reuse will reinvigorate the neighborhood by putting to use a long-vacant, historic building and property in the historic district and may have positive economic impact in the downtown area.

Staff finds this criterion has been met.

(iii) The planned development requirements of Chapter 21.05 GJMC;

The applicable development standards of Section 21.05.040 are listed below.

(c) Nonresidential Intensity. A maximum floor area shall be established at the time of planned development approval. In determining the maximum floor area, the Planning Commission and City Council shall consider:

(1) The intensity of adjacent development;

(2) The demand for and/or mix of residential and nonresidential development in the proposed PD and in the vicinity of the proposed PD;

(3) The availability of transportation facilities, including streets, parking, transit facilities and bicycle/pedestrian facilities;

(4) The adequacy of utilities and public services.

(d) Mixed Use Intensity.

(1) In mixed use developments in areas designated for residential development in the Comprehensive Plan, no more than 10 percent of the land area may be dedicated to nonresidential uses.

(2) The maximum residential densities within mixed use developments designated for nonresidential development in the Comprehensive Plan shall not exceed 24 dwelling units per acre. In such developments, residential uses shall not constitute more than 75 percent of total floor area.

To the extent this criterion is applicable since the historic district is already a PD, the Applicant's site, which Applicant proposes to dedicate to non-residential use, is less than 10% of the land area of the District, and the Applicant does not propose any change to the minimum or maximum residential density of the District. Staff finds this criterion has been met.

(e) Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

(1) Is adequately buffered from adjacent residential property; (2) Mitigates adverse impacts on adjacent properties; and (3) Is consistent with the goals and policies of the Comprehensive Plan.

To the extent this criterion is applicable since the historic district is already a PD, the Applicant's site is adequately buffered by alleys and by wide, tree-lined streets from adjacent residential property. There are no adverse impacts on adjacent properties and, to the extent there are, they are effectively mitigated by the applicable performance standards of the R-O zone district and by the Historic District Guidelines and Standards. In addition, the proposed Plan amendment and new uses are consistent with the goals and policies of the Comprehensive Plan as stated above.

Staff finds this criterion has been met.

(f) Development Standards. Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive.

The Applicant proposes a Plan amendment which, in establishing the R-O zone as the default district for the property, allows some uses allowed in the R-O zone district in addition to those already allowed under the R-8 zone for the specific parcel of property, which uses are consistent with the Comprehensive Plan. The proposed development standards for the R-O uses are those that are consistent with the R-O zone district. Thus, staff finds this criterion has been met.

(g) Deviation from Development Default Standards. The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code.

The only deviation from the standards of the R-O zone district is that the architectural considerations of the R-O zone district would be usurped by the more stringent guidelines and standards adopted for the North Seventh Street Historic Residential District. Staff finds this criterion has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The only overlay district that applies to the subject property is Title 24, the Greater Downtown Overlay which includes the following policies.

- (a) Maintain and enhance the economic, cultural and social vitality of downtown.
- (b) Promote downtown living by providing a wide range housing opportunities.
- (c) Enhance the transportation system to accommodate automobiles, bikes and pedestrians and provide adequate, convenient parking.
- (d) Stabilize and enhance the historic residential neighborhoods.
- (e) Establish and promote a unique identity.
- (f) Preserve and restore significant historic structures.
- (g) Activate the edges of the downtown parks with mixed use and programmed/active use of the park as urban open space rather than passive green parks.

This proposal specifically addresses policies (a), (d), (e) and (f). Due to the adoption of the PD which includes the Guidelines and Standards, there are no other guidelines and standards in the Downtown Plan Overlay that apply to the Historic District. Therefore, staff finds this criterion has been met.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Refer to rezone criteria discussion above.

(vi) Adequate circulation and access shall be provided to serve all development

Pods/areas to be developed;

Refer to rezone criteria discussion above.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

As the building and site are redeveloped, fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards within the R-O zone district. As such, staff finds this criterion has been met.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

Refer to Planned Development discussion above.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

Refer to Planned Development discussion above.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Since the properties within the District are already developed, there is no phasing or development schedule. Thus, this criterion does not apply to this proposal.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Planned Development (PD) zoning ordinance and the Development Plan pertaining to the property located at 535 North 7th Street (PLD-2020-440), the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Sections 21.02.150 (e)(1) and (e)(2) of the Grand Junction Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the request for the amendment to the Planned Development zone district and Development Plan for the North Seventh Street Historic Residential District.

FISCAL IMPACT:

This land use action has no direct fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance amending the Planned Development (PD) zoning

ordinance and development plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street, and Set a Hearing for October 21, 2020.

Attachments

1. Application Materials
2. Maps and Photographs
3. Planning Commission Minutes - 2020 - September 22 - Draft
4. Public Comment - Planned Development Amendment
5. 7th Street Amended Plan Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="Residential Medium"/>	Existing Zoning <input type="text" value="PD - R-8 default underlying"/>
Proposed Land Use Designation <input type="text" value="no change proposed"/>	Proposed Zoning <input type="text" value="PD - R-8 default, but also all"/>

Property Information

Site Location: <input type="text" value="535 N. 7th Street, Grand Junction, CO 81501"/>	Site Acreage: <input type="text" value="0.39 AC"/>
Site Tax No(s): <input type="text" value="R063206 2945-141-36-005"/>	Site Zoning: <input type="text" value="PD with a default zone of R-8"/>
Project Description: <input type="text" value="Amendment to the North Seventh Street Residential Historic District Planned Development"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application <input type="text" value="Shelly S Dackonish"/>	Date <input type="text" value="July 27, 2020"/>
Signature of Legal Property Owner <input type="text" value="Arlo Dicristina"/>	Date <input type="text" value="7/27/2020"/>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Arlo Dicristina, am the owner of the following real property:

(b) Lots 11 through 15, Block 61, City of Grand Junction, Resurvey of Second Division Sec 14 1S 1W UM Recd 4/17/1905 Receipt No 54332 Mesa County, State of Colorado

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

[Empty box for listing other owners]

I have reviewed the application for the (d) Planned Development Amendment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) N/A (none)

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: [Handwritten Signature]

Printed name of owner: Arlo Dicristina

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 27th day of July, 2020

by Arlo Dicristina

Witness my hand and seal.

My Notary Commission expires on 9-11-2020



[Handwritten Signature]
Notary Public Signature

Instructions

An ownership statement must be provided by each and every owner of the property.

- (a) Insert name of owner as it appears on deed that conveys property to the owner.
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries does/do not match those on the plat, provide an explanation.
- (c) Insert name of all other owners, if any.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Explain actual or possible conflicts you have knowledge of. If none, state "none." Attach copies of related documents and refer to them here.

Doc Fee: \$49.50

GENERAL WARRANTY DEED

This Deed, made May 30, 2019, Between First Church Of Christ, Scientist, of Grand Junction, Colorado of the County Mesa, State of Colorado, grantor(s) and Arlo Dicristina, whose legal address is 811 Grand Avenue Grand Jct, CO 81501 County of Mesa, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS AND NO/100'S (\$495,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado described as follows:

Lots 11, 12, 13, 14 and 15 in Block 61 of City of Grand Junction, Count of Mesa, State of Colorado.

also known by street and number as **535 N 7Th St, Grand Junction, CO 81501-3312**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

First Church Of Christ, Scientist, of Grand Junction, Colorado

Ronald W. Bradley
by Ronald W. Bradley, Board Member

STATE OF COLORADO
COUNTY OF MESA

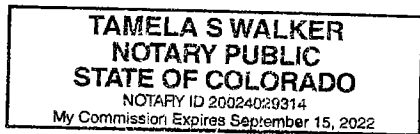
}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me May 30, 2019 by Ronald W. Bradley, Board Member of First Church of Christ, Scientist, of Grand Junction, Colorado.

Witness my hand and official seal.

[Signature]

Notary Public
My Commission expires:



ELYSIUM STUDIOS

**NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT
PLAN AMENDMENT (REZONE)**

GENERAL PROJECT REPORT

July 24, 2020

A. PROJECT DESCRIPTION

LOCATION: 535 N. 7th Street
LOT SIZE: +/- .39 acres
PROPOSED USE: Fine Art and Body Art Studio
PROPERTY OWNER: Arlo Dicristina
PRIOR APPROVALS: N/A (prior use was as a church)
ZONE DISTRICT: North Seventh Street Historic Residential District Planned
Development (Default Zone R-8)
FUTURE LAND USE: Residential Medium

Fig. 1. The Church building in the Seventh Street Historic District.

Elysium Studios

create, educate and spread positivity through art



Fig 2. Elysium Studios’ clientele includes celebrities and people from around the world due to their artistry, philanthropic work, and strong reputation.

CLIENTELE

Dee Snider, *lead singer, Twisted Sister*
 Daymond John, *public speaker, author, host of Shark Tank, founder of FUBU*
 Maria Brink, *lead singer, In This Moment*
 Jimmy + Michelle Lewin, *leading fitness trainers and models in the world*
 Benjamin Buckley, *lead singer, Breaking Benjamin*
 Jonathan Casillas, *2x World Champ SB XLIV + XLIX, Team Captain of NY Giants*
 Clinton Kelly, *host, What Not To Wear + The Chew*
 Danny + Cody Garbrant, *former UFC Bantam Weight Champion*
 Ash Costello, *lead singer, New Years Day*
 Travis Barker, *drummer, Blink 182*
 Chris Cerulli, *lead singer, Motionless in White*
 Bush + Stone Temple Pilots


2+ MILLION
 FOLLOWERS


500K+
 FOLLOWERS


500K+
 FOLLOWERS

CHARITIES

INKED FOR A CAUSE
Free cover-ups for breast cancer mastectomy patients

National Military Family Association, *Austin*
 Parkinson's Foundation, *Pittsburgh*
 GLAAD, *San Francisco*
 Center for Addiction Treatment, *Las Vegas*
 Colorectal Cancer Coalition Inc., *Dallas*
 Americans For Immigrant Justice, *Miami*
 Facing Homelessness, *Seattle*
 The African American Association of Georgia, *Atlanta*
 American Red Cross, *Nashville*

INTERNATIONAL: Healing Ink: *Israel*







B. PUBLIC BENEFIT

Elysium Studios draws clientele, including celebrities, and artists from all over the world because of its exceptional artistry and reputation. Clients typically bring family or friends and stay one or more nights in town, taking advantage of local restaurants, hotels, entertainment, services, and other visitor amenities. The positive economic impact of the studio on the local community is significant and is expected to increase in the proposed new location.

Elysium Studios has outgrown its present location at 861 Grand Avenue. The owners would like to expand the studio to include art classes, demonstrations and showings, enhancing the vibrancy of the neighborhood and connecting with the local art community and the Downtown. Elysium Studios would reinvigorate the neighborhood by putting to use a long-vacant, beautiful old building and property in the Historic District. The Owner’s interest in preserving the historic character of the property and the residential character of the neighborhood is a personal one, as he and his wife Ryan just purchased a home in the District as well.

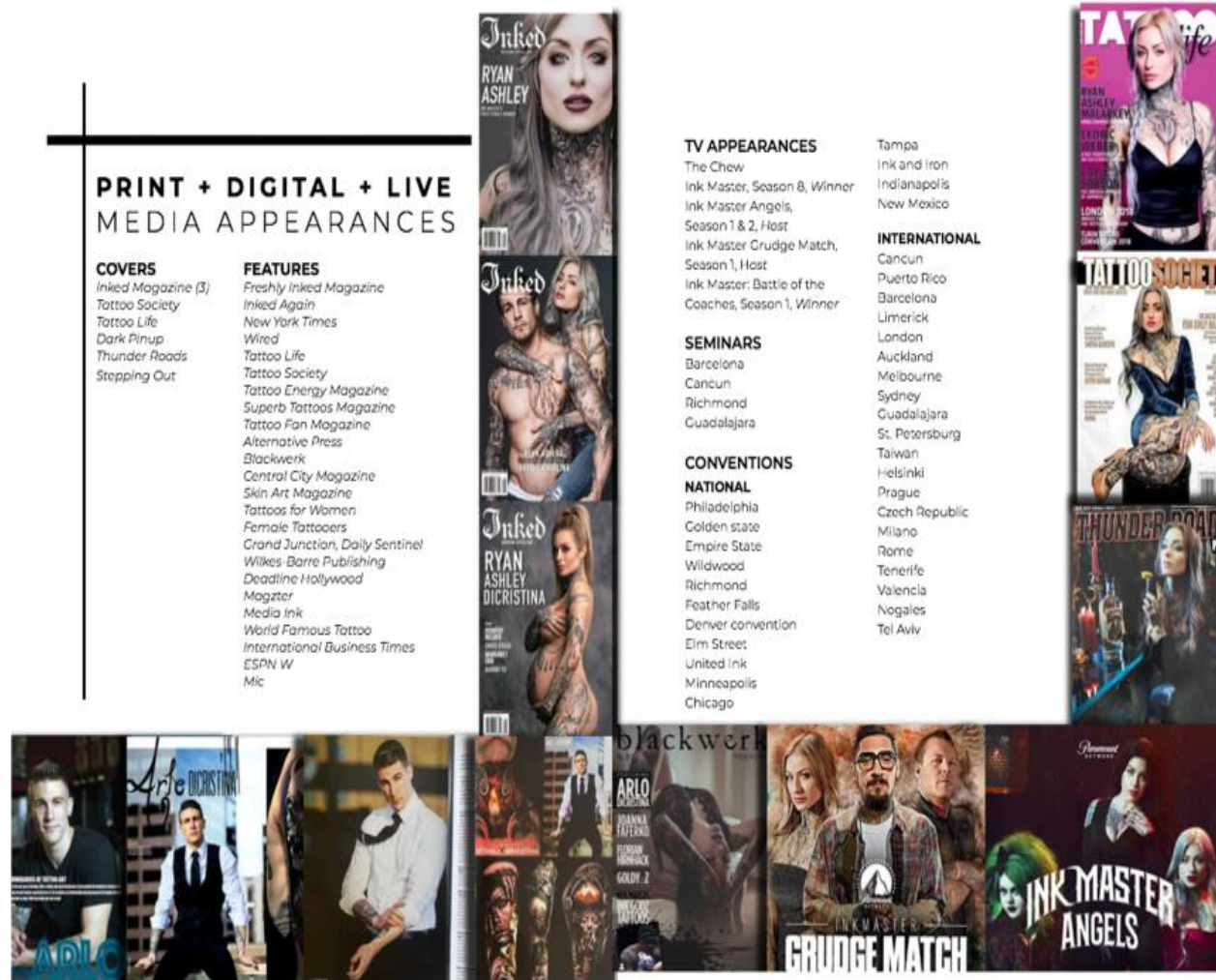


Fig. 3. Print media, television and conventions have featured the work of Elysium Studios.

C. NEIGHBORHOOD MEETING

Two neighborhood meetings were held; one by Zoom on Wednesday, July 15, 2020 at 5:30 p.m. and one in person on Thursday July 16, 2020 in the church building on the Property (535 N. 7th Street) at 5:30 p.m. At each meeting, the Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment which would add R-O uses, in addition to the R-8 uses already allowed, on the Property, subject to the R-O performance standards of Section 21.03.070(a)(2) and (3) of the Code.¹ All those who spoke during the meeting expressed support

¹ In lieu of the R-O performance standards of subsection (4), however, the North Seventh Street Historic Residential District Guidelines and Standards would control the architectural consideration and features of the site.

for and excitement about the uses proposed and felt they would be an asset to the community. More detailed notes from the neighborhood meetings are attached as Appendix 1 to this Report.



Fig. 4. The world-renowned artistry and the uniqueness and exceptional quality of the tattoo art produced by Elysium Studios draws artists and clientele from all over the world and is in great demand. In addition to tattoos, the Elysium Studios artists produce and teach other forms of fine art, including painting and photography, and the historic church building is an ideal place for classes, gallery displays, and art-related community events.



Fig. 5. The Elysium Studios existing site at 861 Grand Avenue shows the Applicant's commitment to preservation of historic and residential character. The Studio has been compatible and complementary to the Downtown area and R-O standards have been observed.

D. PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

1. Adopted plans and policies.

(a) Comprehensive Plan.

Residential Medium Density (RM) 4 - 8 du/acre A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted. Applicable Zones R-4 R-5 R-8 R-12 R-16 R-O.

Elysium Studios proposed land use and PD amendment adding R-O uses on the Property subject to performance standards which are protective of the neighborhood character are consistent with the Comprehensive Plan, which expressly includes the R-O zone district as an implementing zone for the Residential Medium future land use category (p. 32, Comprehensive Plan).

Elysium Studios also furthers the following goals and policies of the Comprehensive Plan:

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Elysium Studios re-uses and preserves a beautiful historic building that has been vacant and unused for a significant amount of time.

Policy: A. In making land use and development decisions, the City and County will balance the needs of the community.

Elysium Studios re-uses and preserves a beautiful historic building that has been vacant and unused for a significant amount of time, and does so in a manner that is complementary to and protective of the residential character of the neighborhood and increases the vibrancy of the Downtown area.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions. Policy: A. The City will support the vision and implement the goals and actions of the Strategic Downtown Master Plan (when adopted).

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development. C. Enhance and accentuate the City 'gateways' including interstate interchanges, and other major arterial streets leading into the City;

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Policies: A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism. B. The City and County will provide appropriate commercial and industrial development opportunities.

(b) North Seventh Street Historic Residential District Guidelines and Standards Overlay/Plan.

Elysium Studios is within the planned development zone district known as the North Seventh Street Historic Residential District ("the District"). The approved Plan for the District is known as the North Seventh Street Historic Residential District Guidelines and Standards ("the Plan"). Dicristina proposed amending the following section of the Plan:

IV. LAND USE AND ZONING

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue: two converted houses on the west side of Seventh Street and the

R-5 High School on the east. The houses are zoned Downtown Business (B-2) and the school is zoned Community Services and Recreation (CSR). For more information refer to the City of Grand Junction Zoning and Development Code.

(Plan, page number 6). The Applicant proposes and requests the following amendment to the Plan, to allow, in addition to those uses allowed in the R-8 zone district, certain R-O uses on the Property, as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 N. 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 N. 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these These Guidelines and Standards do not affect allowable uses or zoning.

(c) The Downtown Plan Overlay.

The proposed Plan amendment to allow certain R-O uses on the property subject to performance standards designed to protect the overall residential character of the District furthers the following goals and policies of the Downtown Plan.

36.12.020 Area-wide goals and policies.

(d) **Goal 4.** *Redefine the land use along key corridors to provide a mix that will offer the most opportunities for redevelopment and revitalization.*

(1) *Policy 4a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.*

(2) *Policy 4b. Mixed uses, including residential, will be encouraged in appropriate subareas and corridors.*

36.12.030 Downtown District goals and policies.

(a) **Goal 1.** *Maintain and enhance the economic, cultural and social vitality of the Downtown District.*

(1) *Policy 1a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.*

(2) *Policy 1b. Implement infill and redevelopment policies that support downtown.*

The proposed Plan Amendment is otherwise consistent with the Downtown Plan as it preserves the existing site and structure and minimizes impacts to the residential neighbors.

2. Physical Characteristics of the Site and Impacts of the Proposed Plan Amendment and Land Use.

- a. Parking. The site already includes a large parking area consisting of approximately thirty spaces, which is more than sufficient for the proposed land use. Because much of the clientele is from out of town, clients typically arrive by hired car (such as Uber) or by walking from downtown hotels. Due to the proximity to Downtown with its restaurants, hotels, entertainment, and other amenities for visitors, clientele walking to and from the Studio is highly likely.
- b. Hours of operation. The applicant proposes limiting hours of operation to commencing client appointments from 7:30 a.m. to 8:30 p.m.; however, clients whose work is not finished by 8:30 p.m. would be allowed to stay to finish up work that was commenced during the business hours. The business would be locked up at 8:30 and no more clients would enter after 8:30.
- c. Impact. Visits to the studio for body art are by appointment only. Body art is performed indoors and is a very quiet activity. Impacts on the neighborhood are expected to be minimal.
- d. Land use in the surrounding area. Land uses in the District and in the surrounding area are residential, general office, short-term lodging, day care, church, and personal services.
- e. Site access and traffic patterns. Right turn in from N. 7th Street and alley access from N. 7th and two side streets (Chipeta and Ouray Avenues) make the parking lot very accessible and movement of vehicles in and out safe and efficient.
- f. Special or unusual demands on utilities. None.
- g. Effects on public facilities. None.
- h. Number of employees. The Elysium Studios team consists currently of 11 artists and is expected to remain at that size for the near term. Elysium Studios is a very selective employer. They are a close-knit group of co-workers, friends and fellow artists.



Fig. 6. Elysium Studios current artist team and family members.

- i. Signage. Signage will comply with the North Seventh Street Historic Residential District Guidelines and Standards and will be reviewed by City staff and the Historic Preservation Board during the minor site plan review process.
- j. Site soils and geology. N/A.
- k. Impact of project on site soils and geology. N/A.
- l. Bulk standards. N/A, no changes proposed; existing building will remain as and where it is; no new buildings or external additions are proposed; external site modification shall be subject to the North Seventh Street Historic Residential District Guidelines and Standards
- m. Performance standards. R-O performance standards in Section 21.03.070(a)(2) and (3) will apply; the architectural considerations, however, will be drawn from the North Seventh Street Historic Residential District Guidelines and Standards, rather than from subsection (4) of 21.03.070(a).

- n. Use-specific standards. N/A.

E. REVIEW CRITERIA

1. 21.02.150 (e) **Amendments to Approved Plans.**

(1) *Planned Development Rezoning Ordinance. The use, density, bulk, performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:*

(i) *No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;*

Applicant is seeking an amendment to the uses permitted on the Property within the PD through the rezoning process, as required.

(ii) *The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and*

No change to the maximum or minimum density for the PD are proposed by the Applicant.

(iii) *The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.*

Applicant is seeking an amendment to the performance standards (applying the R-O zone district performance standards in subsections (2) and (3) of Section 21.03.070(a), but not subsection (4), because all architectural considerations will be drawn from the Historic District Guidelines and Standards) for the property within the PD through the rezoning process, as required.

(2) *Outline Development Plan. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as follows:*

(iii) *Major Amendments. All other amendments to the outline development plan shall be reviewed by the Director and Planning Commission using the same process and criteria used for ODP review and approval. Final decision shall be made by City Council.*

Applicant is seeking an amendment to the Plan only for Applicant's Property within the PD, and is doing so through the rezoning process, as required.

2. 21.02.150 (b) Outline Development Plan (ODP).

(1) Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.

See Outline Development Plan (ODP) in Appendix 2 to this Report.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

See Section D above.

(ii) The rezoning criteria provided in GJMC [21.02.140](#);

21.02.140 Code amendment and rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Subsequent events have invalidated the original premises and findings. The long-term non-use and vacancy of the beautiful old building is a subsequent event that invalidates the original premises and findings regarding land uses within the District of Ordinance No. 4403 and Ordinance No. 4508. Ordinance 4403 merely catalogs existing uses and allowed the City Council to authorize changes of use in its discretion. Ordinance No. 4403 “is founded on recording the uses of each of the 7th Street Historic Residential District Property as they exist in a point in time but the Plan is not intended to preclude new or different uses,” and provides that any change of use will be “determined ... by reference to the City’s Comprehensive Plan, by reference to the R-8 zone district standards (although those standards **shall not serve as a sole basis for denial or approval of an application but instead a frame of reference**)” (emphasis added). The inventoried use of the Property in Ordinance No. 4403 was described as “Exempt-Commercial” and “Church-Chapel” and “Religious Church.”

Ordinance No. 4508 removes that discretionary authority from the City Council and appears to just default to the uses allowed in the R-8 zone district (which is very limited as to non-residential uses), but it does so without addressing the need for re-use of the non-residential buildings in the District.

The church building has not been used as a church for some time and its long-term vacancy suggests that it is not likely to be used as a church in the foreseeable future. A goal of the Comprehensive Plan is re-use of existing sites and structures, and certainly a goal of the District Guidelines and Standards is the preservation and re-use of contributing historic structures, of which the building is one.

The character and/or condition of the area has changed such that the amendment is consistent with the [Comprehensive] Plan. The long-term vacancy of the building, which is decidedly non-residential in character but required to be preserved in its essential historic character, represents a change in the character and condition of the area necessitating the amendment to the Plan. As stated above the Plan was developed without regard to the need for re-use of non-residential buildings in the District. This change in character and condition, which makes this building unlikely to be used as a church, day care or other land use allowed in the R-8 zone district, necessitates a Plan amendment. The proposed Plan amendment is consistent with the Comprehensive Plan because R-O is an implementing zone district for the Residential Medium future land use designation, and because the R-O land uses and performance standards are protective of the residential character of the neighborhood.

Public and community facilities are adequate to serve the type and scope of land use proposed. As described above, the scope of the land use proposed is effectively and more than adequately served by streets, utilities, transportation, and other necessary and complementary amenities and services.

The community or area, as defined by the presiding body, will derive benefits from the proposed amendment. The benefits from the proposed Plan amendment are described above under the heading “Public Benefit.”

(iii) *The planned development requirements of Chapter [21.05](#) GJMC;*

21.05.040 Development standards.

(c) **Nonresidential Intensity.** *A maximum floor area shall be established at the time of planned development approval. In determining the maximum floor area, the Planning Commission and City Council shall consider:*

- (1) *The intensity of adjacent development;*
- (2) *The demand for and/or mix of residential and nonresidential development in the proposed PD and in the vicinity of the proposed PD;*
- (3) *The availability of transportation facilities, including streets, parking, transit facilities and bicycle/pedestrian facilities;*
- (4) *The adequacy of utilities and public services.*

(d) **Mixed Use Intensity.**

- (1) *In mixed use developments in areas designated for residential development in the Comprehensive Plan, no more than 10 percent of the land area may be dedicated to nonresidential uses.*
- (2) *The maximum residential densities within mixed use developments designated for nonresidential development in the Comprehensive Plan shall not exceed 24 dwelling units per acre. In such developments, residential uses shall not constitute more than 75 percent of total floor area.*

To the extent this criterion is applicable (the District is already a PD and the Applicant’s proposed Plan amendment does not invalidate the original findings underlying the PD), the Applicant’s site, which Applicant proposes to dedicate to non-residential use, is less than 10% of the land area of the District, and the Applicant does not propose any change to the minimum or maximum residential density of the District.

(e) **Minimum District Size.** *A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a*

planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;*
- (2) Mitigates adverse impacts on adjacent properties; and*
- (3) Is consistent with the goals and policies of the Comprehensive Plan.*

To the extent this criterion is applicable (the District is already a PD and the Applicant's proposed Plan amendment does not invalidate the original findings underlying the PD), the Applicant's site is adequately buffered by alleys and by wide, tree-lined streets from adjacent residential property. There are no adverse impacts on adjacent properties and, to the extent there are, they are effectively mitigated by the applicable performance standards of the R-O zone district and by the Historic District Guidelines and Standards. And the proposed Plan amendment and new uses are consistent with the goals and policies of the Comprehensive Plan as stated above.

*(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive.*

Applicant proposes a Plan amendment which allows uses in addition to those allowed under the default zone for a specific parcel of property, which uses are consistent with the R-O zone district. The proposed default standards for those additional uses are those that are consistent with the R-O zone district.

*(g) **Deviation from Development Default Standards.** The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code.*

No deviations from the default standards of the R-O zone district are proposed for the additional allowed uses on the Property.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles [23](#), [24](#) and [25](#);

See Section D.1. above.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities are already in place to support the projected impacts of the Plan Amendment. See also Section E.2. above.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Adequate circulation and access are already available to the site and are more than sufficient for the uses allowed by the proposed Plan Amendment. See Section **D.2.e.** above.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

The Property is effectively buffered, to the extent buffering is necessary, by the alleys and wide streets which surround the Property and by large street trees along the parking areas. The Applicant proposes additional buffering and screening by a proposed privacy fence on the back of the building where clients and artists may spend time on breaks. See also Section G. below.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

This criteria is not applicable since the proposed uses to be added with the Plan Amendment are not residential uses and since no amendment or changes to the density for the residential uses in the District are proposed by the Applicant.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

The R-O uses will be subject to the R-O performance and default standards, which are designed to be and are sufficiently protective of the residential character of the rest of the neighborhood.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed

This criterion is not applicable since no phased development is proposed. See also Section F. below.

F. DEVELOPMENT SCHEDULE OR PHASING

Following the approval of the Plan Amendment, the Applicants will complete a minor site plan review and continue their remodeling of the interior of the building. Signage and exterior site changes will be submitted to the Historic Preservation Board for review in accordance with the North Seventh Street Historic Residential District Guidelines and Standards.

G. SITE SKETCH

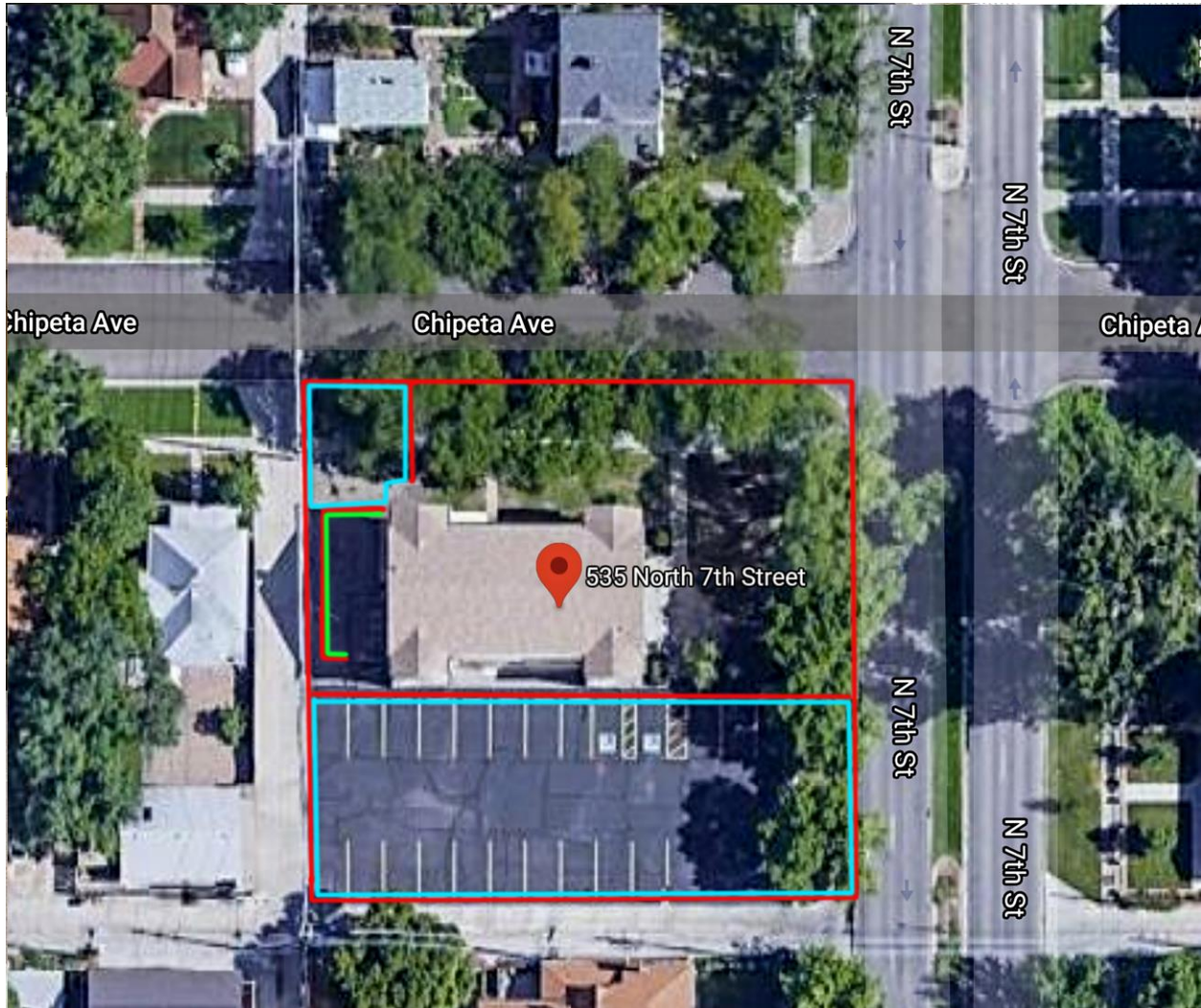


Fig. 7. The site is outlined in red; the parking areas are outlined in blue; a proposed private fenced-in outdoor area is outlined in green (there is an existing chain link fence in this area, but owners propose to install a privacy fence). The site is abutted on two sides by alleys and on two sides by wide tree-lined streets, creating buffering for the commercial land use and making site circulation and access to and from the existing parking lot excellent, efficient and safe.

APPENDIX 1

535 N. 7th Street

Planned Development Plan Amendment

Neighborhood Meeting Notes

The Applicant, Arlo Dicristina, owns the property at 535 N. 7th Street, which lies within the Planned Development Zone District known as the North Seventh Street Historic Residential District. Dicristina proposes to use the property as an art and tattoo studio, with a mix of uses that includes “personal services” (tattoo studio) and “community services” (art education, art co-op space, art shows and events). This involves a change of use and plan amendment.

Two neighborhood meetings were held; one by Zoom on Wednesday, August 15, 2020 from 5:30 to 6:40 p.m., and a second in-person at 535 N. 7th Street on Thursday, August 15, 2020 from 5:30 to _____.

In attendance at both meetings were Arlo Dicristina and Ryan Mularkey, the property owners, their attorney Shelly Dackonish of Dufford Waldeck, and City planner Landon Hawes, and the neighbors listed below. Arlo and Ryan also own a home in the Historic District (433 N. 7th Street) and so are also listed below as homeowners.

ZOOM MEETING:

<u>Attendees:</u>	<u>Address:</u>
Rich Buffington	604 N. 7 th Street
Rosa Brey	726 Ouray
Kyle Gardner	726 Ouray
Chandler Smith	536 Gunnison
T.J. Smith	840 ½ Chipeta
Shari Seagren	635 Chipeta
Jerry Cox	629 Gunnison (Mary Lou Pierce)
Arlo Dicristina	433 N. 7 th Street
Ryan Mullarkey	433 N. 7 th Street

Notes: The Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment, adding R-O uses, in addition to the R-8 uses already allowed, on the Property. All those who spoke during the meeting expressed support for and excitement about the uses proposed and felt they would be an asset to the community. Rich Buffington expressed support for the proposed use but suggested that some neighbors might object to including some of the higher-

impact R-O uses in the Plan Amendment at this time. Shari Seagren uses her property, which is behind the church on Chipeta, as a VRBO; she likes the quiet of the neighborhood and asked about hours of operation. Other questions were:

- a. Who owns the business? It is owned by Arlo and Ryan, and Arlo and Ryan are also artists at the studio.
- b. How many employee and where are they from? Elysium Studios currently has an 11 member artist team and this is not expected to change. They are from all over the world. They are very selective about the artists they work with and they are a very close-knit group.
- c. What is the timeline for moving the business in? The owners will diligently pursue the interior remodel and minor site plan review following the rezone decision and move in as soon as they can, but are not sure how long that will take.
- d. What outreach has there been with other art community members for the art education component? A couple of CMU professors are interested in music and film collaborations in the space. They've reached out to Brandon Stam about coordinating with the DDA and about becoming part of the Art District. The artists on their team are interested in giving classes. They have spoken with members of the Historic Preservation Board about using the facilities to host block parties and art / history walks. They've spoken with other artists about an artist co-op space and there is interest in that.

IN-PERSON MEETING:

Attendees:

Address:

Amy Topper	611 N. 7 th Street
Chris Dennis	640 N. 7 th Street
Ron Parron	621 N. 7 th Street
Mindy Baumgardner	621 N. 7 th Street
Jeff Bergin	428 N. 7 th Street
Arlo Dicristina	433 N. 7 th Street
Ryan Mullarkey	433 N. 7 th Street

Notes: The Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment, adding R-O uses, in addition to the R-8 uses already allowed, on the Property. All those who spoke during the meeting expressed support and enthusiasm for the re-use of the building and for the project. They are looking forward to seeing the building put to use again. No objections or concerns were expressed.

APPENDIX 2

OUTLINE DEVELOPMENT PLAN

Section I. Code Requirements for ODP.

21.02.150 Planned Development

(b) Outline Development Plan (ODP).

(1) *Applicability.* An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

21.05.050

(b) *Outline Development Plan (ODP).* An outline development plan (ODP) is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP. Zoning for the entire property or for each development “pod” is established at ODP. With an ODP, the pattern of development is established with densities assigned to individual “pods,” which shall be the subject of future, more detailed planning.

Section II. Proposed Plan Amendment.

The adopted Plan for the North Seventh Street Historic Residential District, known and titled as the North Seventh Street Historic Residential District Guidelines and Standards, is to be amended to allow, in addition to those uses allowed in the R-8 zone district, certain R-O uses on the Property located at 535 N. 7th Street, known as the First Church of Christ, Scientist Building, as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 N. 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 N. 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the

R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these ~~These~~ Guidelines and Standards do not affect allowable uses or zoning.

All other aspects of the approved Plan (the Historic District Guidelines and Standards) will continue to apply to the Property.

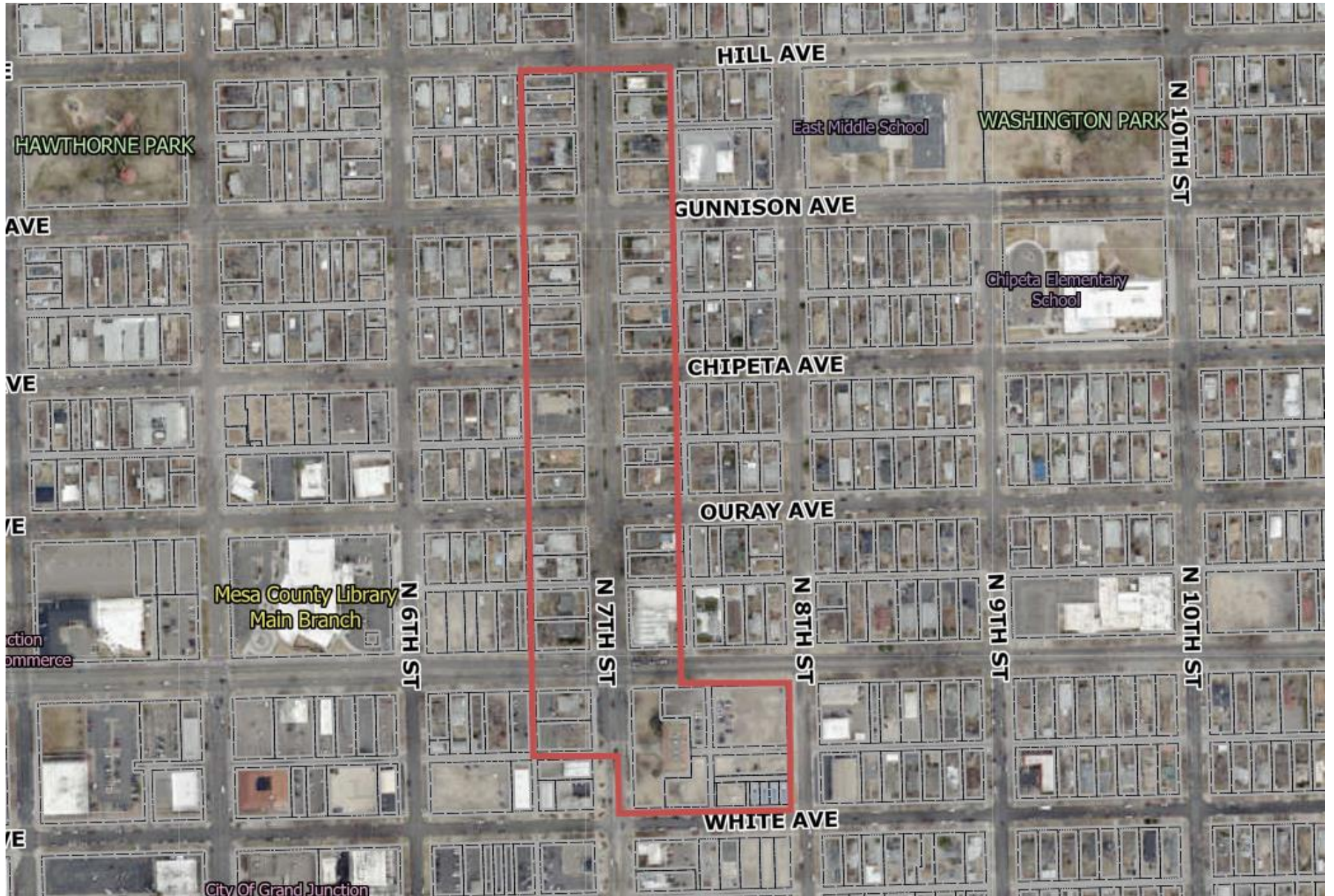
APPENDIX 3

LEGAL DESCRIPTION OF PROPERTY

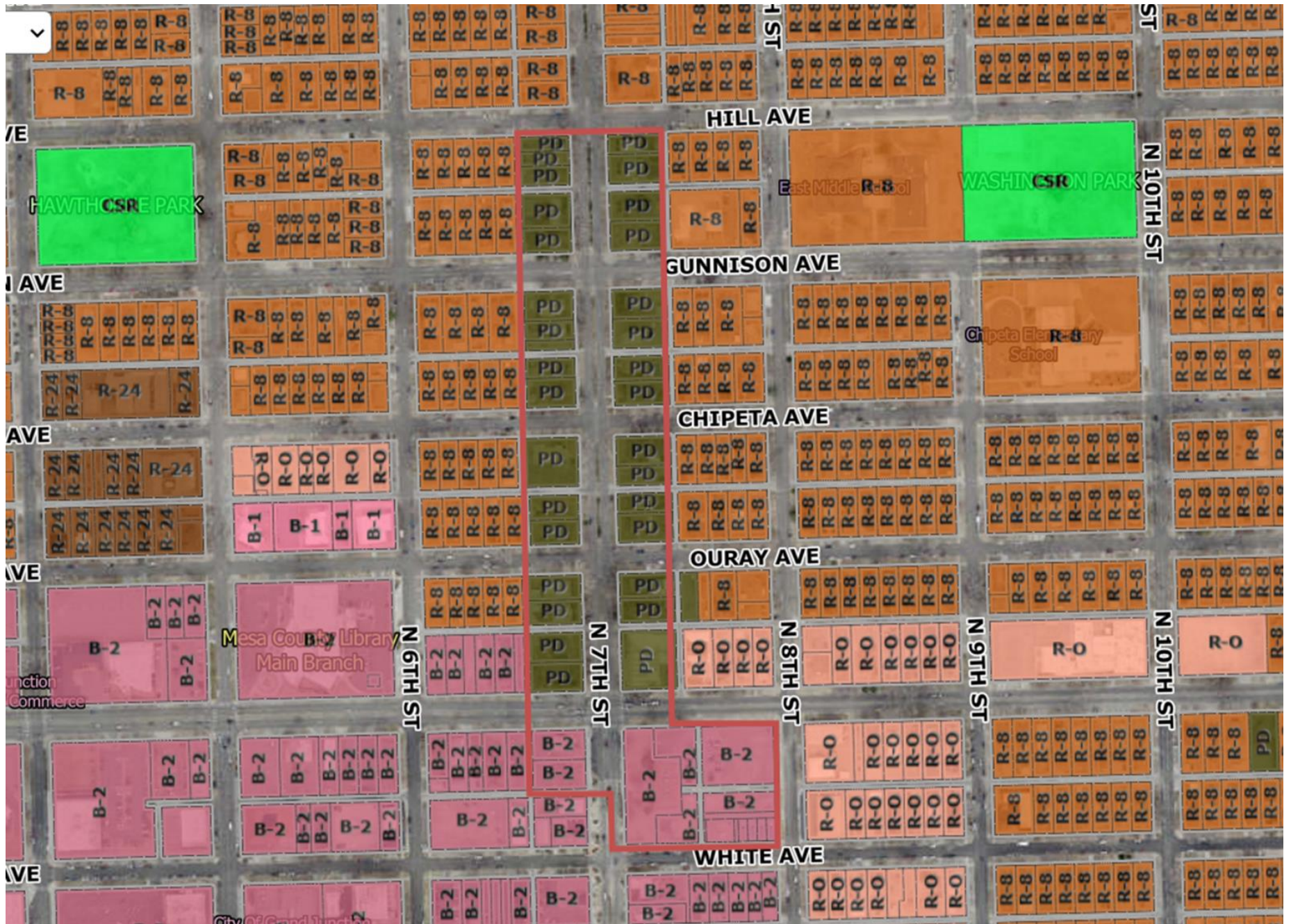
Lots 11, 12, 13, 14 and 15 in Block 61 City of Grand Junction, County of Mesa, State of Colorado

RESURVEY OF SECOND DIVISION SECTION 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332, COUNTY OF MESA, STATE OF COLORADO

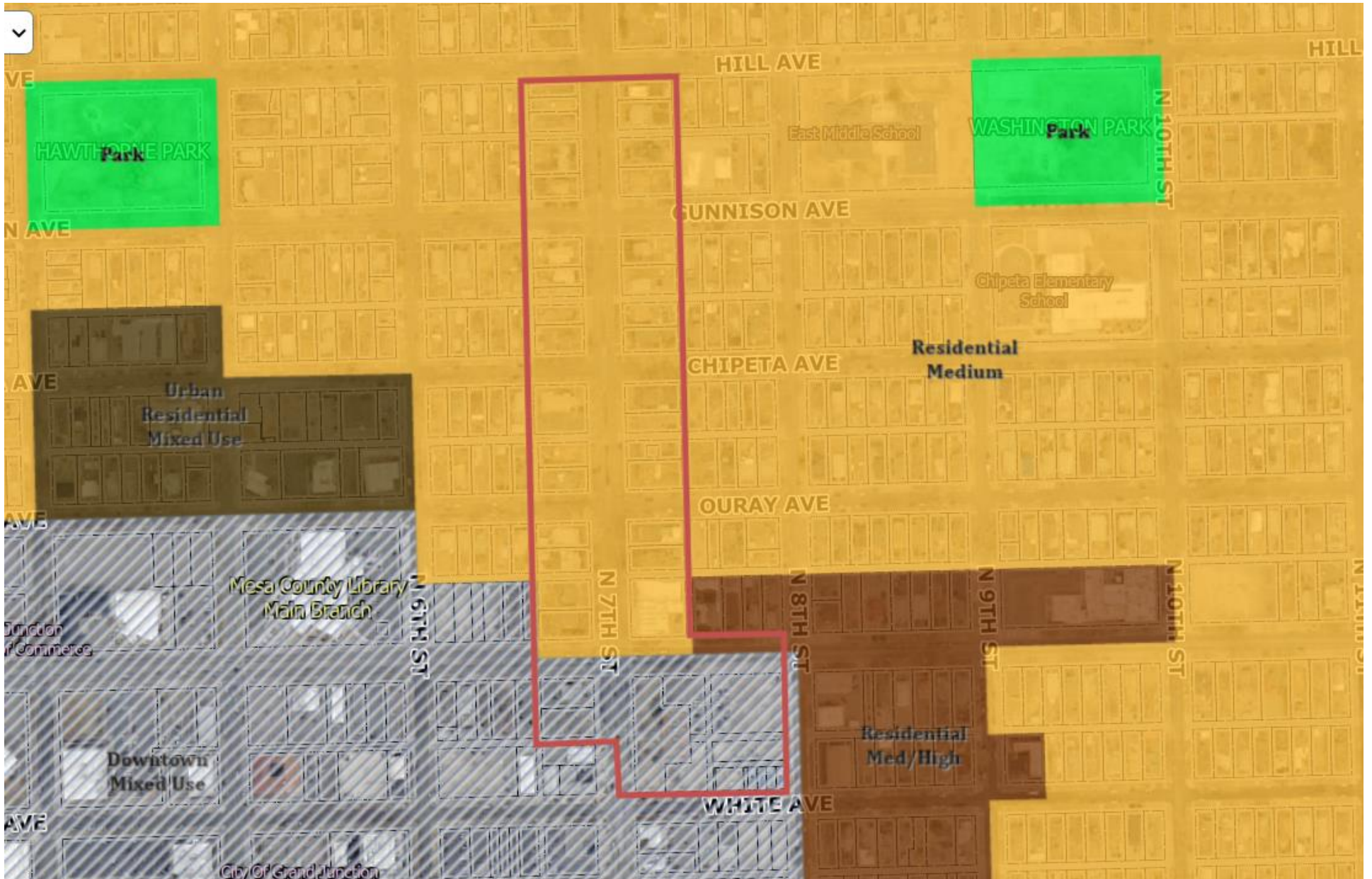
NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT LOCATION MAP



NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT ZONING MAP



NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT FUTURE LAND USE MAP



535 NORTH 7th STREET AERIAL PHOTOGRAPH



535 NORTH 7th STREET STREET VIEW – BUILDING AND PARKING LOT



535 NORTH 7th STREET STREET VIEW – FAÇADE FACING NORTH 7th STREET



GRAND JUNCTION PLANNING COMMISSION
September 22, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), David Thornton (Principal Planner), and Lance Gloss (Senior Planner).

There were 3 members of the public in attendance.

1 male, 2 female 20-30ish years old attendees
2 reps, 4 applicants

1. Elysium Studios – Planned Development Amendment File # PLD-2020-440

Consider a Request by Arlo Dicristina to Approve an Amendment to the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Susuras asked a question regarding objections to the request.

Applicant's Presentation

The Applicants, Arlo and Ryan DiCristina, were present and available for questions. The Applicant's representative, Shelley ?, was also present and available for questions.

Questions for Applicant

Commissioner Ehlers regarding what exactly is body art and how it falls into the personal services category.

Commissioner Gatseos asked a question regarding the business and its success.

Commissioner Wade asked a question regarding the building layout.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 15, 2020 via www.GJSpeaks.org.

One comment was submitted via GJSpeaks in support of the request from Mr. Abram Herman.

The public hearing was closed at 6:43 p.m. on September 22, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

Commissioner Ehlers made a comment in support of the request.

Motion and Vote

Commissioner Scissors made the following motion, "Chairman, on the Amendment to the Planned Development (PD) and Development Plan established in Ordinance 4508 for the North Seventh Street Historic Residential District to establish the R-O district as the underlying zone and add allowed uses for the property located at 535 North 7th Street, file number PLD-2020-440, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Commissioner Susuras seconded the motion. The motion carried/failed 6-0.

Grand Junction Speaks

Elysium Studios - Planned Development Amendment

- Details
- Comments (1)
- Staff Responses (0)
- Messages (0)
- Subscribers (1)

Status	Author	Text	Attachments	Planning Commission Review	Submitted On	Reject	Approve
Published	Abram Herman abram.herman@gmail.com	<p>I'm fully in support of amending for this use. This kind of revitalization in the downtown area is exactly what our city needs. The property is a great location for the proposed use as a tattoo studio and art space. I currently live about a block from the present location of Elysium Studios, and they have been good residents of our neighborhood. They bring out-of-town tattoo clients to our city, which contributes to the local economy and puts us on the map in a way that supports our tourism and hospitality industries, and the owner (Arlo DiCristina) is a born and raised Grand Junction local who I believe cares about creating something positive in our community—and he has the resources to do so.</p> <p>I've heard that there has been a small amount of pushback from neighbors who feel that the former church building should only be used again as a place of worship. With all due respect, we have an adequate number of places of worship in our city, and I think that turning the location into a space for art and local talent while preserving the beautiful building is an appropriate and wonderful use of the space.</p>		4/7 George Gatseos Andrew Teske Bill Wade Ken Scissors Christian Reece Keith Ehlers Sam Susuras	09/20/2020 6:41 pm		Unapprove

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING ORDINANCE 4508
TO ESTABLISH THE PLANNED DEVELOPMENT (PD)
ZONE DISTRICT AND A DEVELOPMENT PLAN FOR
THE NORTH SEVENTH STREET HISTORIC RESIDENTIAL
DISTRICT**

**LOCATED ON NORTH 7th STREET BETWEEN HILL AND
WHITE AVENUES**

Recitals:

The requested amended Planned Development (PD) zoning and Development Plan will establish the R-O zone district as the underlying district and allow additional uses for the property located at 535 North 7th Street. The request to amend the PD and Development Plan have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and Development Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Development Plan will achieved "long-term community benefits" by the reuse of a long-vacant historic structure which will enhance the character of the neighborhood, downtown and the general community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING AMENDMENTS ARE MADE TO THE PLANNED DEVELOPMENT (PD) ZONING ORDINANCE AND DEVELOPMENT PLAN:

- 1) The default/underlying zone district for the property located at 535 North 7th Street (tax parcel number 2945-141-36-005) shall be the Residential Office (R-O) zone district.
- 2) The uses allowed with the default R-O zone district shall include all allowed uses within the Residential 8 units per acre (R-8) zone district as amended and the following uses: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical and dental clinic, counseling center (nonresident), and health club.
- 3) The maximum residential density allowed on the property shall be in accordance with the Comprehensive Plan Future Land Use Map as amended.

- 4) The bulk standards, performance standards, site design, layout and operational considerations shall be in accordance with the R-O zone district as amended. The architectural considerations shall be in accordance with the North Seventh Street Historic Residential District Guidelines and Standards.
- 5) The North Seventh Street Historic Residential District Guidelines and Standards are revised as below (new text underlined, existing text to be deleted strikethrough).

Chapter 26.12
LAND USE AND ZONING

26.12.010 Land use and zoning.

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 North 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 North 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these Guidelines and Standards do not affect allowable uses or zoning.

Introduced for first reading on this ____ day of October 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of October 2020 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Grand Junction City Council

Regular Session

Item #2.b.iv.

Meeting Date: October 7, 2020

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance to Rezone 8.24 Acres from R-O (Residential Office) to BP (Business Park) Located at 1405 Wellington Avenue and Set a Public Hearing for October 21, 2020

RECOMMENDATION:

Planning Commission heard this at their September 8, 2020 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Hilltop Health Services ("Hilltop"), is requesting a rezone from R-O (Residential – Office) to BP (Business Park) for 8.224 acres, to better align with the existing use of the property and facilitate anticipated future development on the site including, at this time, expanding the number of residents and the types of services available on the property called Bacon Campus.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Hilltop Health Services Bacon Campus provides adults with traumatic brain injuries the home, community, and support essential to maintaining health and independence. Hilltop would like to be able to expand their Life Assistance Program on the western side of their campus and is looking to rezone the property to Business Park Mixed Use (BP) to better accommodate their facility and operation plans.

R-O zoning currently (1) limits the hours of operation from 7:30 AM to 8:00 PM for non-

residential uses; (2) limits the size of buildings to no more than 10,000 square feet; and (3) requires buildings to align along adjacent streets with main entries opening onto the adjacent streets. These requirements in the R-O zoning requirements present several obstacles for Hilltop -

- The existing and proposed expanded services provided to Hilltop's clients can extend beyond the designated hours of operation and may include clients that are not residents of the site.
- The site currently has one building that exceeds the 10,000-sf limit, which at the time was allowed in a R-O zone with a Conditional Use Permit. Hilltop's current facilities are spread out across the campus. State health care regulations have changed over the years and now facilities are required to provide constant oversight of their tenants. To efficiently accomplish this, facility layouts have living facilities and access corridors that connect to a common support staff central station, which ultimately require larger building footprints to comply. Hilltop is looking to expand their LAP program to the western side of the campus and anticipates the new building will be larger than 10,000 square feet in size.
- The property is currently developed in a campus style configuration with a majority of the buildings not having the entrance facing the street or oriented toward the street.

The Bacon Campus is currently zoned (R-O) Residential Office. The Comprehensive Plan Future Land Use Map for the campus is Residential Medium on the eastern portion of the property encompassing approximately 6.6 acres and Business Park Mixed Use on the western portion of approximately 1.6 acres.

Hilltop is requesting a proposed BP zone district which is compatible with the Comprehensive Plan Future Land Use Map as well as the surrounding zone districts which range from B-1, PD and R-O zoning. The surrounding area provides a mix of existing commercial and residential land uses.

The following zone districts would also be consistent with the Future Land Use designation of Business Park Mixed Use/Residential Medium for the subject property:

- a. R-4 (Residential 4 du/ac)
- b. R-5 (Residential 5.5 du/ac)
- c. R-8 (Residential 8 units/acre)
- d. R-12 (Residential 12 units/acre)
- e. R-16 (Residential 16 units/acre)
- f. R-24 (Residential – 24 units/acre)
- g. B-1 (Neighborhood Business)
- h. CSR (Community Services and Recreation)

- i. BP (Business Park Mixed Use)
- j. I-O (Industrial/Office Park)

In reviewing the other zoning district options, the residential zone districts of R-4, R-5, R-8, R-12, R-16 and R-24 could accommodate use of the properties for housing. The non-residential zones of CSR, BP, I-O are not as conducive to an entirely residential use. The BP zone district, however, allows the unlimited group living facility as it exists today, allows for the expansion of the residential component of the site and provides opportunity to further expand services the site can provide to its residents, clients and the community.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on February 19, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Eleven neighbors attended and asked questions focused on planned construction, timing, parking, and traffic impacts on Wellington Avenue.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on August 28, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on August 28, 2020. The notice of this public hearing was published on September 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or

Hilltop Health Services has been operating on this property since 1985. The need for services/homes for brain injury residents continues to grow. Hilltop is looking to continue and expand its services for these residents.

The R-O zone district previously had an allowance for buildings over 10,000 sf with a Conditional Use Permit which has been removed. The site received a CUP in 2001 for it's administrative / dining hall building which exceeds 10,000.

The applicant is anticipating the need for additional structures on the property for its LAP program on the property that will need to exceed the 10,000-sf cap in order to

meet State requirements for staffing and care of the residents.

The growing needs of the applicant and the services needed by its clients, the R-O zone district is no longer the best fit as it creates operational challenges for Hilltop and how it serves its clients and residents.

Staff has found this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The area has changed with the rezone of the property at the southeast corner of N 12th Street and Wellington Avenue to B-1 (Neighborhood Business) and the addition of the City Market shopping center at the west end of Wellington Avenue on the northeast corner, both adding new commercial uses to the neighborhood that are easily accessible to area residents and employees via walking, biking or driving.

The BP zone district allows for both non-residential and residential uses that facilitate a buffer between the developing commercial area at the west end of the block with the residential uses to the east. The rezone would allow the Applicant to expand its operations without heavily impacting the existing residential uses and being able to benefit from the proximity of the neighborhood commercial.

Staff has found this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The public facilities including water, sewer and utilities are available and adequate to serve any future development of the west end of site with the expansion of the LAP program or other services Hilltop provides its clients. In addition, the area has access to shopping, restaurants, banking and other personal services within walking, biking as well as driving in close proximity.

Staff has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The purpose of the BP zone district is to provide for a mix of light manufacturing and employment centers, limited commercial services, and multifamily residential uses in a business park setting with proper screening and buffering, all compatible with adjoining uses.

The City has over 21,000 acres of property zoned inside the City limits. Of that approximately 7,400 acres (approximately 35%) is zoned for some form of mixed-use or non-residential. There is over 2,000 acres of land designated with the BP-MU (Business Park Mixed Use) Future Land Use designation and only 98 acres of land designated with the BP (Business Park) zone district (less than 1% of the total 21,000, just over 1% of the mixed-use/non-residential zones and just under 5% of the BP-MU Future Land Use land).

The stretch of N 12th Street between Patterson Road and North Avenue and partially extending to N 7th Street has a mix of multifamily, general commercial and medical office uses and is designated as BP-MU on the Future Land Use Map. There is a mix of R-8, R-16, R-24, B-1, R-O and PD zone district that fall within the same area; however, there aren't any properties zoned BP. The BP zone district has been introduced into the Zoning and Development Code after the adoption of the Comprehensive Plan in 2009, well after this area of the City was developed. As redevelopment occurs, opportunities to further evolve the area with business park type developments also occur.

With Goals of providing areas that are a mix of employment opportunities, housing types and utilizing existing infrastructure, the limited amount of land specifically zoned to provide for those purposes is inadequate.

Staff has found this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed BP zone district would work to implement Goal 5 of the Comprehensive Plan "To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages." and Goal 12 "Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy."

The BP zone supports both Goals by creating an opportunity for Hilltop to expand its housing and services provided at the Bacon Campus for persons with special needs. The most recent Grand Valley Housing Needs Assessment identified a need for housing for persons with special needs; thus, expansion of the Bacon Campus will provide a benefit to the community to help meet this need.

Staff has found this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Hilltop Health Services rezone request, RZN-2020-223, for the

property located at 1405 Wellington Avenue, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

This land use action has no direct fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning the property located at 1405 Wellington Avenue from R-O (Residential – Office) to BP (Business Park) and Set a Hearing for October 21, 2020.

Attachments

1. Application Packet
2. Location Maps
3. Hilltop Bacon Center - Planning Commission Minutes - 2020 - September 8
4. Proposed Zoning Ordinance



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="N/A"/>	Existing Zoning <input type="text" value="R-0"/>
Proposed Land Use Designation <input type="text" value="N/A"/>	Proposed Zoning <input type="text" value="BP"/>

Property Information

Site Location: <input type="text" value="1405 Wellington Avenue"/>	Site Acreage: <input type="text" value="8.22"/>
Site Tax No(s): <input type="text" value="2945-122-57-001"/>	Site Zoning: <input type="text" value="R-0"/>
Project Description: <input type="text" value="Rezone the Hilltop property from R-0 to BP."/>	

Property Owner Information

Applicant Information

Representative Information

Name: <input type="text" value="Hilltop Health Services Corpor"/>	Name: <input type="text" value="Hilltop Bacon Campus"/>	Name: <input type="text" value="Austin Civil Group, Inc"/>
Street Address: <input type="text" value="1331 Hermosa Ave"/>	Street Address: <input type="text" value="1405 Wellington Ave"/>	Street Address: <input type="text" value="123 N 7th St"/>
City/State/Zip: <input type="text" value="Grand Junction, CO 81501"/>	City/State/Zip: <input type="text" value="Grand Junction, CO 81501"/>	City/State/Zip: <input type="text" value="GJ, CO 81501"/>
Business Phone #: <input type="text" value="970-242-4400"/>	Business Phone #: <input type="text" value="970-243-8800"/>	Business Phone #: <input type="text" value="970-242-7540"/>
E-Mail: <input type="text" value="don@htop.org"/>	E-Mail: <input type="text" value="don@htop.org"/>	E-Mail: <input type="text" value="marka@austincivilgroup.com"/>
Fax #: <input type="text" value="970-243-4646"/>	Fax #: <input type="text" value="970-241-7062"/>	Fax #: <input type="text" value=""/>
Contact Person: <input type="text" value="Don Kendall"/>	Contact Person: <input type="text" value="Don Kendall"/>	Contact Person: <input type="text" value="Mark Austin"/>
Contact Phone #: <input type="text" value="970-244-0808"/>	Contact Phone #: <input type="text" value="970-244-0808"/>	Contact Phone #: <input type="text" value="970-242-7540"/>

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application <input style="width: 90%;" type="text" value="Mark Austin"/>	Date <input style="width: 80%;" type="text" value="5-7-20"/>
Signature of Legal Property Owner <input style="width: 90%;" type="text" value="J. Mark Hall"/>	Date <input style="width: 80%;" type="text" value="5-1-20"/>

**General Project Report
For
Hilltop Health Service Corp
Bacon Campus Rezone**

Project Description (location, Acreage, Proposed Use):

The purpose of this application submittal is to obtain approval from the City of Grand Junction to rezone an 8.22-acre site located at 1405 Wellington Avenue from Residential Office (RO) to Business Park / Mixed Use (BP). The property is located on the southwest corner of Wellington Avenue and 15th Street. An air photo of the project site is depicted below:



Project Site Location

The property is owned and operated by Hilltop Health Services Corp and is known as the Hilltop Bacon Campus. The site is care facility for individuals with traumatic brain injuries facility that provides personalized care to allow individuals to achieve maximum self-sufficiency. Hilltop is looking to expand their Life Assistance Program (LAP) on the western side of their campus and is looking to rezone the property to Business Park Mixed Use (BP) to better accommodate their facility and operation plans.

R-O zoning currently (1) limits the hours of operation from 7:30 AM to 8:00 PM; (2) limits the size of buildings to no more than 10,000 square feet; and (3) requires buildings to align along adjacent streets with main entries opening onto the adjacent streets. These requirements in the R-O zoning requirements present several obstacles for Hilltop.

General Project Report For Hilltop Health Service Corp Bacon Campus Rezone

The Hilltop Bacon Campus is operated and maintained 24-hours a day, seven days a week.

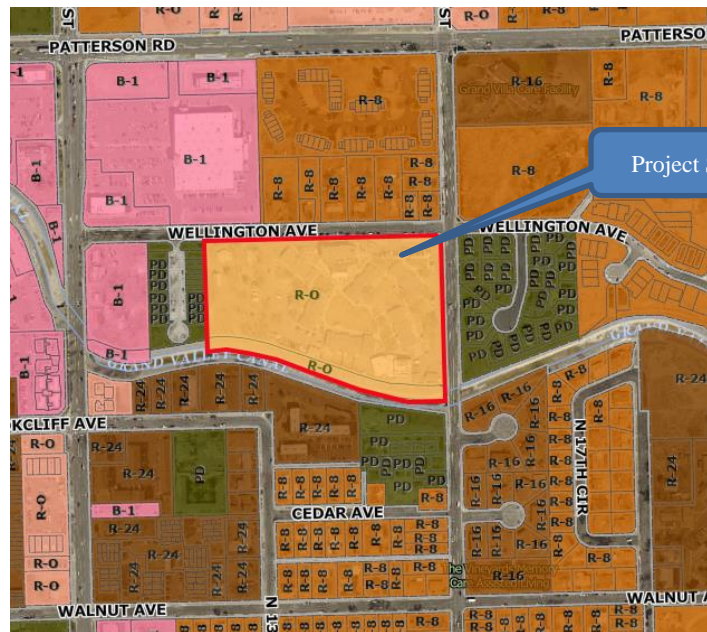
Hilltop's current facilities are spread out across the campus. State health care regulations have changed over the years and now facilities are required to provide constant oversight of their tenants. To efficiently accomplish this, facility layouts have living facilities and access corridors that connect to a common support staff central station, which ultimately require larger building footprints to comply. Hilltop is looking to expand their LAP program to the western side of the campus and anticipates the new building will be larger than 10,000 square feet in size.

Finally, the vast majority of building on the campus are not orientated to the adjacent streets nor have main access on of the adjacent streets.

In examining rezone options with City staff, the Business Park zoning designation appears to be the best option for allowing Hilltop to continue operations at this campus as well as allowing for expansion to address their future needs.

Surrounding Land Uses and Zoning:

The 5 parcels are currently zoned R-8. The current City of Grand Junction Zoning Map is depicted below:



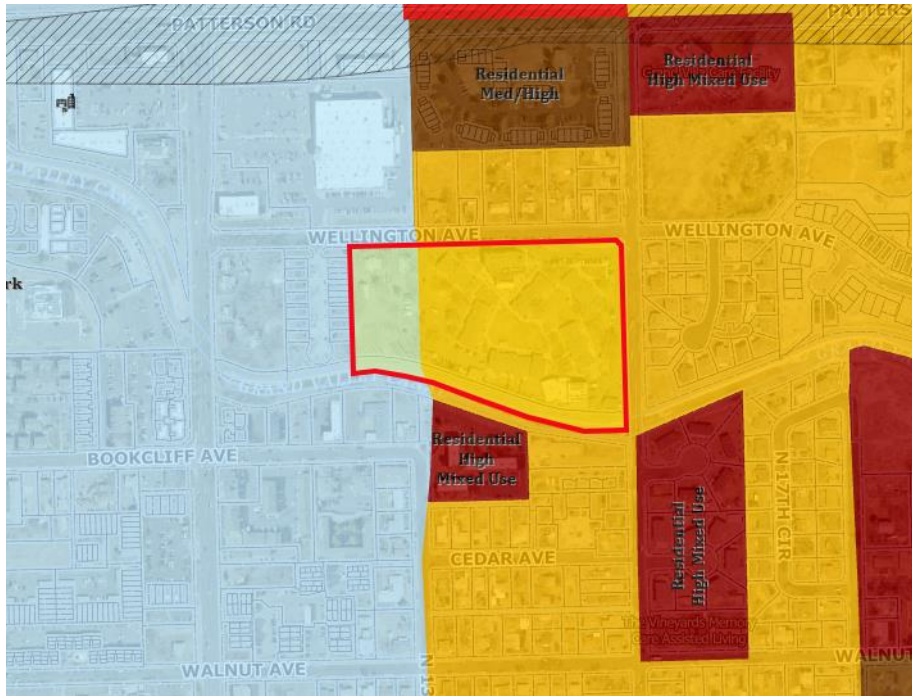
Current City of Grand Junction Zoning

The existing land uses adjacent to the project site include the following:

**General Project Report
For
Hilltop Health Service Corp
Bacon Campus Rezone**

DIRECTION	ZONING	USE
North	B-1/R-8	City Market / Single Family Residential
South	R-24/PD	Multi-family Housing
East	PD	Single Family Residential
West	PD	Residential Townhomes

The future land use for this project area consist of Business Park / Mixed Use or Residential Medium 4-8 Units per Acre. The City of Grand Junction Future Land Use Map area is depicted in the graphic below:



Future Land Use Designation

Neighborhood Meeting

A neighborhood meeting for this rezone request was conducted on February 20, 2020. The meeting was attended by eleven neighbors and all neighbors were in support of the rezone request.

Roads & Access

Access to the site will be from two new driveways on Wellington Avenue.

Utilities

There are no changes to existing utilities needed for this project.

**General Project Report
For
Hilltop Health Service Corp
Bacon Campus Rezone**

21.02.140 Code Amendment and Rezoning

(a) Approval Criteria

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premise and findings; and/or

Applicant's Response: The applicant has been operating the current Bacon Campus Facility (1405 Wellington Avenue) since 1985. The community need for these types of facilities has grown and Hilltop Health Services (HHS) is looking to continue operations and planned expansion at this facility. A Business Park / Mixed Use zoning designation is a better fit for their existing and future operations.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Applicant's Response: HHS has operated this facility since 1985. The current code definition for R-O is not a fit for the type of operation and existing facilities on this site. The rezone request to BP is consistent with the Future Land Use plan and also allows HHS the opportunity to meet the community needs by expanding their operations.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Applicant's Response: The rezone request will not modify or change any of the current public or community facilities needed to serve the facility.

- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

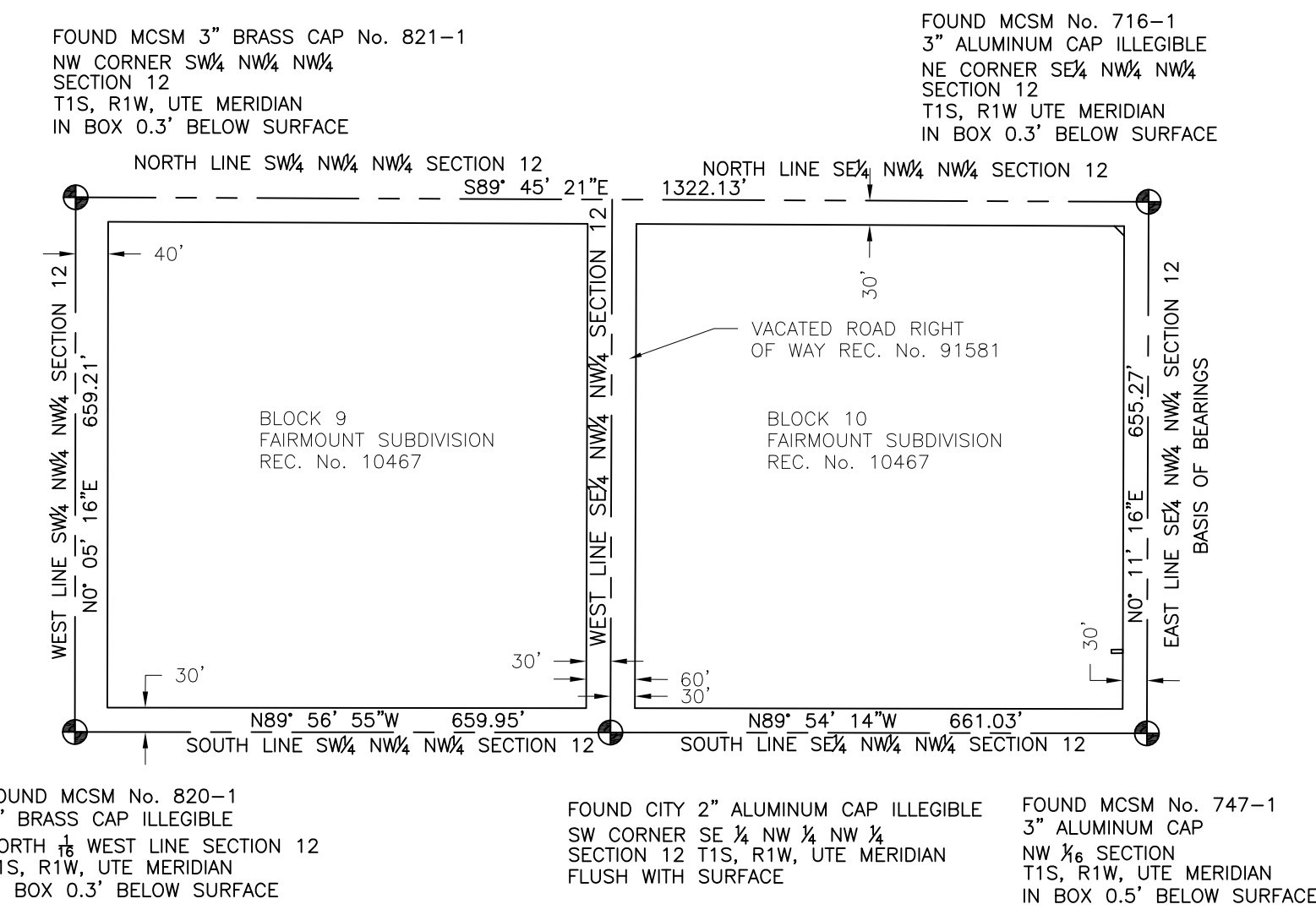
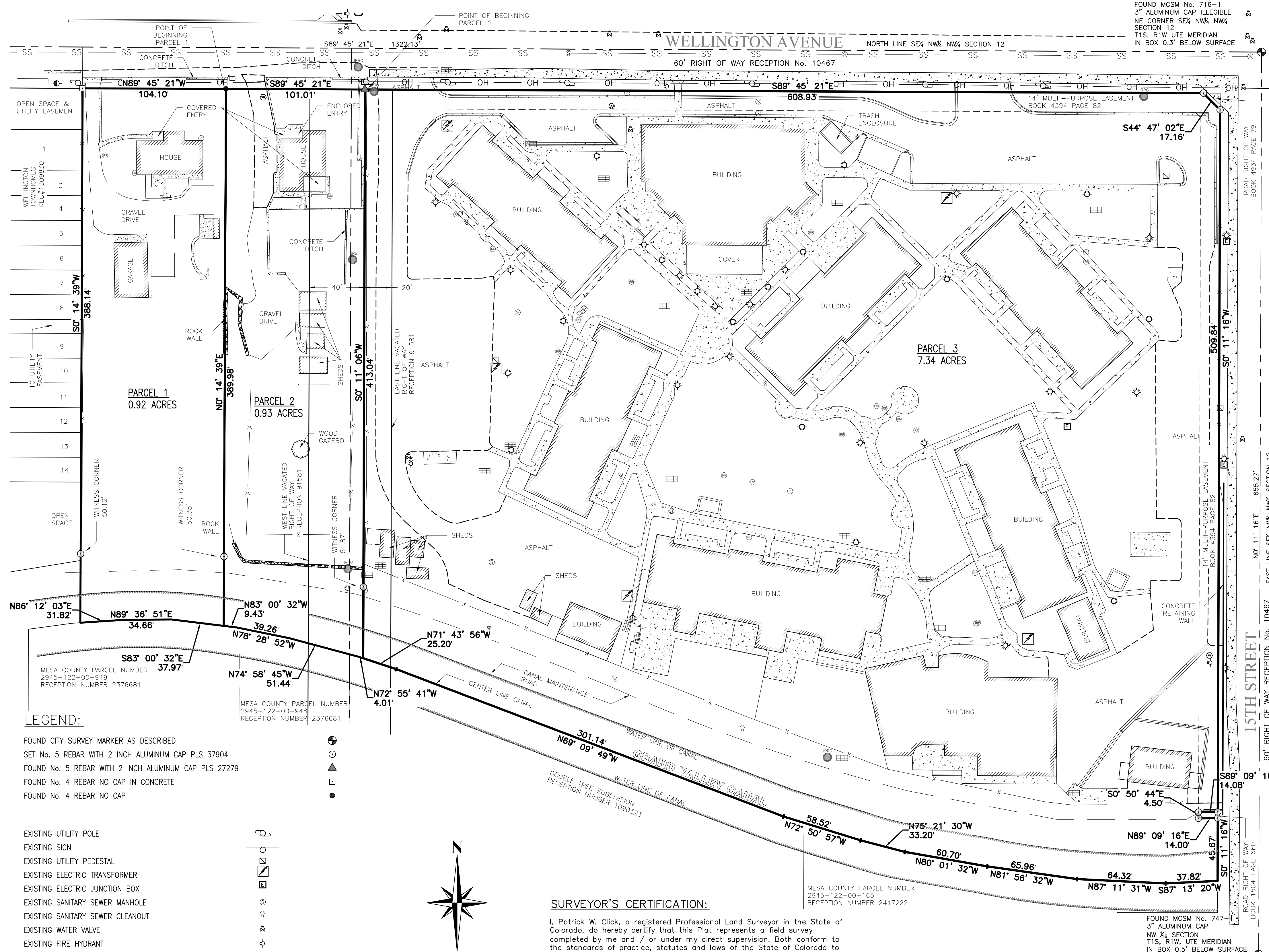
Applicant's Response: As previously stated, HHS has operated this facility since 1985. The current code definition for R-O is not a fit for the type of operation and existing facilities on this site. The rezone request to BP is consistent with the Future Land Use plan and also allows HHS the opportunity to meet the community needs by expanding their operations.

- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Applicant's Response: There is a strong need in the community for these type of special care facilities and rezoning the site allows HHS the opportunity to expand their services to meet the need of the community.

IMPROVEMENT SURVEY PLAT

SITUATED IN THE NW¼ NW¼ SECTION 12
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF FAIRMOUNT SUBDIVISION
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTIONS:

PARCEL 1: DEED RECORDED AT RECEPTION NUMBER 2739270
BEGINNING AT A POINT 425.9 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION;
THENCE EAST 104.1 FEET;
THENCE SOUTH 350 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF THE GRAND VALLEY CANAL;
THENCE N88°54' WEST ALONG SAID CANAL 104.1 FEET;
THENCE NORTH 348 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2: DEED RECORDED AT RECEPTION NUMBER 2734216
BEGINNING AT A POINT 40 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE WEST 100 FEET;
THENCE SOUTH 350 FEET TO THE GRAND VALLEY IRRIGATION CANAL;
THENCE EASTERLY ALONG SAID CANAL TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

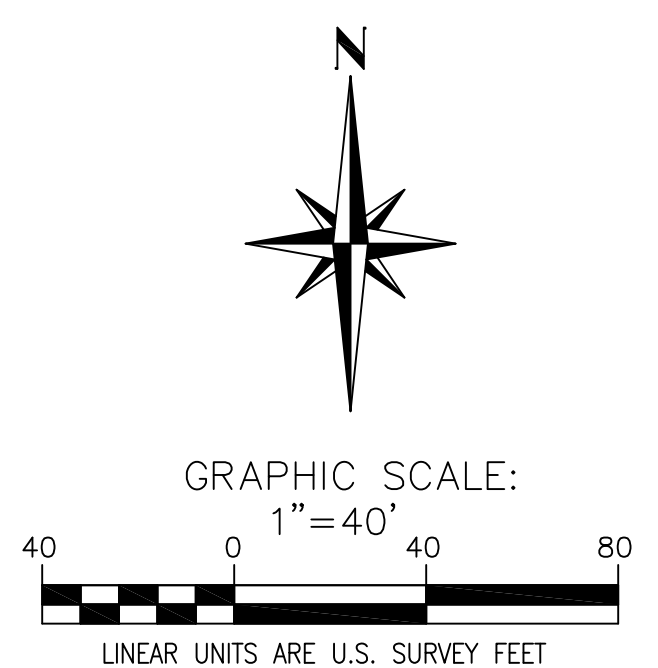
PARCEL 3: DEED RECORDED AT RECEPTION NUMBER 2373564
THAT PART OF BLOCK 10 OF FAIRMOUNT SUBDIVISION, ACCORDING TO THE PLAT RECORDED NOVEMBER 4, 1891 IN PLAT BOOK 1 AT PAGE 19 OF MESA COUNTY RECORDS LYING NORTH OF THE RIGHT-OF-WAY OF THE GRAND VALLEY IRRIGATION COMPANY'S CANAL;
TOGETHER WITH THE EAST 20 FEET OF THE VACATED ROAD RIGHT OF WAY ADJACENT TO THE WEST SIDE OF SAID BLOCK 10 AND LYING NORTH OF THE RIGHT-OF-WAY OF SAID CANAL; IN THE CITY OF GRAND JUNCTION;
EXCEPT A PARCEL OF LAND FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES CONVEYED TO CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 2, 1984 IN BOOK 1504 AT PAGE 660,
AND ALSO EXCEPT A PARCEL OF LAND FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES CONVEYED TO CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED APRIL 05, 2007 IN BOOK 4934 AT PAGE 79,
COUNTY OF MESA, STATE OF COLORADO.

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING CURRENT TITLE POLICIES BY LAND TITLE GUARANTEE COMPANY.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SE¼ NW¼ SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED N89°54'16"W IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. FOUND IN PLACE WAS A MESA COUNTY SURVEY MARKER NUMBER 747 AT THE SOUTH END OF SAID LINE AND A MESA COUNTY SURVEY MARKER NUMBER 716-1 AT THE NORTH END OF SAID LINE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE PARCELS SURVEYED HEREON CALL TO THE RIGHT OF WAY, NORTHERLY BANK OR TO THE CANAL OF THE GRAND VALLEY IRRIGATION COMPANY CANAL. NO RIGHT OF WAY HAS BEEN DISCLOSED IN THE RECORDED DOCUMENTS AND THE PARCELS SURVEYED HEREON ARE SHOWN TO THE CENTERLINE OF SAID CANAL AT THE TIME OF THIS SURVEY AND DOES NOT INFER ANY RIGHT OF THE OWNER OF THE PARCELS SURVEYED HEREON TO INTERFERE WITH OPERATION AND MAINTENANCE OF SAID CANAL.

LEGEND:

- FOUND CITY SURVEY MARKER AS DESCRIBED
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 27279
- FOUND No. 4 REBAR NO CAP IN CONCRETE
- FOUND No. 4 REBAR NO CAP
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING WATER MANHOLE
- EXISTING IRRIGATION AND / OR DRAINAGE STRUCTURE
- EXISTING IRRIGATION CONTROL BOX
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE



SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY PLAT
HILLTOP HEALTH SERVICES CORPORATION
SITUATED IN THE NW¼ NW¼ SECTION 12
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2016035 FIELD WORK: OM
DATE: 4/25/16 DRAWING NAME: WELLINGTON DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

Type legal description below.

EXHIBIT A

Lot 1 Bacon Community Campus Subdivision as recorded at reception number 2798998 in the office of the Mesa County clerk and recorder, Mesa County, Colorado



Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

February 25, 2020

Mr. Landon Hawes, AICP
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

**Re: Hilltop Bacon Campus Rezone
Neighborhood Meeting Summary**

Dear Mr. Hawes:

The purpose of this letter is to summarize the neighborhood meeting comments for the Hilltop Bacon Campus rezone application. The project site is located at 1405 Wellington Avenue in Grand Junction, Colorado.

1. The neighborhood meeting was conducted at 5:30 PM on February 20, 2020 at the Hilltop Corporate Office building located at 1331 Hermosa Avenue.
2. The meeting was attended by 11 neighbors, three members from Hilltop, and two Austin Civil Group staff. A copy of the sign in sheet is attached.
3. Mark Austin with ACG described the purpose of the meeting which was to rezone the current "R-O" property to a "BP" zone.
4. The R-O zone district does not allow buildings larger than 10,000 square feet in size, limits the hours of operations from 7:30 AM to 8:00 PM., and requires the main entries for the building to open on the public streets. Hilltop currently have facilities larger than 10,000 square feet, operates 24/7, and none of the buildings on campus have main access location onto the adjacent streets.
5. The primary reason for the rezone request is Hilltop anticipates constructing a new assisted living care facility on the existing campus and the square footage of the new building is anticipated to exceed 10,000 square feet in size.
6. Hilltop explained the State of Colorado Licensing requires Hilltop of have their residence "under one roof" and no scattered across the campus.
7. Hilltop met with City Planning and discussed options for allowing expansion on their facility and the consensus was the BP designation was the best fit for their type of operation.

8. The neighbors had questions about what was to be constructed on the property and Mark Austin presented a conceptual plan for an assisted living facility located on the western side of the campus. This plan was only conceptual and the final plan will change from this.
9. The neighbors asked what would happen if the rezone request was not approved. Mark Austin explained the existing site has several non-conforming items from a zoning perspective that would be worked out in the site plan review process with the City.
10. Hilltop explained they aren't sure when this new facility would be constructed as it depends on their ability to obtain funding.
11. The neighbors were concerned about parking for the new facility and Hilltop explained that additional parking will be provided within the project site.
12. The neighbors agreed that Hilltop has done a good job addressing parking issues on Wellington Avenue and when it was brought to their attention, they no longer parked on the north side of the roadway.
13. The neighbors stated they were in the process of forming a neighborhood association and asked if Hilltop was interested in being a part of this program.
14. The neighbors were concerned with the amount of traffic on Wellington, especially after the new City Market development. Neighbors stated it was difficult to exit from Wellington onto 12th Street and Wellington is now busy alternate street to and from City Market.
15. The meeting concluded about 6:15 PM.

If you have any comments or notes that I may have missed, please contact me at 970-242-7540.

Sincerely,



Austin Civil Group, Inc.

Mark Austin, P.E.
President

Attachment:
(1) Sign in Sheet

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Hilltop Health Services ("Entity") is the owner of the following property:

(b) The Hilltop Bacon Campus, 1405 Wellington Avenue

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) CEO for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

As Approved by the Board of Directors in Annual Budgets

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: J. Michael Stahl

Printed name of person signing: J. MICHAEL STAHL

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 1 day of May, 2020

by J. Michael Stahl

Witness my hand and seal.

My Notary Commission expires on October 30, 2022

TRACEY BARBIERI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184042530
MY COMMISSION EXPIRES OCTOBER 30, 2022

Tracey Barbieri
Notary Public Signature

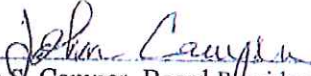


**HILLTOP HEALTH SERVICES, CORPORATION
D.B.A. Hilltop Community Resources, Inc.**

RESOLUTION

IT IS HEREBY RESOLVED this 10th day of September, 2015, that the Chief Executive Officer, J. Michael Stahl, is hereby authorized to make, execute and deliver, on behalf of the Board, all contracts, grant agreements, representations, receipts, reports, and other instruments of every kind for Hilltop Health Services, Corporation, d.b.a. Hilltop Community Resources, Inc. and its subsidiaries / affiliates.

IT IS FURTHER RESOLVED that such authorization on behalf of the Board obligates Hilltop Health Services, Corporation, d.b.a. Hilltop Community Resources, Inc. and its subsidiaries / affiliates to observe all of the terms and conditions placed on grant agreements, representations, receipts, reports, and all other instruments of every kind.



John S. Camper, Board President

I, Jim Grisier, Secretary of Hilltop Community Resources, Inc. Board of Directors, hereby certify on this 10th day of September, 2015 that this is an exact copy of a resolution for Hilltop Community Resources, Inc.



Jim Grisier, Board Secretary

882973

SPECIAL WARRANTY DEED

BOOK 1612 PAGE 205

VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GRAND JUNCTION ("Grantor"), a corporation organized and existing under the laws of the United States of America, whose address is Grand Junction, Colorado, in consideration of the payment of EIGHT HUNDRED FIFTY ONE THOUSAND ONE HUNDRED FIFTY EIGHT AND NO/100 DOLLARS and other valuable consideration, sells and conveys to HILLTOP SPECIAL SERVICES DIVISION, INC., a Colorado Non-Profit Corporation ("Grantee"), whose address is 2503 Foresight Circle, Grand Junction, CO, 81501, the following described real property ("Property") located in Mesa County, Colorado:

BOOK 1645 PAGE 931

That part of Block 10 of FAIRMOUNT SUBDIVISION, according to the plat recorded November 4, 1890 in Plat Book 1 at page 19 of Mesa County Records lying North of the Right-of-way of the Grand Valley Irrigation Company's Canal; TOGETHER WITH the East 20 feet of the vacated road right of way adjacent to the West side of said Block 10 and lying North of the right-of-way of said Canal; in the City of Grand Junction; EXCEPT a parcel of land for road and utility right of way purposes conveyed to City of Grand Junction by instrument recorded August 2, 1984 in Book 1504 at page 660, County of Mesa, State of Colorado.

1456712 DBC NO FEE 03:23 PM
JUN 02, 1987 E.SAWYER, CLK&REC MESA CTY, CO

TOGETHER WITH all water and water rights appurtenant to the real property described above, if any,

also known as 1405 Wellington, Grand Junction, CO 81501

Grantor warrants title to the Property against all lawful claims of persons and entities claiming an interest in the Property by, through or under Grantor, subject to general property taxes for 1986 and all subsequent years, City of Grand Junction Special Paving Assessment 84-A, and a deed of trust payable to Valley Federal Savings and Loan Association of Grand Junction dated August 24, 1977 and recorded September 1, 1977 in Book 1118 at Page 428, Mesa County records, all of which Grantee assumes and agrees to pay; and further subject to easements, restrictions, reservations and rights of way of record, if any.

Dated this 31st day of October, 1986.

ATTEST
Sara E. Kaley
Assistant Secretary

VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GRAND JUNCTION

By Edward R. Frost
Edward R. Frost
President

Re-acknowledged and re-recorded for the purpose of correcting the legal description.

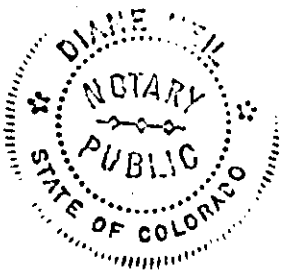
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31st day of October, 1986 by Edward R. Frost as President and Sara E. Kaley as Assistant Secretary of Valley Federal Savings and Loan Association of Grand Junction.

Witness my hand and official seal.

[Signature]
Notary Public
Address: P.O. Box 400
G.J. CO 81502

My commission expires: 11-30-87



STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was re-acknowledged before me this 2nd day of June, 1987 by William P. Inscho, II as Senior Vice President and Patsy G. McDaniel as Assistant Secretary of Valley Federal Savings and Loan Association of Grand Junction.

Witness my hand and official seal.

[Signature]
Notary Public
Address: P.O. Box 400
G.J. CO 81502

My Commission Expires: 3-5-90





State Documentary Fee
Date: August 14, 2015
\$ 26.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **August 14, 2015** by **BRUCE H. VERSTRAETE AND PATRICIA A. VERSTRAETE** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **(\$260,000.00) *** Two Hundred Sixty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **HILLTOP HEALTH SERVICES CORPORATION** Grantee(s), whose street address is **1331 HERMOSA AVE GRAND JUNCTION, CO 81501**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

**BEGINNING AT A POINT 40 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE WEST 100 FEET;
THENCE SOUTH 350 FEET TO THE GRAND VALLEY IRRIGATION CANAL;
THENCE EASTERLY ALONG SAID CANAL TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **1321 WELLINGTON AVE GRAND JUNCTION CO 81501**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

BRUCE H. VERSTRAETE

PATRICIA A. VERSTRAETE

State of **COLORADO**)
County of **MESA**) ss.

The foregoing instrument was acknowledged before me on this day of **August 14, 2015** by **BRUCE H. VERSTRAETE AND PATRICIA A. VERSTRAETE**

Notary Public
My commission expires 01/05/2017

DANYA M. POTTS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20004035620
My Commission Expires January 5, 2017

When Recorded Return to: **HILLTOP HEALTH SERVICES CORPORATION**
1331 HERMOSA AVE GRAND JUNCTION, CO 81501





State Documentary Fee
Date: October 02, 2015
\$ 26.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **October 02, 2015** by **STEPHON P. MILLER** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **(\$260,000.00) *** Two Hundred Sixty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **HILLTOP HEALTH SERVICES CORPORATION** Grantee(s), whose street address is **1331 HERMOSA AVE GRAND JUNCTION, CO 81506**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

**BEGINNING AT A POINT 425.9 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 9 OF FAIRMOUNT SUBDIVISION;
THENCE EAST 104.1 FEET;
THENCE SOUTH 350 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF THE GRAND VALLEY CANAL;
THENCE N88°54' WEST ALONG SAID CANAL 104.1 FEET;
THENCE NORTH 348 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,**

COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **1313 WELLINGTON AVE GRAND JUNCTION CO 81501**

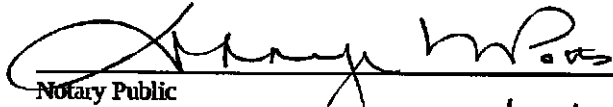
with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*



STEPHON P. MILLER

State of **COLORADO**)
County of **MESA**) ss.

The foregoing instrument was acknowledged before me on this day of **October 02, 2015** by **STEPHON P. MILLER**



Notary Public
My commission expires 01/05/2017

DANYA M. POTTS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20004035620
My Commission Expires **January 5, 2017**

When Recorded Return to: **HILLTOP HEALTH SERVICES CORPORATION**
1331 HERMOSA AVE GRAND JUNCTION, CO 81506



City of Grand Junction Application Review Comments

Date: May 27, 2020			Comment Round No. 1			Page No. 2		
Project Name: Hilltop Bacon Center Rezone				File No: RZN-2020-223				
Project Location: 1450 Wellington Ave								
Check appropriate box(es)								
Property Owner(s): Hilltop Health Services – Mike Stahl								
<input checked="" type="checkbox"/>	Email: mikes@htop.org			Telephone: 970-242-4400				
Applicant(s): Hilltop Health Services – Don Kendall								
<input type="checkbox"/>	Mailing Address: 1331 Hermosa Ave, Grand Junction CO 81506							
<input checked="" type="checkbox"/>	Email: don@htop.org			Telephone: 970-244-0808 / 970-210-1348				
Representative(s): Austin Civil Group Inc- Mark Austin								
<input type="checkbox"/>	Mailing Address: 123 N 7 th St, STE 300, Grand Junction CO 81501							
<input checked="" type="checkbox"/>	Email: marka@austincivilgroup.com			Telephone: 970-242-7540				
Project Manager: Senta Costello		Email: sentac@gjcity.org		Telephone: 970-244-1442				
Development Engineer: Rick Dorris		Email: rickdo@gjcity.org		Telephone: 970-256-4034				

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements: 1. Please provide a copy of the deed evidencing ownership of the lands included in the application as required as part of the Ownership Statement.

Applicant's Response: [The deeds for the property are attached.](#)

Document Reference:

Requirements: 2. I'm looking at the following hearing schedule. Please let me know if you have any concerns with these dates:

- Planning Commission: July 14, 2020
- City Council 1st Reading: August 5, 2020
- City Council 2nd Reading: August 19, 2020

Applicant's Response: [These dates work for us](#)

Document Reference:

CITY DEVELOPMENT ENGINEER

Requirements: No comments.

CITY SURVEYOR

Requirements: The Improvement Survey Plat was done on the parcel in 2016 prior to the BACON COMMUNITY CAMPUS SUBDIVISION being recorded at Rec. No. 2798998 (2017). No concerns with this. New Legal description 'LOT 1, BACON COMMUNITY CAMPUS' with an acreage of 8.22 Acres appears correct for the parcel being rezoned.

Applicant's Response: [No Response Required.](#)

Document Reference:

Please provide a response for each comment and, for any changes made to other plans or documents, indicate specifically where the change was made.

Date due: August 26, 2020

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

A handwritten signature in blue ink, appearing to be "M. A. [unclear]", written over a horizontal line.

Applicant's Signature

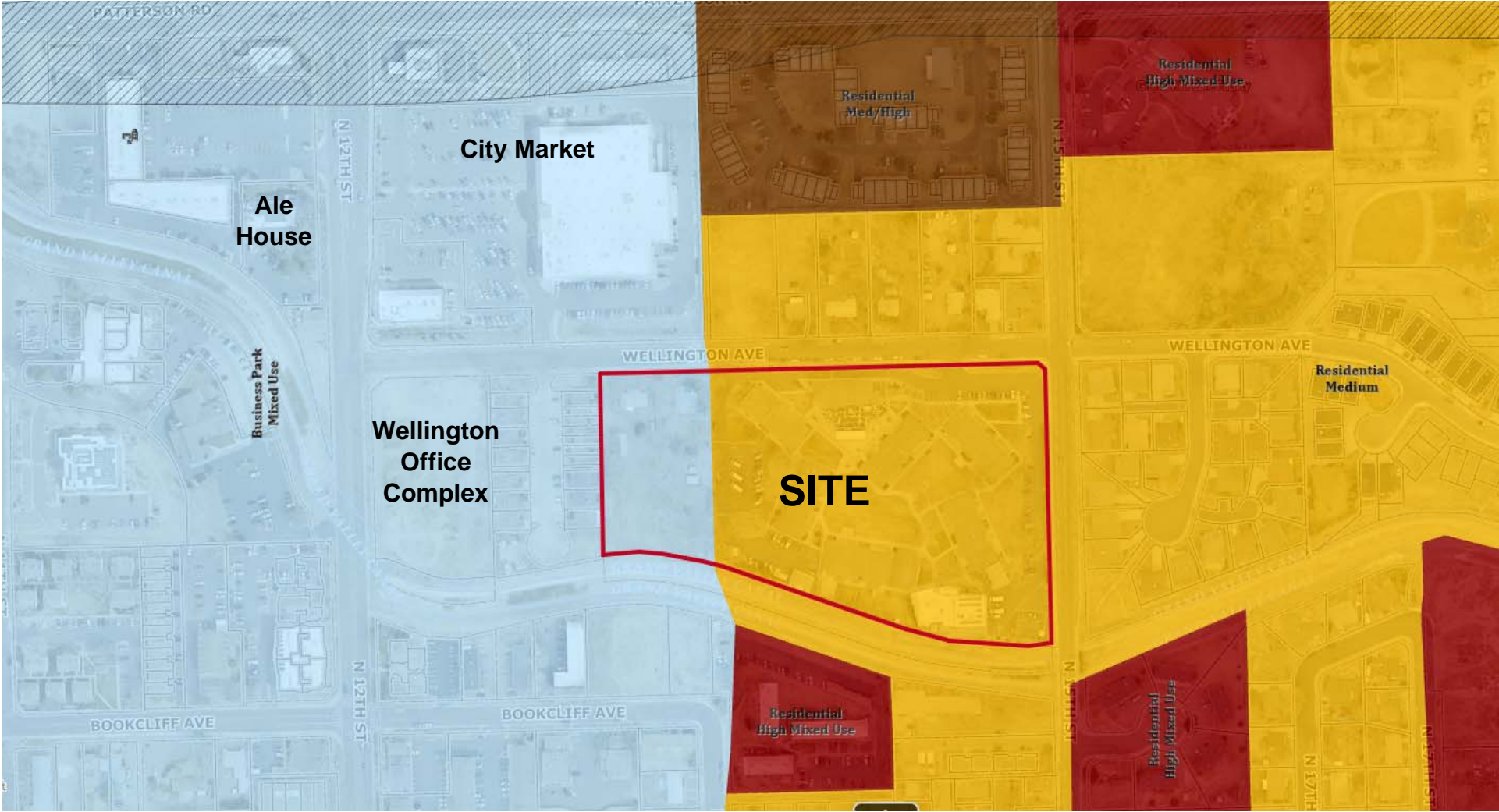
6-9-20

Date

LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP



Item can be viewed at 10:20

Consider a request by Hilltop Health Services LLC to rezone 8.24 acres from R-O (Residential Office) to BP (Business Park) located at 1405 Wellington Avenue.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the neighborhood meeting and the neighbors in attendance.

Applicant's Presentation

The Applicant's representative, Mark Austin, was present gave a short presentation regarding the request.

Questions for Applicant

Commissioner Ehlers asked a question regarding the request.

Commissioner Wade asked a question regarding the request.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:17 p.m. on September 8, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, "Mr. Chairman, on the rezone for the property located at 1405 Wellington Avenue, City file number RZN-2020-223, I move that

the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Scissors seconded the motion. The motion carried 7-0.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE REZONING HILLTOP BACON CAMPUS
FROM R-O (RESIDENTIAL – OFFICE)
TO BP (BUSINESS PARK)**

LOCATED AT 1405 WELLINGTON AVENUE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Hilltop Bacon Campus to the BP (Business Park) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Business Park Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the BP (Business Park) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be zoned BP (Business Park):

Lot 1 Bacon Community Campus Subdivision as recorded at reception number 2798998 in the office of the Mesa County Clerk and Recorder.

Introduced on first reading this 7^h day of October, 2020 and ordered published in pamphlet form.

Adopted on second reading this 21st day of October, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: October 7, 2020

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Resolution Authorizing Application to Great Outdoors Colorado (GOCO) for an Enhanced Dos Rios Park

RECOMMENDATION:

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY:

The City of Grand Junction will be pursuing a Great Outdoors Colorado (GOCO) Reliant communities grant to improve, enhance and expand the impact of the new Dos Rios Park. GOCO is investing all of its funds in 2020-2021 into the Resilient Communities grant fund to help communities deal with the impact of the Pandemic. Grand Junction's Parks and Recreation system has been impacted most dramatically with a dramatic increase and overuse of the Colorado River and other similarly water based recreation. Consequently, this project proposes the construction of a splash pad to mitigate this impact, to reduce the burden on the nearby River Park as Las Colonias, as well as the larger River and boat ramps as well. Additionally, to provide more capacity to handle the significant traffic that is anticipated at the new park, the grant proposal to GOCO also includes phase II of the bike playground.

The other major impact of the pandemic is economic. Dos Rios, 58 acres of land that has been used historically as a landfill, is undergoing a dramatic transformation through a public-private partnership with conversion to a mixed used development including 16 acres of developed parkland. Dos Rios Park is a central feature in the development and the addition of a splash pad would enhance the attractiveness of the entire development, thereby furthering economic development.

This project does not compete with any other City of Grand Junction request. This resolution will provide authorization for a \$416,383 grant request to GOCO for the splash pad and phase II of the bicycle playground.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction requests a \$416,383 grant toward a \$1,229,600 Dos Rios Park project. This is a part of the larger 8.4 million project to complete the infrastructure for the development of the Riverfront at Dos Rios just south of the Riverside neighborhood. The Riverfront at Dos Rios is a 58-acre mixed-use development in the heart of the City of Grand Junction. The project consists of 15.8 acres of parks and open space, 9.5 acres for light industrial/commercial and 10.2 acres for mixed use development. The GOCO grant would enable the construction of a Dos Rios splash pad showing a two rivers coming together in the middle of the park site in the same way the Gunnison and Colorado Rivers come together at the confluence near to the Dos Rios development. It would also add capacity to the bike playground with a second phase, which is also contingent on the GOCO grant.

The Dos Rios development is in the center of the “String of Pearls” along the river corridor, a vision for stellar amenities close to town and along the Colorado River. Throughout the 58 acres, infrastructure includes all utilities: 6,400 feet of storm drains, 1,900 feet of sewer lines, 5,600 feet of domestic water, 10,500 feet of raw water for irrigation, 3,800 feet of joint utility trenching (Xcel gas and power, CenturyLink, Spectrum, Fiber) and 28 street lights, and 158 pedestrian level lighting. Improvements also include 36,000 cubic yards of earthwork, 30,000 cubic yards of fill, landscaping, 10,800 feet of curb, gutter, and sidewalk, parking areas, 5,200 feet of interior roadways, 850 linear feet of Colorado River bank stabilization, along with the overhead required such as mobilization, traffic control and construction testing. The 15.8 acres for parks and open space will be publically available and open to the community.

This project had its roots in a Great Outdoors Colorado (GOCO) Inspire grant with the adjacent Riverside neighborhood. The idea is that access to outdoor recreation in the form of water based and trail based recreation bicycle playground was particularly important, particularly for under resourced youth with limited opportunity to experience the plethora of outdoor recreation available in the Grand Valley. For, example, the bike playground enables skill development and confidence building so kids can progress to the much more advanced yet fairly nearby Lunch Loop Trail system. The phase 1 for the bike playground, a restroom with shade shelter and a picnic pavilion proposed next to the playground, are not included in this grant request but are central to the park development.

The Dos Rios park enhancements that would be enabled by this GOCO grant would mitigate the over-use that happened at the nearby River Park at Las Colonias and also

provide a safe alternative to those unable to swim. There were a few instances of people unable to swim having some close calls in the River Park at Las Colonias in the summer of 2020. The splash pad would provide a safe alternative to the River Park that is of a similar attraction and quality of experience. It would also accelerate interest and excitement in the same way the River Park has had at Las Colonias.

FISCAL IMPACT:

This resolution will provide authorization for a \$416,383 grant request to GOCO for the splash pad and phase II of the bicycle playground. The total budget for Dos Rios Park is \$1,229,600. Along with a matches of \$90,456 from the Colorado Health Foundation, \$25,000 from One Riverfront, \$1,000 from the Grand Valley Parks and Recreation Foundation, and the \$696,760 for the park components from the Dos Rios General Improvement District. This makes the match 66%, which is competitive.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 60-20, a resolution supporting the application for a resilient communities grant from the state board of the great outdoors Colorado Trust Fund for the construction of Dos Rios Park.

Attachments

1. Dos Rios Splash Park Vortex Renderings
2. Dos Rios Bike Park Renderings
3. Revised Splash Pad Concept
4. Resolution Dos Rios Park GOCO Grant Application
5. Project Budget



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.



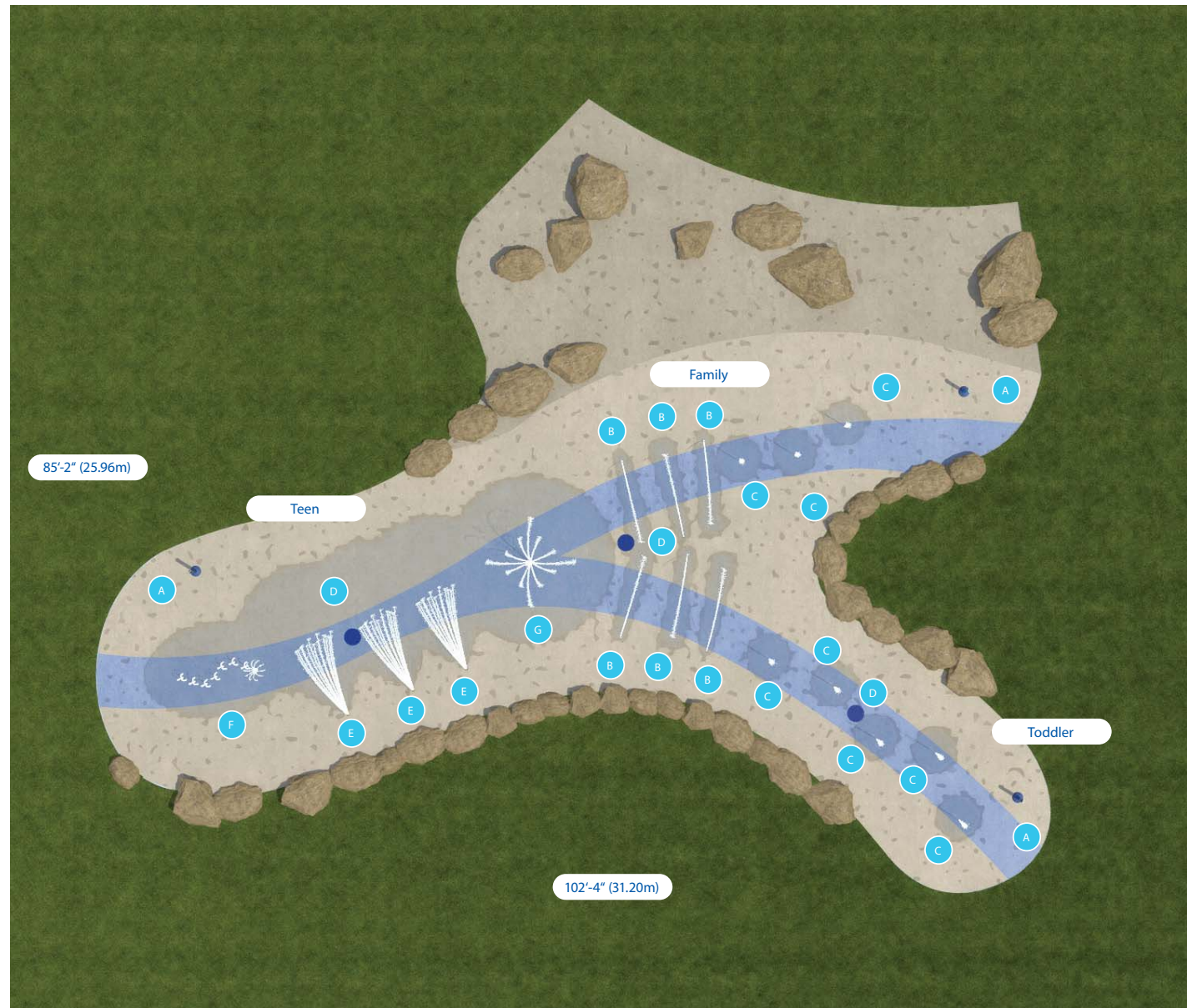
Dos Rios Park Splashpad-Gr Junction - CO
Version A - 35554

Splashpad®
View 1

Total area: 4479ft² (416m²)

Total sprayzone area: 2740ft² (255m²)

REF	PRODUCT	QTY	GPM	LPM
A	Bollard Activator N°3 VOR 0611	3	0	0
B	Directional Jet N°1 VOR 0305	6	18	68.1
C	Jet Stream N°1 VOR 7512	8	20	75.7
D	Playsafe Drain N°4 VOR 1004.4000	3	0	0
E	Rooster Tail VOR 0303	3	37.5	141.9
F	Team Spray N°1 VOR 7640	1	17.5	66.2
G	Water Bloom N°1 VOR 0322	1	9	34.1
TOTAL WATER FLOW		QTY	GPM	LPM
		25	102.0	386.0



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.



Dos Rios Park Splashpad-Gr Junction - CO
Version A - 35554



Splashpad[®]
Components



DOS RIOS BIKE PARK

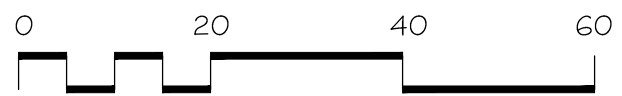
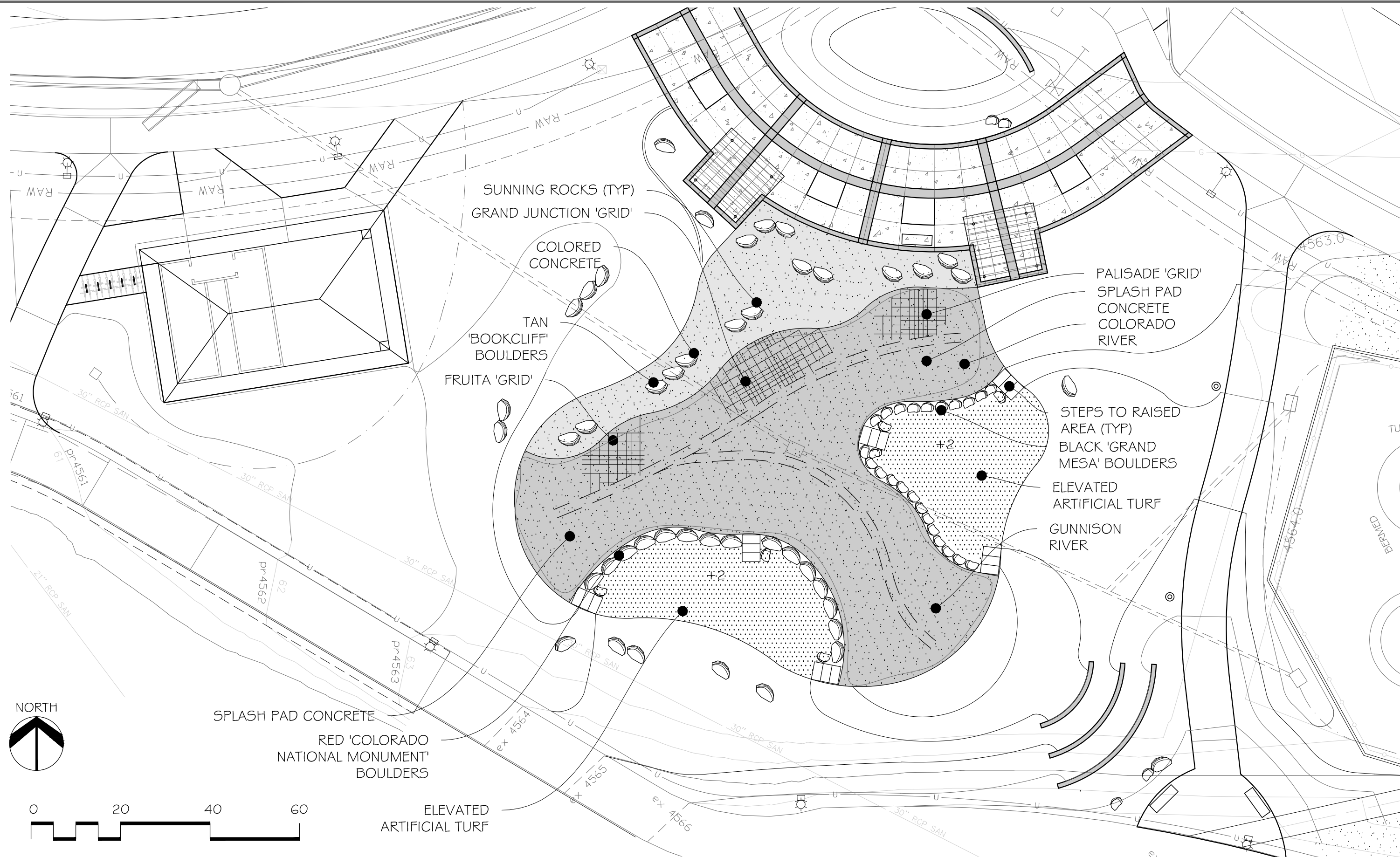
GRAND JUNCTION, CO



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S:\Projects\2019 job numbers\1944 Dos Rios Park Multiple Projects\CRA 9-15-20.dwg, 9/21/2020 10:00:43 AM



REVISED SPLASH PAD CONCEPT

PARK AT DOS RIOS 9-21-20

Clavonne, Roberts & Associates, Inc.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.clavonne.com
970-241-0745 (P) 970-241-0765 (FX)

RESOLUTION NO. __-20

A RESOLUTION SUPPORTING THE APPLICATION FOR A RESILIENT COMMUNITIES GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE CONSTRUCTION OF DOS RIOS PARK

Recitals:

Dos Rios, 58 acres of land that has been used historically as a landfill, is undergoing a dramatic transformation with conversion to a mixed used development including 16 acres of developed parkland.

The “Project” plan centers around the addition of a Splash Pad to the basic park components currently funded in the overall development budget for horizontal infrastructure including utilities, roadways and curb gutter and sidewalk. The additional of park components beyond the basic park design, namely a Splash Pad, depends on the receipt of funding in an amount up to \$416,383 from Great Outdoors Colorado (“GOCO”) grant.

After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a GOCO grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

- 1: The City Council of the City of Grand Junction strongly supports the application to GOCO to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such GOCO grant application.
- 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project, and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the GOCO grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this ____ day of _____, 2020.

Mayor, Grand Junction City Council

ATTEST:

Wanda Winkelman
City Clerk

PROJECT BUDGET

	Source of Funds	Date Secured		GOCO Funds	Applicant Funds	Partner Funds	Total Funding
CASH							
	GOCO Grant (unsecured)			\$416,382.86			\$416,382.86
	City of Grand Junction/General Improvement District (secured)	Jun-20			\$696,760.30		\$696,760.30
	Colorado Health Foundation (secured)					\$90,456.40	\$90,456.40
	One Riverfront					\$25,000.00	\$25,000.00
	Grand Valley Parks and Rec. Foundation (unsecured)	Aug-20				\$1,000.00	\$1,000.00
IN-KIND							
	[Applicant]						\$0.00
							\$0.00
TOTAL SOURCE OF FUNDS				\$416,382.86	\$696,760.30	\$116,456.40	\$1,229,599.56

CASH	Use of Cash Funds	# of Units	Cost Per Unit	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Construction							
<i>Vortex Splashpad Equipment</i>	Purchase of 24 different spray features and associated equipment	24.00	Varies	\$102,602.25			\$102,602.25
<i>Vortex Dome Pack Mechanical/Filtration Storage</i>	Mechanical equipment storage shell	1.00	\$27,071.00	\$27,071.00			\$27,071.00
<i>Vortex UV Filtration</i>	Ultraviolet Filtration to ensure sanitation of this high use amenity.	1.00	\$19,904.00	\$19,904.00			\$19,904.00
<i>Aqua Underground</i>	Installation of Vortex Splashpad	1.00	\$87,336	\$87,336.00			\$87,336.00
<i>American Ramp Company</i>	Equipment and Install of Phase I Bike Playground	1.00	\$115,456			\$115,456.40	\$115,456.40
<i>American Ramp Company</i>	Equipment and Install of Phase II Bike Playground	1.00	\$58,967	\$58,967.38			\$58,967.38
<i>MA Concrete Construction</i>	Park total from MA's bid; detail coming from Trent	1.00	\$638,096		\$638,095.70		\$638,095.70
Design							
<i>Ted Ciavonne Landscape Architect</i>	Design fee for Dos Rios Park	1.00	\$20,415		\$20,415.00		\$20,415.00
Site Development							
<i>MA Concrete Construction</i>	Concrete at Plaza for Dos Rios Park	269.85	\$68		\$18,349.60		\$18,349.60
<i>Concrete Subcontractor</i>	4" thick concrete in the bookcliff area north of the pad	183.00	\$68	\$12,466.67			\$12,466.67
<i>Concrete Subcontractor</i>	4" thick concrete in the splash area	381.00	\$68	\$25,915.56			\$25,915.56
<i>Concrete Subcontractor</i>	4" thick concrete on the steps	22.00	\$700	\$15,120.00			\$15,120.00
<i>Artificial Turf Subcontractor</i>	Turf in the sunning areas on either side of the spl	1,700.00	\$25	\$42,500.00			\$42,500.00
<i>Landscaping boulders north of the splash pad</i>	BOULDERS, TAN 'BOOKCLIFF' GRANITE (2'X3'X2')	15.00	\$350	\$5,250.00			\$5,250.00
<i>Landscaping boulders east of the splash pad</i>	BOULDERS, RED GRANITE - 'GRAND MESA' BASAL	25.00	\$350	\$8,750.00			\$8,750.00
<i>Landscaping boulders south of the splash pad</i>	BOULDERS, RED GRANITE - 'MONUMENT' GRANI	30.00	\$350	\$10,500.00			\$10,500.00
<i>Various Vendors</i>	Site Furnishings	1.00	\$20,900		\$20,900.00		\$20,900.00
Category							
<i>vendor/service provider</i>							\$0.00
USE OF FUNDS - CASH SUBTOTAL				\$416,382.86	\$697,760.30	\$115,456.40	\$1,229,599.56

IN-KIND	Use of In-Kind Funds	# of Units	Cost Per Unit	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Category							
<i>vendor/service provider</i>							\$0.00
USE OF FUNDS - IN-KIND SUBTOTAL						\$0.00	\$0.00

Contingency - up to 10% (not required, cannot be GOCO funds). Contingencies are included in each line item, so there is no overall contingency	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Contingency				\$0.00
USE OF FUNDS - CONTINGENCY SUBTOTAL		\$0.00	\$0.00	\$0.00

TOTAL PROJECT COST	\$416,382.86	\$697,760.30	\$115,456.40	\$1,229,599.56
Remember: the Total Project Cost row must equal the Total Source of Funds row				

PROJECT BUDGET

	Source of Funds	Date Secured		GOCO Funds	Applicant Funds	Partner Funds	Total Funding
CASH							
	GOCO Grant	Sep-20		\$45,000.00			\$45,000.00
	City of Alamosa	Jul-20			\$3,000.00		\$3,000.00
	School	Dec-20				\$6,000.00	\$6,000.00
	Colorado Health Foundation	Jun-20				\$30,000.00	\$30,000.00
IN-KIND							
	City of Alamosa	Jul-20			\$3,000.00		\$3,000.00
	School	Aug-20				\$3,000.00	\$3,000.00
	Pete's Playground Company	Aug-20				\$8,000.00	\$8,000.00
	Alamosa Gravel	TBD				\$2,000.00	\$2,000.00
TOTAL SOURCE OF FUNDS				\$45,000.00	\$6,000.00	\$49,000.00	\$100,000.00

CASH	Use of Cash Funds	# of Units	Cost Per Unit	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Design							
TBD	Final design/drawings			\$10,000.00			\$10,000.00
Site Preparation							
John's Construction Company	Earthwork			\$15,000.00			\$15,000.00
Play Equipment							
TBD	Swing set	1.00	\$5,000.00	\$5,000.00			\$5,000.00
Pete's Playground Company	Playground	1.00	\$20,000.00			\$20,000.00	\$20,000.00
TBD	Garden boxes	1.00	\$3,000.00	\$3,000.00			\$3,000.00
TBD	Picnic tables/benches	6.00	\$500.00			\$3,000.00	\$3,000.00
Outdoor Classroom							
TBD	Concrete seating					\$11,000.00	\$11,000.00
TBD	Shade structure	2.00	\$6,500.00	\$12,000.00		\$1,000.00	\$13,000.00
USE OF FUNDS - CASH SUBTOTAL				\$45,000.00	\$0.00	\$35,000.00	\$80,000.00

IN-KIND	Use of In-Kind Funds	# of Units / Hours / Acres	Cost Per Unit / Hour / Acre	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Site Preparation							
Removal of old equipment	School staff time	150.00	\$20.00			\$3,000.00	\$3,000.00
Project Management							
City of Alamosa	City staff time	100.00	\$30.00		\$3,000.00		\$3,000.00
Play Equipment							
Pete's Playground Company	Discount on playground equipment					\$8,000.00	\$8,000.00
Gravel							
Alamosa Gravel	Gravel donation	1,000.00	\$2.00			\$2,000.00	\$2,000.00
USE OF FUNDS - IN-KIND SUBTOTAL					\$3,000.00	\$13,000.00	\$16,000.00

Contingency - up to 10% (not required, cannot be GOCO funds)	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
Contingency		\$3,000.00	\$1,000.00	\$4,000.00
USE OF FUNDS - CONTINGENCY SUBTOTAL		\$3,000.00	\$1,000.00	\$4,000.00

TOTAL PROJECT COST	\$45,000.00	\$6,000.00	\$49,000.00	\$100,000.00
Remember: the Total Project Cost row must equal the Total Source of Funds row				

PROJECT BUI

	Source of Funds	Date Secured
CASH		
	GOCO Grant	Sep-20
	Colorado Land Trust	Jul-20
	NRCS	Dec-20
	Family Foundation	Jun-20
IN-KIND		
	Legal	Jul-20
	Contractors	Aug-20
TOTAL SOURCE OF FUNDS		

CASH	Use of Cash Funds	# of Units
Property Acquisition		
	Conservation Easement Purchase	
Due Diligence		
<i>Appraise It, Inc.</i>	Appraisal	
<i>O.K. Environmental Services</i>	Baseline	
<i>O.K. Environmental Services</i>	Environmental Assessment	
<i>Dr. A. Rock, PhD</i>	Geologist's Remoteness Letter	
<i>Cheatham, Steele, & Hyde, LLP</i>	Legal Services	
<i>Map It, Inc.</i>	Mapping / Survey	
	Stewardship Endowment	
USE OF FUNDS - CASH SUBTOTAL		

IN-KIND	Use of In-Kind Funds	# of Units / Hours / Acres
Due Diligence		
<i>Appraise It, Inc.</i>	Donated appraisal services	5.00
<i>Cheatham, Steele, & Hyde, LLP</i>	Donated legal services	5.00

USE OF FUNDS - IN-KIND SUBTOTAL

Contingency - Up to 10% (not required, cannot be GOCO funds)

Contingency

USE OF FUNDS - CONTINGENCY SUBTOTAL

TOTAL PROJECT COST

Remember: the Total Project Cost row must equal the Total Source of Funds row

MATCHING REQUIREMENTS	Required
Overall Match (% based on total cost)	10
Overall Match (\$ based on total cost)	\$56,850.00

BUDGET

	GOCO Funds	Applicant Funds	Partner Funds	Total Funding
	\$230,000.00			\$230,000.00
		\$50,000.00		\$50,000.00
			\$35,500.00	\$35,500.00
			\$250,000.00	\$250,000.00
			\$1,750.00	\$1,750.00
			\$1,250.00	\$1,250.00
				\$0.00
				\$0.00
	\$230,000.00	\$50,000.00	\$288,500.00	\$568,500.00

Cost Per Unit	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
	\$200,000.00	\$50,000.00	\$250,000.00	\$500,000.00
	\$15,000.00		\$10,000.00	\$25,000.00
	\$4,000.00		\$1,000.00	\$5,000.00
			\$3,000.00	\$3,000.00
	\$2,000.00			\$2,000.00
	\$0.00		\$10,000.00	\$10,000.00
	\$0.00		\$2,000.00	\$2,000.00
	\$9,000.00		\$9,500.00	\$18,500.00

	\$230,000.00	\$50,000.00	\$285,500.00	\$565,500.00

Cost Per Unit / Hour / Acre	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding
\$250.00			\$1,250.00	\$1,250.00
\$350.00			\$1,750.00	\$1,750.00

		\$0.00	\$3,000.00	\$3,000.00

	GOCO Funds	Applicant Funds	Cumulative Partner Funds	Total Funding

	\$230,000.00	\$50,000.00	\$288,500.00	\$568,500.00
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Actual	Status
60	Pass
\$338,500.00	Pass



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: October 7, 2020

Presented By: Gus Hendricks, Deputy Chief/Emergency Manager

Department: Fire

Submitted By: Gus Hendricks, Deputy Chief/Emergency Manager

Information

SUBJECT:

Resolution to Adopt the 2020 Mesa County Hazard Mitigation Plan

RECOMMENDATION:

Staff recommends adoption of the 2020 Mesa County Hazard Mitigation Plan

EXECUTIVE SUMMARY:

The Mesa County Hazard Mitigation Plan (Plan) has been updated for 2020 and the Plan will include resolutions from participating jurisdictions to acknowledge their participation in plan development. Mesa County completed their original Hazard Mitigation Plan in 2004 and it was approved by the Federal Emergency Management Agency (FEMA) in 2005 according to the Disaster Mitigation Act (DMA) of 2000. The DMA requires that the Plan be updated and approved every five years by all jurisdictions identified in the local plan to be eligible for mitigation grant funding from FEMA. This 2020 plan is an update to the 2015 plan.

This multi-jurisdictional, multi-hazard mitigation plan update involved a comprehensive review and update of each section of the 2015 plan. As part of this Plan update, all sections of the Plan were reviewed and updated to reflect new data and knowledge of hazards and risks, risk analysis processes, capabilities of participating jurisdictions and stakeholders, and mitigation strategies. The Plan was also revised to reflect changes in development and property values based on Mesa County Assessor data. Valid information from the 2015 plan was carried forward and included in the Plan update.

BACKGROUND OR DETAILED INFORMATION:

The Mesa County Hazard Mitigation Plan was originally completed in 2004 and approved by FEMA in 2005. The Disaster Mitigation Act of 2000 requires a five (5) year revision in order to achieve eligibility for the FEMA Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs.

The 2020 process began with the formation of a Hazard Mitigation Planning Committee (HMPC) comprised of key stakeholders from Mesa County, the City of Grand Junction, other participating jurisdictions, and state and federal agencies. The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to all of Mesa County, assessed the County's vulnerability to these hazards, and examined the capabilities in place to mitigate them. Mesa County and City of Grand Junction are vulnerable to several hazards that are identified, profiled, and analyzed in this Plan. Floods, wildfires, and rock falls-landslides are among the hazards that can have a significant impact on the County as a whole and are hazards that specific mitigation projects have been identified. Based upon the risk assessment, the MHPC identified the following goals and objectives for reducing risk to hazards:

Reduce risk to people, property, and environment from the impacts of natural hazards

Minimize economic losses

Implement the mitigation actions identified in the plan

This Plan is to be adopted by the City of Grand Junction stating that the City has participated in its creation with representatives from the City of Grand Junction and the Grand Junction Fire Department. According to 44 CFR requirement 201.6c (5): The local hazard mitigation plan shall include documentation that the Plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans, each jurisdiction requesting approval of the Plan must document that it has been formally adopted.

FISCAL IMPACT:

There is no fiscal impact directly associated with adoption of the Mesa County Hazard Mitigation Plan.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 61-20, a resolution adopting the 2020 Mesa County Hazard Mitigation Plan.

Attachments

1. 2020 Mesa County Hazard Mitigation Plan - state revisions

2. 2020 Hazard Mitigation Plan Resolution for the City of Grand Junction

Mesa County Hazard Mitigation Plan

Mesa County, Colorado



2020 Revision

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Mesa County Hazard Mitigation Plan

Mesa County, Colorado

Executive Summary

The purpose of natural hazards mitigation is to reduce or eliminate long-term risk to people and property from natural hazards. Mesa County's original Mitigation Plan was completed in 2004 and approved by FEMA in January 2005. The 2004 plan was revised in 2009/2010 and again in 2015 pursuant to the requirements of the Disaster Mitigation Act of 2000 which requires a five year revision in order to achieve eligibility for the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs. This 2020 plan is an update to the 2015 plan.

The Mesa County Hazard Mitigation Plan is a multi-jurisdictional plan that covers the following local governments, special districts, and authorities that participated in the planning process and who identified future mitigation projects for their jurisdiction. Additional jurisdictions participated in the planning process but did not define a specific project (see participant list):

Mesa County	Lower Valley Fire Protection District
City of Grand Junction	Clifton Fire Protection District
City of Fruita	Plateau Valley Fire Protection District
Town of Collbran	Grand Junction FD & Grand Junction Rural FPD
Town of Palisade	DeBeque Fire Protection District
Town of DeBeque	

New participants during this plan update include the Clifton Fire Protection District.

The County's planning process followed a methodology prescribed by FEMA, and much of the information contained in this plan was developed using jurisdictional information, plans and documents.

Mesa County’s process began with the formation of a Hazard Mitigation Planning Committee (HMPC) comprised of key stakeholders from Mesa County, participating jurisdictions, and state and federal agencies. The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to Mesa County, assessed the County’s vulnerability to these hazards, and examined the capabilities in place to mitigate them. The County is vulnerable to several hazards that are identified, profiled, and analyzed in this plan. However, floods, wildfires, and rock falls-landslides are among the hazards that can have a significant impact on the County and are the hazards that specific mitigation projects have been identified. Based upon the risk assessment, the HMPC identified goals and objectives for reducing risk to hazards. The goals and objectives of this hazard mitigation plan are to:

Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards.

- Minimize the vulnerability of existing and new development to hazards.
- Increase education and awareness of hazards and risk reduction measures.
- Improve comprehensive wildfire planning, funding, and mitigation.
- Strengthen floodplain management programs.
- Enhance assessment of multi-hazard risk to critical facilities and infrastructure.

Goal 2: Minimize economic losses

- Strengthen disaster resistance and resiliency of businesses and employers.
- Promote and conduct continuity of operations and continuity of governance planning.
- Reduce financial exposure of county and municipal governments.

Goal 3: Implement the mitigation actions identified in this plan

- Engage collaborative partners, community organizations, businesses, and others
- Integrate mitigation activities into existing and new community plans and policies.
- Monitor, evaluate, and update the mitigation plan.

To meet identified goals and objectives, the plan recommends the mitigation actions summarized in Table 1. The HMPC also developed an implementation plan for each action, which identifies priority level, background information, and ideas for implementation, responsible agency, timeline, cost estimate, potential funding sources, and more.

The Hazard Mitigation Plan has been formally adopted by the Mesa County Board of County Commissioners and the governing bodies of each participating jurisdiction and will again be revised within a five-year timeframe.

TABLE 1 MITIGATION ACTION MATRIX

Mitigation Action Matrix				
Jurisdiction	Action	Priority	Goals Addressed	Hazards Addressed
Multi-jurisdictional	Coordinate biannual reviews	High	Goal 3	Multi-Hazard
Multi-jurisdictional	Continue public involvement in mitigation activities	High	Goal 1	Multi-Hazard
Multi-jurisdictional	Coordinate and complete a continuity of operations/continuity of governance (COOP/COOG) Plan	High	Goal 2	Multi-Hazard
Multi-jurisdictional	Identify and prioritize fuel reduction projects around critical facilities and infrastructure in wildfire hazard areas. Community education regarding the risk of wildfires.	High	Goal 1	Wildfire
Town of Palisade: Fire Department	Create a fire mitigation plan to protect vital raw water supplies and infrastructure. Conduct on the ground mitigation to reduce the potential for wildfire.	High	Goal 1,2	Wildfire
Multi-Jurisdictional	Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.	High	Goal 1, 2	Multi-Hazard
Multi-jurisdictional	Project includes 2 detention basins and 535 feet of box culvert improvements that will remove 269 structures from 100 year floodplain, including 2 churches and 1 elementary school, and decrease emergency response arterial inundation (Hwy.50) by .43 feet (Orchard Mesa Detention & Conveyance Improvements).	Medium	Goal 1,2	Flooding
Mesa County	Adobe Creek: Overbank flooding of properties is common during small events. Project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for 10 year event level.	Medium	Goal 1,2	Flooding

Mesa County	Douglas Wash: The existing drainage way and crossing structures are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.	Medium	Goal 1,2	Flooding
Multi-jurisdictional	Mitigation project for the upper and lower portions of the Leach Creek drainage. These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmen's Ditch.	Medium	Goal 1,2	Flooding
Mesa County, City of Grand Junction, City of Fruita, Town of Palisade	NFIP Compliance: Jurisdictions will incorporate and reference DFIRM maps in regulations as new floodplains are mapped. Audits of regulations will ensure compliance with NFIP in all program areas.	Medium	Goal 1	Flooding
Multi-Jurisdictional	Identify and map geologic hazard zones and incorporate into master planning.	Medium	Goal 1,3	Landslide-Rockfall-Mudflow-Debris flow
Multi-jurisdictional	Real time rainfall data is lacking in Mesa County. An automated rainfall ALERT network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.	Medium	Goal 1,3	Flooding
Multi-Jurisdictional	A Basin Master Plan for Big Salt Wash will be completed. The plan will identify at risk properties, conveyance and detention mitigation alternatives and costs.	Low	Goal 1	Flooding
Multi-Jurisdictional	Community Resilience Planning: Develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cutoff.	Medium	Goal 1,2,3	Multi-Hazard
Town of Palisade	Fuel and debris reduction: Remove overgrowth, slash, and debris from steep river bank.	High	Goal 1	Wildfire, Flooding

DeBeque FPD	District wildland Fire Assessment: Assess wildland-urban interface issues in district	Medium	Goal 1	Wildfire
DeBeque FPD	Reduce amount of fuels residents pile up for burning in and around the Town of DeBeque by establishing a wood chipping program	Medium	Goal 1	Wildfire
Multi-Jurisdictional	Review and update the 2012 Countywide Community Wildfire Protection Plan	High	Goal 1	Wildfire
Multi-Jurisdictional	StormReady Recertification: Complete actions necessary to maintain StormReady Certification.	Medium	Goal 1	Multi-Hazard
Clifton FPD and Mesa County	Lewis Wash wildfire mitigation project	High	Goal 1	Wildfire
Town of Palisade	Riverbend Park wildfire mitigation project	High	Goal 1	Wildfire
City of Fruita and Lower Valley FPD	Big Salt Wash wildfire mitigation project – Evening Breeze section	High	Goal 1	Wildfire
City of Grand Junction and GJ Rural FPD	Identify, prioritize, support, and conduct fuels mitigation in Wildland Urban Interface.	High	Goal 1	Wildfire
City of Grand Junction	Emergency Action Plans for Dam Safety	High	Goal 1, 2	Flooding
City of Grand Junction	Fire Mitigation for Grand Junction Watershed	High	Goal 1	Wildfire

City of Grand Junction	Carson Lake Dam Rehabilitation and Early Warning System	High	Goal 1, 2	Flooding
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Following is a brief project update, from the goals, objectives and projects identified in the Approved 2015 Plan.

2015 Actions	Status	Reason
Coordinate annual reviews	Ongoing	
Public involvement in mitigation activities	Complete	
COOP/COG Planning	Ongoing	
Identify and prioritize fuel reduction projects	Ongoing	
Palisade watershed protection plan & projects	Ongoing	Plan complete projects ongoing
Incorporate HMP into other plans	Ongoing	As plans are updated.
Orchard Mesa Detention & Conveyance	Partially Complete - Ongoing	The Orchard Mesa project that was constructed, however the pipes have not been increased
Adobe Creek Project	Ongoing	Project not started yet
Bosley Wash Project	Complete	
Douglas Wash Project	Ongoing	Currently being worked on by Mesa County Staff
Leach Creek Project	Partially Complete - Ongoing	Partially complete. Work carried out in 2012, 2013, and 2014.
NFIP Compliance	Ongoing	Work continues as new floodplains are mapped
Mapping of geologic hazard zones. Incorporation into master planning	Ongoing	Hazard zones referenced in plans. LiDAR mapping of West Salt Creek Landslide area
Real time rainfall data network	Deferred	Funding opportunities have not been explored
Big Salt Wash basin master plan	Deferred	Staff time reallocated to other projects
StormReady Recertification	Complete	
Community Resilliance Planning	Deferred	Assigned staff resigned. Project not reassigned.
Riverbank Fuel and debris reduction	Ongoing	
DeBeque FPD district wildland fire assessment	Ongoing	
DeBeque wood chipping/burn reduction project	Ongoing	

Plan Section Review and Analysis – 2020 Update

This multi-jurisdictional, multi-hazard mitigation plan update involved a comprehensive review and update of each section of the 2015 plan. The process followed to review and revise this plan was similar to the planning process for the 2015 plan. As part of this plan update, all sections of the plan were reviewed and updated to reflect new data and knowledge of hazards and risk, risk analysis process, capabilities, participating jurisdictions and stakeholders, and mitigation strategies. The plan was also revised to reflect changes in development and property values based on County Assessor data. Valid information from the 2015 plan was carried forward and included in this plan update.

This plan update was filed with the State of Colorado Division of Homeland Security and Emergency Management as a component of Mesa County’s annual emergency management work plan. As a result, this plan update was funded, in part, with Emergency Management Performance Grant funds.

The following list summarizes plan updates by plan section:

Introduction and Planning Area Profile

- Updated population and demographic information for Mesa County and participating jurisdictions
- Updated economy description
- Updated labor force and unemployment rate data

Planning Process

- General text edits to update dates associated with planning timeline
- Updated jurisdiction participation table to reflect participation in plan update process
- Edited the Hazard Mitigation Planning Committee list to reflect individual participants in the update process
- Updated the public involvement process for plan update

Risk Assessment

- Reviewed hazards list for possible modifications
- Reviewed hazards from the 2018 Colorado State Hazard Mitigation Plan
- Updated disaster declaration history to include 2015-2020 data
- Reviewed hazard class for dams in Mesa County
- Reviewed and updated repetitive loss property information
- Updated Tier II reporting facility numbers
- Updated previous occurrence history for hazardous materials

- Updated NCDC data for severe winter weather from 2015-2019
- Updated previous occurrence history for wildfire to include events from 2015-2019
- Reviewed and updated hazard profile summary and scoring
- Reviewed and updated critical facilities and infrastructure matrix
- Reviewed and updated economic assets

Mitigation Strategy

- Updated Mitigation Action Matrix to reflect new and continued mitigation projects
- Reviewed and updated continued mitigation project descriptions
- Added new mitigation projects and removed completed ones

Plan Implementation and Maintenance

- Reviewed plan implementation and maintenance

Community Profiles

- Updated population data using 2019 Colorado State Demographer estimates for prior plan participants
- Reviewed and updated jurisdiction hazard profiles for prior plan participants
- Updated community asset inventory using a structured GIS analysis using most recent County Assessor and population data
- Reviewed and updated jurisdiction capability assessments for prior plan participants
- Reviewed district profiles for participating special districts
- Created new district profile for new participating district, Clifton Fire Protection District

Plan Requirements

44 CFR requirement 201.6c (5): The local hazard mitigation plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

The following jurisdictions participated in the development of this plan and have adopted the multi-jurisdictional plan. A sample resolution is provided and all signed copies of resolutions can be found in Appendix A of this plan.

Mesa County	Lower Valley Fire Protection District
City of Grand Junction	Plateau Valley Fire Protection District
Town of Palisade	Grand Junction FD. & Grand Junction Rural FPD
City of Fruita	Clifton Fire Protection District
Town of Collbran	DeBeque Fire Protection District

Town of DeBeque

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE REVISED MESA COUNTY, COLORADO
MULTI-HAZARD MITIGATION PLAN

WHEREAS, natural hazards in Mesa County have the potential for loss of life and significant property damage,

WHEREAS, the County of Mesa recognizes the importance of reducing or eliminating vulnerability of disasters caused by natural hazards for the overall good and welfare of the community,

WHEREAS, the County of Mesa, Office of Emergency Management has revised the comprehensive, multi-jurisdictional, Multi-Hazard Mitigation Plan to identify both natural and manmade disasters and developed strategies to mitigate those hazards,

WHEREAS, the Federal Disaster Mitigation Act of 2000 requires jurisdictions to prepare and adopt a Multi-Hazard Mitigation Plan to be eligible for future pre-disaster and post disaster federal funding for mitigation purposes, and

WHEREAS, the County of Mesa has identified and justified a number of proposed projects and programs needed to mitigate the vulnerabilities of the County to the impacts of future disasters to be included in this revised Multi-Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO:

- 1: The County of Mesa hereby proposes to accept and approve the revised Mesa County Multi-Hazard Mitigation Plan.
- 2: The plan participants are requested and instructed to pursue available funding opportunities for implementation of the proposals designated therein, and
- 3: The plan participants will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in its section of the mitigation strategy, and
- 4: The plan participants will continue to participate in the updating and revision of the Mesa County Multi-Hazard Mitigation Plan with a plan review and revision to occur within a five-year cycle, and designated staff will provide annual progress reports on the status of implementation of the plan to the Board of County Commissioners, and
- 5: The plan participants will further seek to encourage the businesses, community groups, organizations and other stakeholders within the County of Mesa, to also participate in the updating and revision of this plan.

APPROVED on _____.

Introduction and Planning Area Profile

Purpose

Mesa County and several other participating jurisdictions prepared this revision of the local Multi-hazard Mitigation Plan to guide hazard mitigation planning to better protect the people and property of the County from effects of hazard events. This plan demonstrates the communities' commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources.

With the completion of this plan revision, Mesa County and participating jurisdictions are eligible for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities (BRIC) Program, and Flood Mitigation Assistance Program.

Background & Scope

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These dollars only partially reflect the true cost of disasters, because additional expenses to insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

Hazard mitigation is defined by FEMA as "any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event." On average, each dollar spent on mitigation saves society an average of \$11 in avoided future losses in addition to saving lives and preventing injuries. (National Institute of Building Science Multi-Hazard Mitigation Council 2018)

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts of those hazards are determined, mitigation goals are set, and appropriate strategies to lessen impacts are determined, prioritized, and implemented. This plan documents Mesa County's hazard mitigation planning process and identifies relevant hazards and vulnerabilities and strategies the County and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability in Mesa County.

This revised plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. The 2007 amendments also incorporate mitigation planning requirements of

the Flood Mitigation Assistance (FMA) program authorized by the National Flood Insurance Act of 1968.

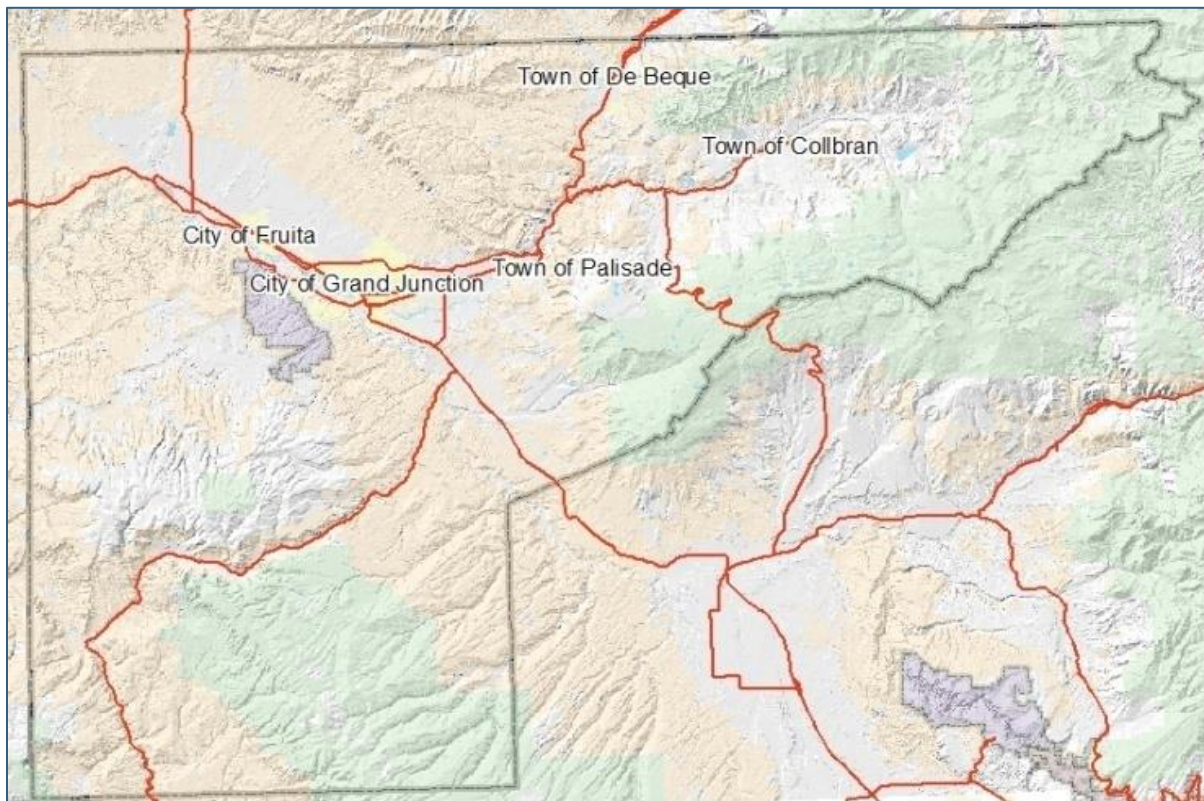
While the Disaster Mitigation Act emphasizes the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet in order for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288).

This revised plan addresses natural hazards and one manmade hazard—hazardous materials release. Although FEMA encourages communities to integrate manmade hazards into the mitigation planning process, the scope of this plan focused more on natural hazards. Additional plans have been developed to address other manmade hazards such as chemical, biological, and radiological terrorism through the Northwest All Hazard Emergency Management Region (HWAHEMR) and requires sensitivity towards confidentiality.

Planning Area Profile

Figure 1 shows a map of the Mesa County planning area, including the various jurisdictions who were invited to participate in the revision of this plan.

FIGURE 1 HAZARD MITIGATION PLANNING AREA



Geography and Climate

Mesa County is located on the western border of Colorado, 250 miles west of Denver. Interstate 70, the state's main east-west transportation corridor travels directly through Mesa County. One of the 64 counties in Colorado, Mesa County encompasses 3,309 square miles, of which approximately 72% is publicly owned and is controlled primarily by the U.S. Forest Service and Bureau of Land Management. The City of Grand Junction is the County Seat and is the largest city in Western Colorado. The Grand Junction area serves as the banking center, health care service provider and retail trade center for a large geographical area in western Colorado and eastern Utah.

The landscape of Mesa County has many unique features as it is located in a river valley surrounded by contrasting natural landmarks—such as the Colorado National Monument to the west, the Grand Mesa National Forest to the east, and the Bookcliffs to the north. These natural wonders provide diverse and abundant year-round recreational activities.

The Colorado National Monument is a beautiful geological display of towering red sandstone monoliths set against deep, shear-walled canyons which are dotted throughout the 20,000 acres of the park. The Grand Mesa National Forest is said to be the largest flat-topped mountain in the world. It has more than 200 lakes and is home to the Powderhorn ski area.

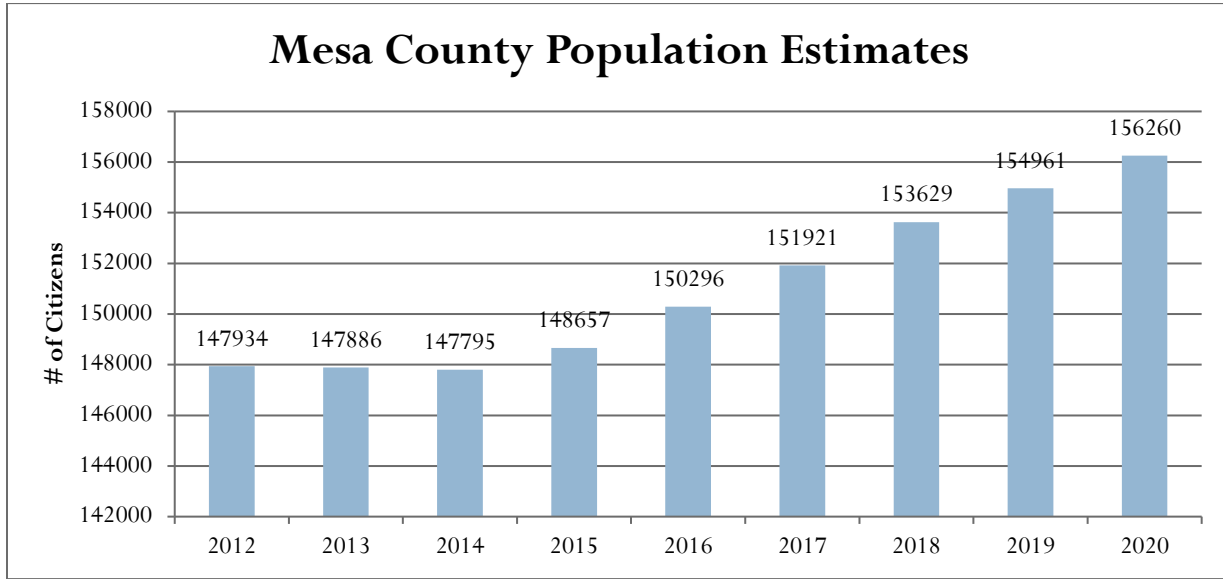
Mesa County's mild climate provides a sharp contrast to the eastern slope of Colorado. Residents enjoy mild winter temperatures with lows averaging only 26F (-3°C) in January with year-round low humidity. (Mesa County 2008 Budget Book)

Population & Demographics

Mesa County estimates its 2018 population to be 153,207 which ranks it as the 11th largest population of the 64 counties in Colorado. The County estimates include data from the State Demographer's office and includes more up-to-date information on components of change—births, deaths, and change in group population. Mesa County also considers school enrollment numbers, new housing permits, household increases, and vacancy rate. Mesa County has used State Demographer estimates when projecting future population and estimates the 2020 population to be 156,260 which is a 2% increase from 2018 as shown in Figure 2.

The 2010 Census marked a shift from the majority of the population living in unincorporated Mesa County to the cities and towns. In 2013, 51.7% were estimated to be in the incorporated areas and 48.3% were in the unincorporated areas. This is due in part to growth and annexations to Grand Junction, as well as the growth of Fruita since 2000. Mesa County's population has also been urbanizing. In 1980, 70% of the County's population lived in the urbanized area. The urbanized population has increased with each successive decade, and in 2010, the US Census estimated 87.4% of the County's total population lived in the urbanized area, which stretches from Fruita to Palisade.

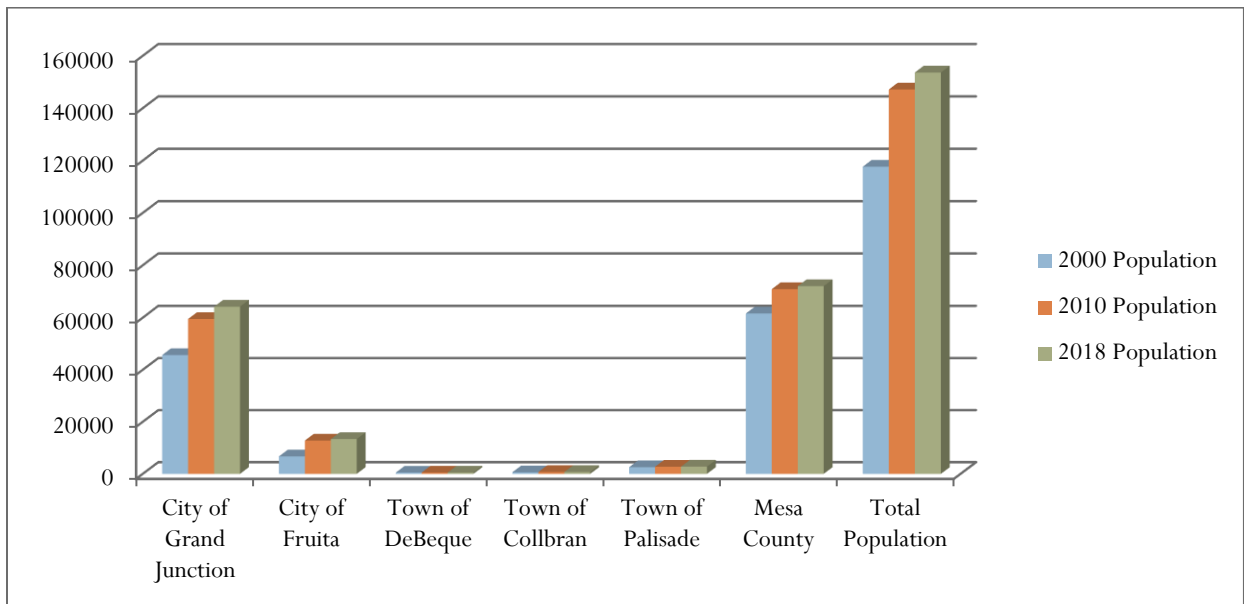
Figure 2 Estimated County Population



(Demographer)

FIGURE 3 JURISDICTION'S POPULATION

Area	2000 Population	2010 Population	2018 Population	% Change
City of Grand Junction	45678	59502	64191	8%
City of Fruita	6727	12803	13398	5%
Town of DeBeque	473	505	502	-1%
Town of Collbran	607	709	710	0%
Town of Palisade	2585	2748	2792	2%
Mesa County	61581	70888	72036	2%
Total Population	117651	147155	153629	4%



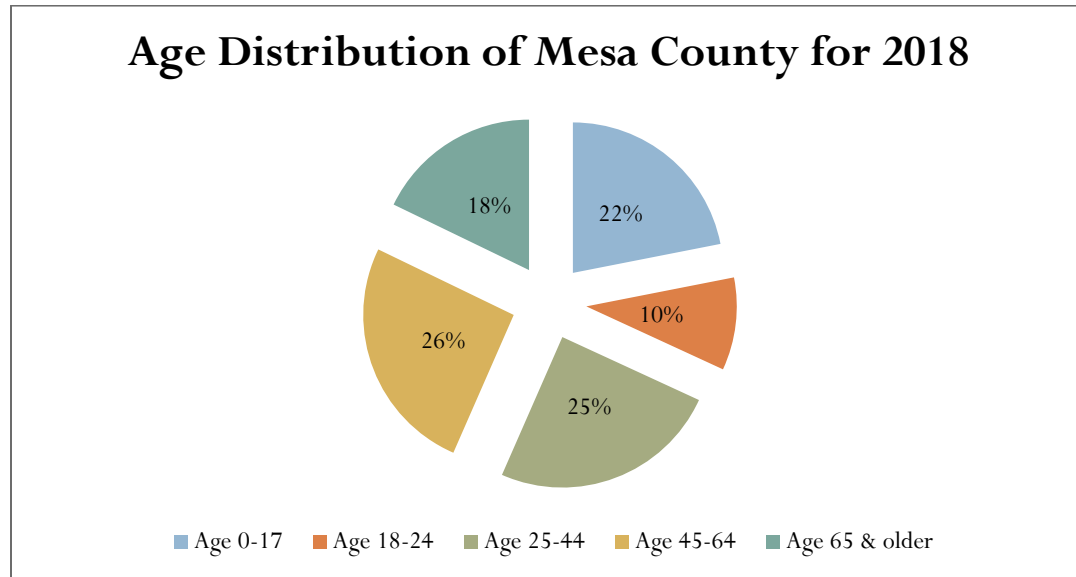
Mesa County’s median age of 39.1 is higher than both Colorado (37.9) and the US (38.2). Mesa County’s population is generally older than Colorado, with 17.9% of the population over age 65 compared to 15.2% statewide. By 2030, the State Demographer projects that people over age 65 will account for 39% of the total population.

The U.S. Census Bureau demographic and social characteristics for Mesa County are shown in Table 2 and 3 and Figure 4.

TABLE 2 MESA COUNTY DEMOGRAPHIC AND SOCIAL CHARACTERISTICS

Population Estimates by Race and Hispanic Origin in 2018	Number	Rank in State	Pct Dist. in County	Pct Dist. in State
American Ind. or Alaskan Native Alone	1283	12	0.9%	0.8%
Asian Alone	1,409	12	0.9%	5.4%
Black Alone	1,033	12	0.7%	12.7%
Native Hawaiian and Other Pac. Isl. Alone	410	5	0.3%	0.2%
White Alone	141076	10	94.1%	72.7%
Two or More Race Groups	3093	11	2.1%	3.2%
Hispanic or Latino (can be of any race)				
Non-Hispanic or Latino	128369	10	85.6%	82.2%
Hispanic or Latino	21629	11	14.4%	17.8%

FIGURE 4 AGE DISTRIBUTION IN MESA COUNTY



(U.S. Census Bureau)

Mesa County is served by U.S. Highways 6, 24, and 50; Interstate Highway 70; and several State highways. Most of the communities, including the larger ones, are located along the U.S. and Interstate highway systems. General intra-county access is provided by more than 1,300 miles of county road. The Union Pacific Railroad mainline parallels the U.S. and Interstate highways from east to west through the county, and a branch line parallels U.S. Highway 50 to the south. Limited railroad passenger service by Amtrak is provided, with the bulk of service handling freight. Bus service is available and four major airlines and several commuter-type airlines provide passenger and freight service to Grand Junction.

TABLE 3 MESA COUNTY DEMOGRAPHICS

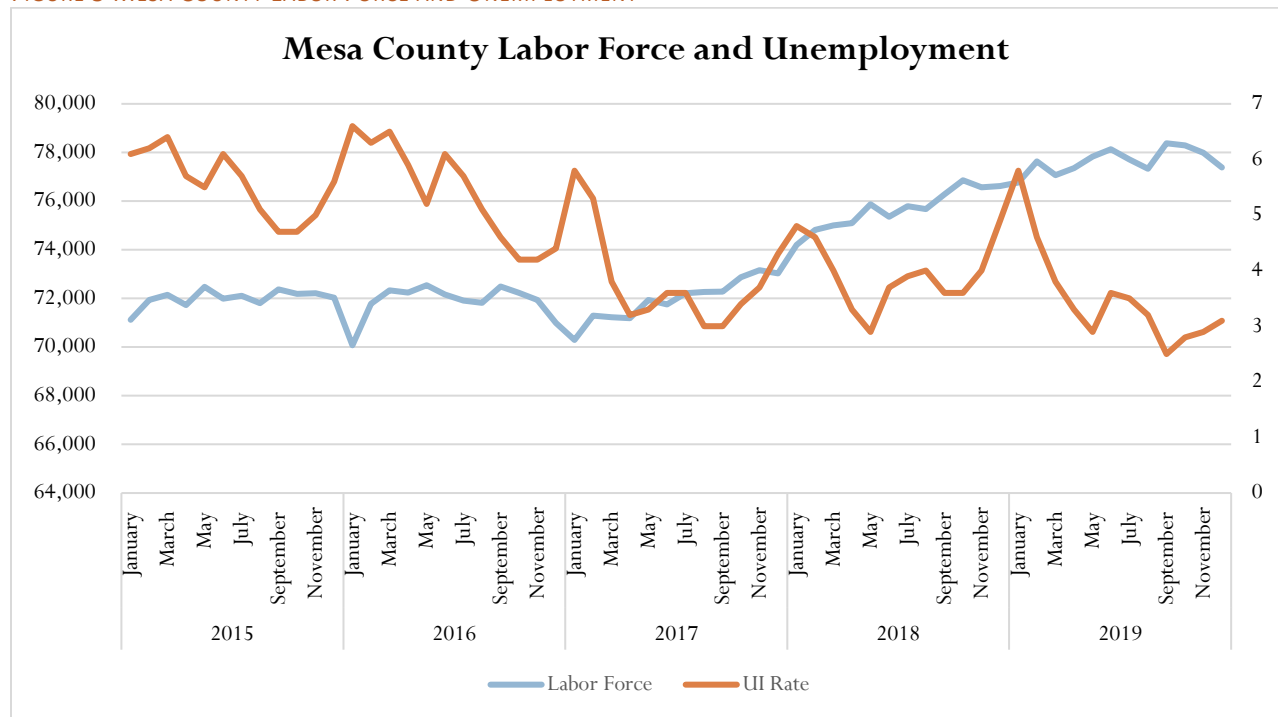
People & Income Overview (By Place of Residence)	Value	Rank in State	Industry Overview (2018) (By Place of Work)	Value	Rank in State
Population (2018)	153,207	11	Covered Employment	62699	10
Growth (%) since 2010 Census	4.4%	36	Avg wage per job	\$44,431	20
Households (2018)	61,033	11	Manufacturing - % all jobs in County	5.0%	14
Labor Force (persons) (2018)	76,060	10	Avg wage per job	\$45,292	22
Unemployment Rate (2018)	4.1	14	Transportation & Warehousing - % all jobs in County	4.0%	5
Per Capita Personal Income (2018)	\$44,935	37	Avg wage per job	\$51,491	17
Median Household Income (2018)	\$51,132	41	Health Care, Social Assist. - % all jobs in County	18.3%	3
Poverty Rate (2018)	14.4	20	Avg wage per job	\$50,055	12
H.S. Diploma or More - % of Adults 25+ (2018)	90.1	36	Finance and Insurance - % all jobs in County	3.1%	13
Bachelor's Deg. or More - % of Adults 25+ (2018)	27.4	32	Avg wage per job	\$66,423	18

(U.S. Census Bureau)

Economy

Mesa County is showing signs of economic improvement since the steep decline that began in late 2008. Mesa County saw a six year high in our labor force numbers at 78,379 as well as the lowest unemployment rate on record at 2.5% in September of 2019. Since 2015, more than 3,000 jobs have been added to our Region across all industries. Currently, Health Care and Social Assistance has the highest number of jobs at 10,887, followed by Government at 10,769, and Retail taking the third place at 8,218. Figure 5 depicts Mesa County labor force and unemployment.

FIGURE 5 MESA COUNTY LABOR FORCE AND UNEMPLOYMENT



(Englehart, 2020)

Planning Process

44 CFR Requirement 201.6(c) (1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

As a requirement under the Disaster Mitigation Act of 2000, local jurisdictions are responsible for revising their Hazard Mitigation Plans every five years. This plan is an update to the County's 2015 Hazard Mitigation Plan that was completed in 2015 and approved in June 2015 under this requirement. All sections of the plan were analyzed and revised where appropriate as part of the update process.

Multi-Jurisdictional Participation

44 CFR Requirement §201.6(a)(3): Multi-jurisdictional plans may be accepted, as appropriate, as long as each jurisdiction has participated in the process and has officially adopted the plan.

Mesa County invited every incorporated city and special district in the County to participate in the multi-jurisdictional Mesa County Hazard Mitigation Planning process. The Disaster Mitigation Act requires that each jurisdiction participate in the planning process and officially adopt the multi-jurisdictional hazard mitigation plan. Each jurisdiction that chose to participate in the planning process and development of the plan was required to meet minimum plan participation requirements of attending at least one planning meeting. Participants were, however, encouraged to participate in the entire process, which included the following:

- Designate a representative to serve on the HMPC
- Participate in HMPC meetings
- Complete and return worksheets
- Identify mitigation actions for the plan
- Review and comment on plan drafts
- Inform the public, local officials, and other interested parties about the planning process and provide opportunity for them to comment on the plan
- Formally adopt the Hazard Mitigation Plan

The following table details how jurisdictions participated in Hazard Mitigation Planning Committee Meetings.

Meeting Date (2019/2020)	Kickoff Meeting: September 3, 2019	HMPC #2: October 9, 2019	HMPC #3 November 13, 2019	HMPC Final Mtg. January 8, 2020
Mesa County	X	X	X	X
City of Grand Junction	X	X	X	X
City of Fruita	X	X	X	X
Town of Collbran		X		
Town of Palisade			X	X
Town of DeBeque				X
Lower Valley FPD	X	X		
Plateau Valley FPD	X		X	X
Grand Junction Rural Fire	X	X	X	
Clifton FPD	X	X	X	
DeBeque FPD	X			X

10-Step Planning Process

Mesa County used FEMA’s Local Mitigation Planning Handbook (2013). The process used by Mesa County meets the funding eligibility requirements of the Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities Program, Community Rating System, and Flood Mitigation Assistance program. This plan is structured around a four-phase approach; organize resources, assess risks, develop the mitigation plan, and implement the plan and monitor progress.

Phase 1 Organize Resources

Step 1: Organize the Planning Effort

Mesa County’s Hazard Mitigation Planning effort started with a kick-off meeting on September 3, 2019. The Mesa County Emergency Management Department mailed letters to county, municipal, district, state, and federal stakeholder representatives inviting representatives to attend the September 3rd meeting and participate in the process. This list is located in Appendix B.

A planning committee was created that includes representatives from each participating jurisdiction, departments of the County, and other local, state, and federal agencies responsible

for making decisions in the plan. Representatives at the Kick-off meeting agreed to act as the Hazard Mitigation Planning Committee (HMPC).

The following agency representatives participated in the HMPC:

Bill Barlow	Grand Valley Power
Christmas Wharton	Grand Valley Power
Brian Woods	Clifton Sanitation
Eli Jennings	Clifton Sanitation
Carrie Gudorf	Mesa County (Engineering)
Gus Hendricks	Grand Junction Rural Fire Protection District (Fire Department)
David Reinertsen	Clifton Water
Paula Creasy	Grand Junction Regional Communications Center
William Baker	City of Grand Junction (Police Department)
Trent Prall	City of Grand Junction
Richard Rupp	Town of Palisade (Fire Department)
Dave Krause	City of Fruita (Police Department)
Dave Payne	Ute Water District
Kamie Long	Colorado State Forest Service
Mike Harvey	DeBeque Fire Protection District
Aldis Strautins	National Weather Service
Vincent Burkhardt	Mesa County (Public Health)
Matt Ozanic	Colorado State Patrol
Jeff Colton	National Weather Service
Andy Martsof	Mesa County Office of Emergency Management
Chris Kadel	Mesa County (GIS)
Bob Dalley	Town of DeBeque (Town Marshal)
Frank Cavaliere	Lower Valley Fire Protection District
Ryan Davison	Mesa County (GIS)
Mike Lockwood	Plateau Valley Fire Protection District
Patrick Cole	DeBeque Fire Protection District
Mark Krebs	Colorado National Monument
Eric Paul	Colorado National Monument
Patricia Gavelda	Colorado Division of Homeland Security and Emergency Management
Charles Balke	Clifton Fire Protection District
Joe White	Clifton Fire Protection District
Care' McInnis	Town of DeBeque
Montana Cohn	Mesa County Weed and Pest
Bill Edwards	US Forest Service
Dan Love	Colorado Department of Agriculture
Ed Kline	Colorado Department of Agriculture
Dave Wolny	Colorado Mesa University
Nick Peck	Fruita Police Department
Darren Starr	City of Grand Junction

Janet Hawkinson Town of Palisade
 Troy Ward Town of Palisade
 Melonie Matarozzo Town of Collbran

The role of the HMPC was to collect data, make decisions on plan process and content, submit mitigation action implementation worksheets, review plan drafts, and coordinate and assist with public review and plan adoptions.

Four meetings were held with the Hazard Mitigation Planning Committee to gather data, develop mitigation actions, and review the draft plan. The agenda's, sign-in sheets, and sample worksheets used to collect data are included in Appendix D.

Meeting	Topic	Date
Kick-off Meeting	Introduction of planning process and discussion of hazards	September 3, 2019
HMPC #2	Review of risk assessment, identification of goals & Objectives	October 9, 2019
HMPC #3	Identification & prioritization of mitigation actions, discussion of process to monitor, evaluate, and update plan.	November 13, 2019
HMPC #4	Review of updated plan and final planning	January 8, 2020

During the Kick-off meeting, Mesa County Emergency Management staff presented information on the scope and purpose of the plan, participation requirements of HMPC members, and the proposed project work plan and schedule. Also discussed were the hazard identification requirements and data. Table 4 shows the analysis of hazards in Mesa County. This table is based on past events, impacts and future probability for each of the hazards required by FEMA for consideration in a local hazard mitigation plan. Emergency Management staff refined the list of hazards relevant to Mesa County.

TABLE 4 HAZARDS IN MESA COUNTY

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Total Score	Hazard Level
Avalanche	2	4	6	32	M
Drought	8	4	4	48	M
Earthquake	6	4	4	40	M
Expansive Soils	2	4	2	16	L
Extreme Heat	8	4	2	40	M
WildFire	6	8	4	80	H
Flood	6	8	6	96	H
Hail Storm	4	4	2	24	L
Land Subsidence	2	4	4	24	L
Landslide/Rockfall	4	8	6	80	H
Lightning	2	8	4	48	M
Tornado	2	4	2	16	L
Wind Storm	4	6	4	48	M
Winter Storm	6	6	2	48	M
Dam Failure	4	4	6	40	M
Hazardous Materials	2	8	4	48	M

Geographic Location	
Large: greater than 50%	8
Medium: 25-50%	6
Small: 10-25%	4
Isolated: less than 10%	2

Magnitude/Severity	
Catastrophic	8
Critical:	6
Limited:	4
Negligible:	2

Occurrence	
Highly Likely:	8
Likely:	6
Occasional:	4
Unlikely:	2

Formula: Total Score = Occurrences x (Geographic Location + Magnitude/Severity)
 Hazard Level is based on Total Score.

Total Score:
 L = 8 – 28
 M = 32 – 64
 H = 72 – 128

HMPC representatives were given several worksheets to begin the data collection process. A brief description of each worksheet is provided below and a sample of each worksheet is located in Appendix E.

Worksheet #1 is the Historical Hazard Event Data Collection Sheet which is used to gather historical events that have occurred in Mesa County.

Worksheet #2 is the Vulnerability worksheet used to determine the vulnerable populations, buildings, critical facilities, and infrastructure for each hazard that affects our jurisdiction. For this specific exercise, Mesa County made the decision to focus on the top three hazards affecting our county which includes, wildfires, floods, and rock falls. This particular information was used to estimate disaster losses which can then be used to gauge potential benefits of mitigation measures.

Worksheet #3 is the Capabilities Matrix which is filled out by each participating jurisdiction identifying various capabilities that exist with each entity.

Worksheet #4, the Mitigation Strategy worksheet, is used to identify possible mitigation actions.

Worksheet #5 is the actual Mitigation Project Description. This worksheet is used to develop mitigation projects identified during the planning process and provide additional details about the project.

Step 2: Public Involvement

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (1) an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.

The HMPC posted the draft plan on the County's website and utilized a public information campaign to invite participation into the planning process. The committee used a press release, media interviews, multiple blogs, Facebook, Twitter, Instagram, and Next Door. The goal of the campaign was to invite the public to review and comment on the plan and to complete a hazard perception survey.

Using analytics software, the committee was able to determine that the campaign had the following reach:

- Facebook: 65,862 followers
- Twitter: 7,307 followers
- Next Door: 18,962 residents
- Blogs: 817 subscribers

- TV broadcast media: 63,382 viewers
- Print media: 62.2% of Mesa County adults

The HMPC received 113 survey responses. Complete survey results are included in Appendix H. Survey highlights include:

1. Prior to participating in the survey, 24.5% of survey respondents were aware of the Hazard Mitigation Plan.
2. In the past 5 years, 25% of survey respondents (or someone in their household) have been impacted by a natural hazard event.
3. The most common hazard events experienced by survey respondents are: windstorm, drought, and wildfire.
4. Survey respondents are most concerned about: drought (97 respondents), wildfire (94 respondents, and extreme heat (86 respondents).
5. More than 47% of survey respondents have received information about how to make their households safer from natural disasters.
6. Survey respondents were most likely to receive information about how to make their homes safer from natural disasters from: government agencies (18.3%), insurance company (16.7%), and news media (16.7%)

Step 3: Departments and Agencies Coordination

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interested to be involved in the planning process. (3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

There are numerous organizations whose goals and interests align with hazard mitigation in Mesa County. Coordination with these organizations and other community planning efforts is vital to the success of this plan. The Mesa County Office of Emergency Management invited other local, state, and federal departments to participate in this process with several of them serving as representatives on the HMPC. As a component of the coordination with other agencies, the HMPC collected and reviewed existing technical data, reports, and plans. State and federal agency data sources, including the National Weather Service and the Flash Flooding at the Colorado National Monument (1921-2003) Report produced by Professor Gigi Richard of Mesa State were used to collect information.

Mesa County and the participating communities also used a variety of comprehensive planning mechanisms, such as land use and general plans, emergency operations plans, and municipal ordinances and building codes as references. This information was used in the development of the hazard identification, vulnerability assessment, and capability assessment and in the formation of goals, objectives, and mitigation actions.

Emergency Managers in the neighboring jurisdictions of Garfield County, Pitkin County, Delta County, and Montrose Counties were received an email invitation to review and provide comments on the draft 2020 Mesa County plan which was posted on a County website. A copy of the email is included in Appendix G.

Phase 2 Assess Risk

Step 4: Identify the Hazards

During the kick-off meeting, the HMPC discussed past events, impacts, and future probability for each of the hazards required by FEMA for consideration in a local hazard mitigation plan. A profile of each hazard was then developed with the help of County GIS staff in developing GIS layers to display the information. The HMPC discussed the rankings as determined by the scores associated with each of the factors, i.e., occurrences, probability of future occurrences, magnitude and severity. The committee concurred with the scoring and the ratings of hazards as either high, medium, or low hazards. The committee then determined the areas affected by the top three hazards and GIS mapped out the areas using a subjective boundary.

Step 5: Assess the Risks

After profiling the hazards that could impact Mesa County, the Emergency Management Department staff collected information to describe the likely impacts of future hazard events in the participating jurisdictions. This step involved two parts: a vulnerability assessment and a capability assessment.

The vulnerability assessment involves an inventory of assets at risk to natural hazards and in particular wildfires, flooding, and rock fall/landslides. These assets included total number and value of structures; critical facilities and infrastructure; natural, historic and cultural assets; and economic assets. Mesa County Emergency Management staff completed detailed analysis for each community participating in this revision of the plan. The analysis was used to determine the proportion of value of buildings in the hazard areas that were identified by the HMPC. The County GIS system was used by first selecting parcels from the Assessor's data that have their center within the City or Town limits and then making a sub-selection of parcels that have their center within the defined hazard area. Structure value is based on the actual value of improvements.

A similar process was completed for each jurisdiction to understand the affected population. This analysis used census tract data in the GIS system.

The capability assessment consists of identifying the existing mitigation capabilities of participating jurisdictions. This includes government programs, policies, regulations, ordinances, and plans that mitigate or could be used to mitigate risk to disasters. Participating jurisdictions collected information on their regulatory, personnel, fiscal, and technical capabilities as well as ongoing initiatives related to interagency coordination and public outreach. This information is included in Appendix E.

Phase 3 Develop the Mitigation Plan

Step 6: Set Goals

The HMPC divided themselves into three groups with each group assigned to develop mitigation goals to one of the three “high” hazards. The groups identified possible locations and possible actions that could be integrated into existing planning.

Step 7: Review Possible Activities

At the third committee meeting, the HMPC identified and prioritized mitigation actions. The HMPC conducted a brainstorming session in which each committee member identified at least one mitigation action to address each of the plans goals.

As with each priority, there is a responsible agency to ensure the project is completed. The HMPC identified the responsible agency for implementing each action. The responsible agency then completed the Mitigation Project Description Worksheet (worksheet #5). These worksheets allow the HMPC to document background information, ideas for implementation, alternatives, responsible agency, partners, potential funding, cost estimates, benefits, and timeline for each identified action.

Step 8: Draft the Plan

A draft of the revised Mesa County Multi-Hazard Mitigation Plan was developed by Mesa County Department of Emergency Management staff and submitted to the HMPC for internal review. Once the committee’s comments were incorporated, a complete draft of the plan was made available online for review and comment by the public and other agencies and interested stakeholders. The review period was from July 1, 2020 to July 15, 2020. Public comments were integrated into a final draft for submittal to the Colorado Division of Homeland Security and Emergency Management and FEMA Region VIII.

Phase 4 Implement the Plan and Monitor Progress

Step 9: Adopt the Plan

To implement the plan, the governing bodies of each participating jurisdiction adopted the plan with a formal resolution. Scanned copies of resolutions of adoption are included in Appendix A.

Step 10: Implement, Evaluate, and Revise the Plan

The HMPC developed and agreed upon an overall strategy for plan implementation and for monitoring and maintaining the plan over time. This strategy is further described in the plan implementation section.

Risk Assessment

Requirement §201.6(c) (2): [The plan shall include] A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

Risk to natural hazards is a combination of hazard, vulnerability, and capability. The risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The goal of the risk assessment is to estimate the potential loss in Mesa County, including loss of life, personal injury, property damage, and economic loss, from a hazard event. The risk assessment process allows communities in Mesa County to better understand their potential risk to natural hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events.

The risk assessment for Mesa County and its jurisdictions followed the methodology described in the FEMA publication Local Mitigation Planning Handbook (2013), which includes a four-step process:

- 1) Identify Hazards
- 2) Profile Hazard Events
- 3) Inventory Assets
- 4) Estimate Losses

This chapter is divided into three parts: hazard identification, hazard profiles, and vulnerability assessments.

Hazard Identification

Requirement §201.6(c) (2) (i): [The risk assessment shall include a] description of the type...of all natural hazards that can affect the jurisdiction.

The Mesa County Hazard Mitigation Planning Committee (HMPC) reviewed data and discussed the impacts of each of the hazards required by FEMA for consideration, which are listed below, to determine the hazards that threaten Mesa County and its jurisdictions:

Avalanche	Expansive Soils	Landslide	Windstorm
Coastal Erosion	Extreme Heat	Severe Winter Storm	
Coastal Storm	Flood	Tornado	
Dam/Levee Failure	Hailstorm	Tsunami	
Drought	Hurricane	Volcano	
Earthquake	Land Subsidence	Wildfire	

Data on past impacts and future probability of these hazards was collected from the following sources:

State of Colorado Natural Hazard Mitigation Plan (2018)

Mesa County Hazard Mitigation Plan (2015)

Spatial Hazard Event and Loss Database (SHELDUS), a component of the University of South Carolina Hazards Research Lab

National Oceanic and Atmospheric Administration’s (NOAA) National Climatic Data Center

Disaster declaration history from FEMA, the Public Entity Risk Institute, and the U.S. Department of Agriculture (USDA) Farm Service Agency

The HMPC eliminated some hazards from further analysis because they do not occur in Mesa County or their impacts were not considered significant in relation to other hazards. Table 5 lists these hazards and the reasoning for their removal from consideration.

TABLE 5 REMOVED HAZARDS

Hazard	Explanation For Removal From Plan
Coastal Erosion	Mesa County is not near coastal area.
Coastal Storm	Mesa County is not near coastal area.
Hailstorm	Hailstorms occur, but large-sized damaging hail is rare. Past damage has been negligible.
Hurricane	Mesa County is not near coastal area.
Tsunami	Mesa County is not near coastal area.
Volcano	Dotsero, near Glenwood Canyon, is the only volcano of concern in Colorado. It has not erupted in 4,000 years.

The HMPC identified 13 natural hazards that could affect Mesa County and other jurisdictions. These hazards are profiled in further detail throughout this plan. Although not required by the Disaster Mitigation Act of 2000, the HMPC decided to address one manmade hazard—hazardous materials release. The risk from this hazard is related primarily to the transportation of hazardous materials through the County or from a release generated at any one of the number of facilities that produces or stores chemicals on site.

Disaster Declaration History

Mesa County has received the following disaster declarations:

Year	Type of Declaration	Hazard
1984	Presidential	Flooding
1995	State	Flooding
2002	Presidential	Wildfires
2002	USDA Disaster	Drought
2006	USDA Disaster	Drought
2012	State	Wildfire
2012	USDA Disaster	Drought
2012	USDA Disaster	Crop
2013	USDA Disaster	Crop
2014	USDA Disaster	Drought
2014	USDA Disaster	Crop
2014	Local/State	Landslide
2015	USDA Disaster	Drought
2015	USDA Disaster	Severe Freeze
2017	USDA Disaster	Severe Freeze
2018	USDA Disaster	Drought
2019	USDA Disaster	Drought
2020	Local/State/Federal	Pandemic

Hazard Profiles

Requirement §201.6(c)(2)(i): *[The risk assessment shall include a] description of the ...location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.*

Requirement §201.6(c)(2)(ii): *[The risk assessment shall include a] description of the jurisdiction’s vulnerability to the hazards described in paragraph (c)(2)(i) of this section. The description shall include an overall summary of each hazard and its impact on the community.*

The hazards identified in this section are profiled individually and a summary of the probability of future occurrence and potential magnitude is provided. Each hazard was also given an overall rating of High—Medium—Low based on the score it received by using the following formula: Total Score = Occurrences x Impacts (Occurrences x [Geographic Location + Magnitude/Severity]) Detailed profiles for each of the identified hazards include the following information:

Hazard Description

This section consists of a general description of the hazard and the general impacts it may have on a community.

Geographic Location

This section describes the geographic extent or location of the hazard in the planning area and identifies the affected area as isolated, small, medium, or large.

- Large (8) —Greater than 50% of the County affected
- Medium (6) —25-50% of the County affected
- Small (4) —10-25% of the County affected
- Isolated (2) —Less than 10% of the County affected

Occurrence

This section includes information on historic incidents, including impacts and costs, if known. A historic incident worksheet (worksheet #1) was used to capture the incident information from participating jurisdictions.

Future Occurrence

The frequency of past events is used to gauge the likelihood of future occurrences. Based on historical data, the probably of future occurrence is categorized as follows and given a corresponding score:

- Highly Likely: **(8)** Near 100% chance of occurrence next year or happens every year.
- Likely: **(6)** 10-100% chance of occurrence in next year or has a recurrence interval of 10 years or less
- Occasional: **(4)** 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.
- Unlikely: **(2)** Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

The probability, or chance of occurrence, was calculated where possible based on existing data.

Magnitude/Severity

This section summarizes the magnitude/severity or extent of hazard event in terms of deaths, injuries, property damage, and interruption of essential facilities and services. Magnitude and severity is classified in the following manner and given a corresponding score:

- Catastrophic (8) —Multiple deaths; property destroyed and severely damaged; and/or interruption of essential facilities and service for more than 72 hours.

- Critical (6) —Isolated deaths and/or multiple injuries and illnesses; major or long-term property damage that threatens structural stability; and/or interruption of essential facilities and services for 24-72 hours.
- Limited (4) —Minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.
- Negligible (2) —No or few injuries or illnesses; minor quality of life loss; little or no property damage; and/or brief interruption of essential facilities or services.

Impact of a Changing Climate

According to the [2018 National Climate Assessment](#) a changing climate would create new risks and exacerbate existing vulnerabilities in communities across the United States (U.S.), presenting growing challenges to human health and safety, quality of life, and the rate of economic growth. This could include more frequent and intense extreme weather and climate-related events, as well as changes in average climate conditions, which could continue to damage infrastructure, ecosystems, and social systems. The [U.S. Environmental Protection Agency \(EPA\)](#) concludes that a world of warmer temperatures could lead to less predictable weather patterns and rising sea levels. While impacts within and across regions may not be distributed equally, these and other impacts would threaten the reliable delivery of many community services. Although extreme weather events are caused by a variety of contributing factors, human-induced climate change is considered by a large majority of the scientific community to be one of those contributing factors.

The 2018 National Climate Assessment found that temperatures increased across almost all of the Southwest U.S. from 1901 to 2016 with the greatest increases in southern California and western Colorado. If this trend were to continue, the increase in heat and reduction of snow under a changing climate would tend to increase the duration and severity of droughts. Additionally, this could contribute to aridification (a potentially permanent change to a drier environment) through lower soil moisture, reduced snow cover and changes in the timing and efficiency of snowmelt and runoff.

The 2018 National Climate Assessment also estimated that the area burned by wildfire across the western U.S. from 1984 to 2015 was twice what would have been burned had the climate not been changing. Some of the worst wildfires in Colorado state history have occurred within the last ten years, including the Black Forest Fire in 2013, Spring Creek Fire in 2018, and the 416 Fire in 2018.

A changing climate in Mesa County will likely induce longer summertime warm periods, earlier onset of spring snowmelt, more precipitation arriving as rain rather than snow, and longer dry periods with heavier precipitation events in between. These types of changes could exacerbate already risky wildfire conditions, place extra pressure on already stretched water providers and users, provide additional challenges to winter and summer recreation providers, as well as a decline in snowpack depth and duration which is closely linked to water availability, watershed functions and winter ecology impacting every sector important to the community.

Avalanche

Avalanche hazards occur mostly in mountainous regions of Colorado above 8,000 feet. The vast majority of avalanches occur during and shortly after winter storms. Avalanches occur when loading of new snow increases stress at a rate faster than strength develops, and the slope fails. While most avalanches are caused by the weight of accumulated snow, other triggers can be caused by human activities (e.g., skier, snowshoer, and snowmobiler).

Geographic Location

The geographic extent of this hazard in Mesa County is isolated—less than 10% of the County is affected.

The avalanches in Mesa County have primarily occurred on the Grand Mesa which is primarily federally owned land.

Previous Occurrences

According to the National Climatic Data Center Storm Events Database and the CAIC information, Mesa County has had 5 recorded avalanches from 1959-2019.

- January 30, 1999—nine snowmobilers were traversing the north side of the Grand Mesa at the 10,600 foot level. The snowmobiler who was third in line triggered a small hard-slab avalanche which buried him under 5 feet of snow ending with unsuccessful resuscitation efforts.
- February 24, 2002—A snowmobiler triggered a soft-slab avalanche near Flat Top Mountain in extreme northeast Mesa County, about 8 miles south southwest of Sunlight Ski Area. This avalanche was about 300 feet across and 2 feet deep, beginning at an elevation of just below the 10,200 foot level. The avalanche ran approximately 400 vertical feet. The victim was found after having been buried for approximately 30 minutes. Resuscitation efforts were unsuccessful.
- February 4, 2004—Avalanche swept across Highway 65 at mile marker 36 on the Grand Mesa. One vehicle was buried and the road was closed in both directions until the next day. No injuries or fatalities reported, however \$5,000 in property damage was reported.

- April 1, 2005—a backcountry skier was killed when he triggered an avalanche at about 10,560 feet above sea level on the Grand Mesa while ascending a slope. The skier was swept over some rocks and down into some trees. His companion notified 911 dispatch of the incident. CDOT employees and Mesa County Search and Rescue responded and found the victim approximately 2 hours after he was buried.
- March 17, 2010—two cross country skiers attempted to ski the Thunderbird area on the West side of the Grand Mesa. The skiers were passing through a clearing when a wall of snow above them collapsed. They were both carried an estimated 300 to 800 feet down slope. One of the skiers was dragged into several trees and seriously injured. Mesa County Search and Rescue responded and the injured skier was airlifted to the regional trauma center.

Probability of Future Occurrence

The probability of future occurrence for avalanches in Mesa County is considered occasional or a 1-10% chance of happening in the next year.

Magnitude/Severity

Three out of the four avalanche events recorded resulted in a death, categorizing the magnitude/severity of this hazard as critical.

Dam Failure

Hazard Description

Dams are manmade structures built for a variety of uses, including flood protection, power, agriculture, water supply, and recreation. Dams typically are constructed of earth, rock, concrete, or mine tailings. Two factors that influence the potential severity of a full or partial dam failure are the amount of water impounded and the density, type, and value of development and infrastructure located downstream.

Dam failures can result from any one or a combination of the following causes:

- Prolonged periods of rainfall and flooding, which result in overtopping (overtopping is the primary cause of earthen dam failure)
- Earthquake
- Inadequate spillway capacity resulting in excess overtopping flows
- Internal erosion caused by embankment or foundation leakage or piping or rodent activity
- Improper design
- Improper maintenance
- Negligent operation
- Failure of upstream dams on the same waterway

Geographic Location

The geographic extent of this hazard in Mesa County is small—10-25% of the County is affected.

The Colorado Division of Water Resources provided a list of dams in Mesa County as shown in Table 6 and their classification based on the potential hazard to the downstream area resulting from failure of the dam:

- Class I (High Hazard): Failure of dam would likely result in loss of life.
- Class II: (Significant Hazard): Failure of dam would not cause loss of life, but would cause extensive and/or severe property damage.

Based on these classifications, there are 23 high hazard dams and 28 significant hazard dams in Mesa County. High and Significant hazard dams all have emergency action plans in place.

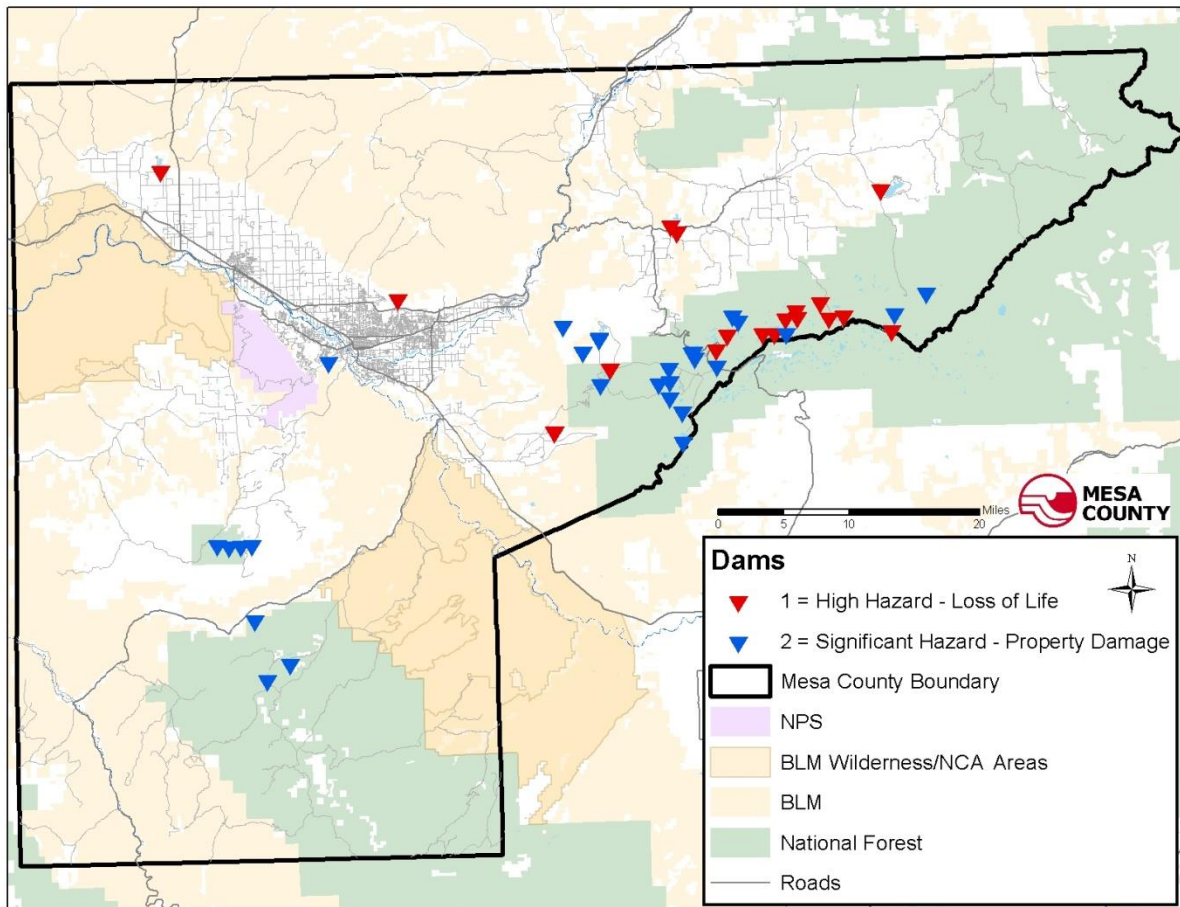
TABLE 6 CLASS I-CLASS II HAZARD DAMS

Dam Name	Hazard Class	Year Completed
ALSBURY	1	1996
BIG CREEK #1	1	1893
BIG CREEK #3	1	1893
BONHAM-WELLS	1	1900
BULL CREEK #4	1	1901
COON CREEK #1	1	1900
COTTONWOOD #1	1	1894
COTTONWOOD #2	1	1895
COTTONWOOD #5	1	1909
HALLENBECK #1	1	1970
INDIAN WASH DET.	1	1965
JERRY CREEK #1	1	1964
JERRY CREEK #2	1	1978
JERRY CREEK DIKE 1	1	1978
JUNIATA	1	1979
KITSON	1	1911
LEON LAKE	1	1898
PARKER BASIN #1	1	1899
PARKER BASIN #3	1	1899
SOMERVILLE-MCCULLAH	1	1972
UPPER HIGHLINE	1	1967
VEGA	1	1959
Y T RANCH	1	1911
ANDERSON #1	2	1963
ANDERSON #2	2	1974
BIG BEAVER	2	1947
BOLEN	2	1973
BULL BASIN #2	2	1953

BULL CREEK #5	2	1901
CASTO	2	1940
COLBY HORSE PARK	2	1956
COTTONWOOD #4	2	1896
CRAIG #1	2	1951
CRAIG #2	2	1960
DEEP CREEK #2	2	1906
FLOWING PARK	2	1973
FRUITA #1	2	1949
FRUITA #2	2	1959
GARDNER LAKE	2	1980
GOBBO #1	2	1973
GOBBO #3	2	1973
GRAND MESA #1	2	1887
GRAND MESA #8	2	1901
HALLENBECK #2	2	1943
HOGCHUTE	2	1947
MESA CREEK #1	2	1893
MESA CREEK #3	2	1890
MESA CREEK #4	2	1892
MONUMENT #1	2	1960
PALISADE CABIN	2	1956
RAPID CREEK #1	2	1934

Figure 6 is a map showing locations of the Class I and II Dams in Mesa County.

FIGURE 6 MAP OF DAMS IN MESA COUNTY



(Mesa County GIS)

Previous Occurrences

- June 1983—Grand Mesa Dam #8 overtopped and failed during spring runoff due to emergency spillway being blocked by snow and ice. Snowmelt produced high inflow to the reservoir which overtopped dam. Minor flooding downstream with damage to Highway 65 and Lands End Road. Significant damage was reported to the dam. Dam was repaired and spillway enlarged.
- Spring 1998—Fruita #1 dam located at the head of North East Creek south of Glade Park failed as a result of failing downstream slope. This slope failed on two separate occasions, reservoir level was restricted until dam was rehabilitated in 2009. Because this failure happened during normal operations, actual flooding was prevented.
- 1996—Upper Highline Dam in unincorporated Mesa County (Mack) suffered settling and deformation of the dam. The dam crest settled several feet at the west end and reservoir was drained so dam could be rehabilitated. This intervention prevented failure and flooding. Significant damage reported to state-owned dam.
- 1983—Vincient #2 dam (above the Town of Palisade) overtopped during spring runoff and failed. When a hazard classification is given to a dam, it is done so based on the

consequences of the dam's failure absent flooding conditions, i.e., on a clear day in summer with the stream at a "normal" level. When Vincient #2 failed, the stream below was running bank-full from snowmelt and the resulting failure discharge jumped out of the channel and did more damage downstream than would have normally occurred. It is important to remember that a low hazard dam can still cause a significant amount of damage and possible result in loss of life, depending on the timing of the failure. (Jackson, 2009)

Probability of Future Occurrence

The probability of future occurrence is occasional, meaning there is a 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years. Due to the documented cases above, there is a possibility of future dam failures.

Magnitude/Severity

Depending on the hazard class of the dam, the magnitude/severity of a dam failure is listed as catastrophic. Multiple deaths, destroyed or severely damaged property, and or interruption of essential facilities and services is possible. As indicated above, Mesa County has several Class 1 (High Hazard) dams which would cause loss of life upon failure of the dam.

Drought

Hazard Description

Drought is a normal, recurrent feature of climate, although some consider it a rare and random event. It occurs in virtually all climatic zones, but characteristics vary significantly from one region to another. It originates from a deficiency of precipitation over an extended period of time, usually a season or more. (University of Nebraska Lincoln, 2009)

Due to Colorado's semiarid conditions, drought is a natural but unpredictable occurrence in the state. The onset of drought in western Colorado counties is usually signaled by a lack of significant winter snowfall.

Geographic Location

The geographic location of this hazard is considered large in Mesa County, with more than 50% of the county is affected.

Previous Occurrence

According to the National Climatic Data Center, Mesa County and respective towns and municipalities have experienced several drought periods over time. Since 1999 Mesa County was experiencing multi-year drought conditions and beginning in May of 2002, western Colorado was experiencing its first full month of severe to extreme drought conditions. The

most intense drought classification, exceptional drought conditions, had developed. Low elevation snowpack had already melted throughout the area and many seasonal streams dried up by the end of May.

The drought began to have a major impact on agricultural interest and to a lesser degree on the outdoor recreational industry. Perhaps of most importance, the drought created a large potential for major wildfires. Below is a list of drought occurrences as recorded by the National Climatic Data Center.

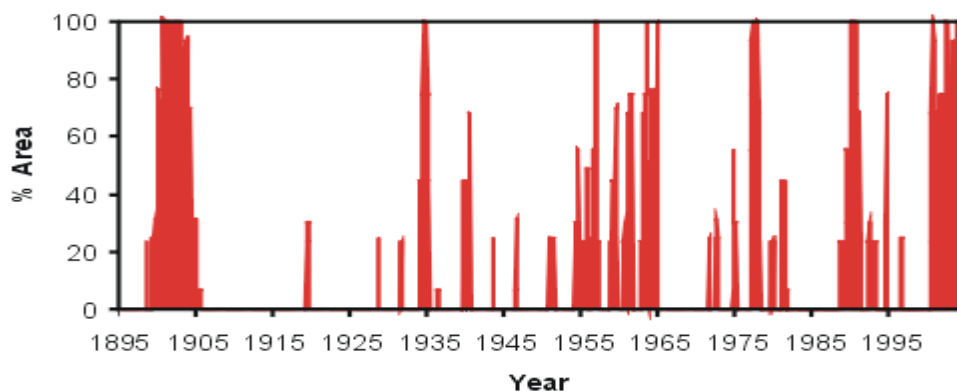
- May 2002--May was the first full month of severe to extreme drought conditions in western Colorado. The most intense drought classification, exceptional drought conditions, had developed in the southwest corner of the state by the end of the month. Low elevation snowpack had already melted throughout the area before May, with many seasonal streams dried up by the end of May. In May, the drought began to have a major impact on agricultural interests, and to a lesser degree on the outdoor recreation industry. Perhaps of most importance, the drought created a large potential for major wildfires.
- July 2003--Severe to extreme drought conditions continued across western Colorado during the month. Although monsoon moisture did bring thunderstorms to the area, significant rainfall amounts were not widespread in coverage. Additionally, record high temperatures occurred through much of the month.
- July 2004--Surges of subtropical moisture in monsoonal flow resulted in a few bouts of widespread precipitation across western Colorado during the month, with locally heavy rains occurring in some areas. However, this had little impact on the long-term drought situation across the area, and moderate to severe drought continued across most of western Colorado.
- July 2005--Occasional surges of monsoonal moisture resulted in periods of thunderstorms across western Colorado during the month of July, mainly during the second half of the month. However, typical hot conditions persisted for much of the month and the rainfall that did occur had little impact on the drought conditions across the area. Northwest Colorado remained in moderate to severe drought conditions. Although the remainder of western Colorado was no longer categorized as being in a drought, multiple years of below normal precipitation continued to cause water supply concerns.
- March 2007-- Below normal precipitation through the month caused an increase in the dryness and drought conditions across western Colorado.
- March 2012 – Moderate drought conditions expanded westward into the upper reaches of the Grand Valley by the end of March while abnormally dry conditions remained in

place across the western portion of the valley through March as precipitation remained well below normal.

- 2018 -- Severe (D2) drought conditions began to intrude over the southern portion of Mesa County by late December 2017. Early to mid January saw the severe drought encompass the entirety of Mesa County. This persisted until the end of February when the Extreme (D3) drought conditions moved into the southern portion of Mesa County. A few storms moving through the region saw this area of extreme drought be trimmed back until it rebuilt back over the entire county by early July. Throughout the summer, several sites in Mesa County saw their record warmest temperatures or had temperatures well above normal. The Grand Junction area recorded 14 days of high temperatures at or above 100 degrees in 2018 and had 90 degrees or more 90 times throughout the year. Early September saw the Exceptional (D4) drought creep into the southeast portion of Mesa County and eventually expand over the eastern portion of the county by early October. This was a result of a dismal monsoon season with prolonged hot and dry conditions over the region. However, the drought finally improved after a few wet weeks in October which eradicated the exceptional and extreme drought conditions over Mesa County. Grand Junction had 11 consecutive days of precipitation from October 1-11, 2018 with 2.53 inches total. Additionally, Grand Junction finished as the 4th wettest October on record with 2.76 inches (1.70 inches above normal for the month). By the end of 2018, most of Mesa County was in the severe drought category. Continual gradual improvement occurred during the first few months of 2019 with all traces of the drought gone in Mesa County by mid May 2019.

Percent Area of the Upper Colorado Basin Experiencing Severe to Extreme Drought

January 1895–March 2004



Based on data provided by the National Climatic Data Center, NOAA

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Probability of Future Occurrence

The probability of future occurrence is occasional, meaning there is a 1-10% chance of occurrence in next year or has a recurrence interval of 11-100 years. According to the Colorado Drought Mitigation and Response Plan, Colorado was in a drought for 48 of the past 115 years (1893-2007). Therefore a 42% chance exists that a drought will happen in Colorado in any given year. (J. Truby, January 2001)

Magnitude/Severity

The magnitude/severity of drought conditions is limited. Drought impacts in Mesa County can be wide reaching: economic, environmental, and societal. The most significant impacts in Mesa County and respective jurisdictions are related to wildfire protection and agriculture. Mesa County economy consists of a number of fruit and vegetable growers who are heavily impacted by drought conditions.

Earthquake

Hazard Description

Earthquakes are defined as the sudden release of energy occurring from the collision or shifting of crustal plates on the earth's surface or from the fracture of stressed rock formations in that crust. The release of energy results in the earth shaking, rocking, rolling, jarring and jolting; having the potential to cause minimal to great damage. Earthquakes are measured by units of magnitude, which is a logarithmic measure of earthquake size. This means that at the same distance from the earthquake, the shaking will be 10 times as large during a magnitude 5 earthquake as it would during a magnitude 4 earthquake. (EHP Web Team, 2009)

Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, communication and transportation systems. Secondary impacts can include landslides, liquefaction, fires, and dam failure.

Geographic Location

Colorado is comprised of areas with low to moderate potential for damaging earthquakes, based on research by geologists and geophysicists who specialize in seismology. There are about 90 potentially active faults that have been identified in Colorado, with documented movement within the last 1.6 million years. However, there are several thousand other faults that have been mapped in Colorado that have not been sufficiently studied to know whether they are capable of generating earthquakes or not.

It is not possible to accurately estimate the timing or location of future dangerous earthquakes in Colorado. The lack of an adequate network of seismometers in Colorado makes it difficult to detect and locate earthquakes. Moreover, the historical record is quite short (~150 years).

Nevertheless, the available seismic hazard information can provide a basis for a reasoned and prudent approach to seismic safety. (Subcommittee, 1999)

Mesa County has a considerable amount of fault lines as shown in Figure 7 that are located within the county but has not recently experienced a significant earthquake event.

Previous Occurrences

Many of Colorado's earthquakes occur in mountainous regions of the state with some having been located in the western valley and plateau region. The Colorado Geological Survey has estimated that the largest earthquake possible on the Western Slope of Colorado is magnitude 6.5. This estimate is based on studies of the fault systems in Western Colorado. The two largest fault systems in Western Colorado area associated with the Uncompahgre Uplift and the White River Uplift.

The areas of most concern are the Uncompahgre Plateau and Paradox Valley. The Uncompahgre has the greatest potential for producing a large natural event. The Paradox Valley has the greatest potential for creating a large man-made seismic event. Below are the two significant events that have occurred in Mesa County.

- 1971—4.5 magnitude earthquake, Glade Park Fault (unincorporated Mesa County)
- 1975—4.4 magnitude earthquake northeast of Fruita, Co. (Mesa County)

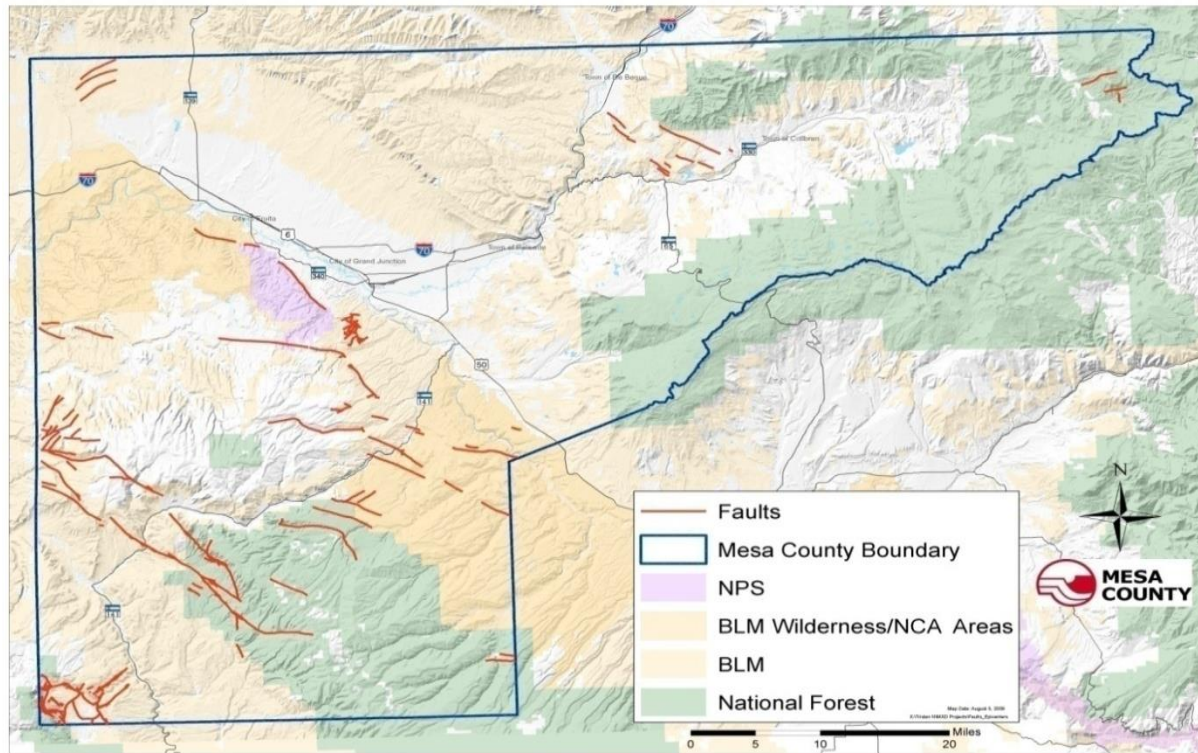
Probability of Future Occurrence

The probability of future occurrence for an earthquake in Mesa County or neighboring jurisdictions is occasional resulting in a 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Magnitude/Severity

The magnitude/severity of an earthquake is limited resulting in minor injuries and illnesses, minimal property damage that does not threaten structural stability and/or interruption of essential facilities and services for less than 24 hours.

FIGURE 7 FAULTS IN MESA COUNTY



Source: Mesa County GIS

Flood

Hazard Description

Flooding has occurred repeatedly throughout Mesa County and will continue to occur. FEMA defines flooding as, “a partial or complete inundation of normally dry land areas from 1)the overland flow of a lake, river, stream, ditch, etc.; 2)the unusual and rapid accumulation or runoff of surface waters; and 3)mudflows or the sudden collapse of shoreline land”. (www.training.fema.gov/EMIWeb/IS/IS394A/glossary-0306.doc)

Snowmelt flooding is characterized by moderate peak flows, large volume, and long duration, and is marked by a diurnal fluctuation in flow. Rainfall on melting snow may speed up the melting process and increase flood flow. General rain floods are caused by prolonged heavy rainfall over large areas and are characterized by high peak flows of moderate duration. Cloudburst floods characteristically have high peak flows, high velocities, short durations, and small volumes of runoff. (Flood Insurance Study, Mesa County Colorado, 2009)

The area adjacent to a river channel is its floodplain. In its common usage, “floodplain” most often refers to that area that is inundated by the 100 year flood, the flood that has a 1 percent chance in any given year of being equaled or exceeded. Other types of floods include general rain floods, thunderstorm generated flash floods, alluvial fan floods, dam failure floods (see

Dam Failure section), and local drainage floods. The 100 year flood is the national standard to which communities regulate their floodplains through the National Flood Insurance Program.

The potential for flooding can change and increase through various land use changes. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining watersheds or natural drainage channels. These changes are commonly created by human activities. These changes can also occur as the result of other events such as wildfires. Wildfires create hydrophobic soils, in which the soils harden preventing rainfall from being absorbed into the ground.

FEMA also defines flash flooding as, “Flood that arises very quickly, occurring suddenly, within a short time (from minutes to less than 6 hours), and usually is characterized by high flow velocities. Flash floods often result from intense rainfall over a small area, usually in areas of steep terrain”. (www.training.fema.gov/EMIWeb/IS/IS394A/glossary-0306.doc)

Flooding in Mesa County is caused mainly by snowmelt in the larger drainage basins and by cloudbursts over the smaller drainage basins. However, general rainstorms constitute the principle flood hazard on Roan Creek, while general rain on snowpack creates the most hazardous conditions in the basins of Plateau and Buzzard Creek. Major floods on the Colorado and Gunnison Rivers result from rapid melting of the mountain snowpack during May, June, and July and the Dolores River experiences flooding from both snowmelt and general rainstorms.

Mesa County has received a copy of the 2012 Flood Insurance Study that covers the Town of Collbran, Town of DeBeque, City of Fruita, City of Grand Junction, Mesa County Unincorporated Areas, and Town of Palisade. This study has developed flood risk data for various areas of the community that will be used to establish actuarial flood insurance rates. This information will also be used by Mesa County to update existing floodplain regulations as part of the Regular Phase of the National Flood Insurance Program (NFIP), and by local and regional planners to further promote sound land use and floodplain development.

The following table details information provided by the Colorado Water Conservation Board regarding the number of active flood insurance policies in Mesa County communities in 2018. With this plan update, there remains a single repetitive loss property in Mesa County (unincorporated area) (parcel # 2697-273-00-063) with the following claims: claim #1: 6/8/95 in the amount of \$750; claim #2: 7/1/99 in the amount of \$2,267; and claim # 3: 7/10/01 in the amount of \$1,973. This property is partially within the FEMA regulatory floodway and partially within the regulatory special flood hazard area.

Jurisdiction	Num. Policies	Total Coverage	Claims since 1978	Total paid since 1978
Mesa County	156	\$39,492,000	38	\$262,065
Town of Collbran	8	\$2,235,400	4	\$15,827
City of Grand Junction	120	\$29,238,600	20	\$228,328
City of Fruita	10	\$3,347,100	5	\$5,047
Town of Palisade	7	\$1,952,700	2	\$0
Town of DeBeque	1	\$105,000	0	\$0

Geographic Location

All streams in Mesa County are either direct or indirect tributaries of the Colorado River, which traverses the north-central and north-western sectors. From the northern county line, the river flows southwesterly for 41 miles to its confluence with the Gunnison River, thence northwesterly 27 miles, and again southwesterly for 15 miles in its remaining course in the county.

In general, the Dolores River, Gunnison River, and West Creek systems drain the western, southwestern, and south-central portions of the county. The Plateau Creek system drains the eastern sector, except for the eastern most portion, which is drained by the Divide Creek system, which flows northerly to the Colorado River in Garfield County. A group of minor creeks and washes flowing southerly from the Roan and Bookcliffs regions drain the northwestern portion of the county, and a group of similar stream ways convey drainage to the river from the north-central portion.

Plateau Creek has its headwaters in the Grand Mesa National Forest, approximately 18 miles southeast of the Town of Collbran. The stream flows northwesterly from its origin near Chalk Mountain into Vega Reservoir, approximately 11 miles upstream from Collbran. Plateau Creek then continues westerly from Vega Reservoir through Collbran to its confluence with the Colorado River.

Mesa County is subject to major stream flooding caused by rapid snowmelt, usually associated with rising temperatures and flash flooding caused by rains associated with thunderstorms. Spring runoff usually reaches its peak in June and recedes to a normal flow by mid July. Mesa County typically experiences the monsoonal weather patterns in late July and August that create the potential for flash flood events found in the steeper drainage areas of the County. It

is these events that have the greatest potential for causing major flooding in Mesa County and typically involve localized flooding and debris-flow issues.

Previous Occurrences

Mesa County has a long history of flooding from summer cloudburst storms and from snowmelt runoff. Seven major flood events have occurred on the Colorado River, four on the Gunnison River, and four on the Dolores River. Floods occurred in 1884, 1917, 1920, 1921, 1935, 1952, 1957, 1983, and 1984 on the Colorado River; in 1884, 1920, 1921, and 1957 on the Gunnison River; and in 1884, 1909, 1911, and 1958 on the Dolores River. Most known floods in Mesa County resulted from snowmelt, sometimes augmented by general rain. The largest snowmelt flood runoff of record on the Colorado River occurred in June 1921. Heavy rain on June 14th and 15th augmented runoff to produce a peak flow of 81,000 cfs near Fruita.

Flooding from general rain occurred on the Dolores River in September 1909 and October 1911. Snowmelt flooding on the Dolores River in April 1958 inundated 1,100 acres in the Gateway area and resulted in damage estimated at \$230,000.

Recorded cloudburst floods occurred on Indian Wash (Grand Junction area) in June 1958 and on West Creek (Gateway area) in July 1940. The West Creek cloudburst covered approximately 25 square miles of the drainage area and produced a peak flow estimated at 11,700 cfs.

The most recent serious floods on the Colorado River occurred in 1983 and 1984. Peak flows on the Colorado River at the State Line were approximately 61,000 and 70,000 cfs in 1983 and 1984 respectively. Colorado River flood flows in the Grand Junction area inundated streets, lawns, and gardens; deposited sand, silt, and debris; and flooded basements and lower floors in residential areas in the Riverside Park, Rosevale and Connected Lakes area southwest of the City in 1983 and 1984 but has not caused significant damage since these events. The flooding events in 1984 resulted in loss of life as did the flooding event that occurred on I-70 when Bosley Wash flooded in 2008 resulting in a drowning.

The Riverside Park area has experienced repeated flood danger as the erosion and undermining of protective levees has necessitated extensive flood fighting and levee repair. This non-certified levee and storm drain system improvements serve to mitigate potential flooding.

The principle cause of flooding on Plateau Creek and Buzzard Creek is a rapidly melting heavy snowpack during May, June, and July. Rainfall on melting snow may hasten the melting process and increase flood flows. A major flood occurred on Plateau Creek in 1922. Based on the record from a stream gage on Plateau Creek located approximately 6 miles east of Collbran, this flood had an estimated discharge of 3,080 cfs which corresponds to a frequency in excess of 100 years.

On May 27, 2016, Heavy snowmelt on the Grand Mesa during spring runoff caused an estimated 30,000 cubic meters of dirt and rock to slide off the head scarp of the West Salt Creek Landslide into the sag pond formed by the landslide. This caused a large volume of water in the sag pond to overflow the debris dam and cut a channel up to 100 feet deep and 50 feet wide down the 2.8 mile long landslide deposit. The flood waters continued down below the landslide along West Salt Creek at depths over 12 feet and then down to the larger Plateau Creek where the flood waters came up to within one foot of Rodeo Road in the Town of Collbran. The flash flood caused damage to some roads, fences, a barn and horse riding arena.

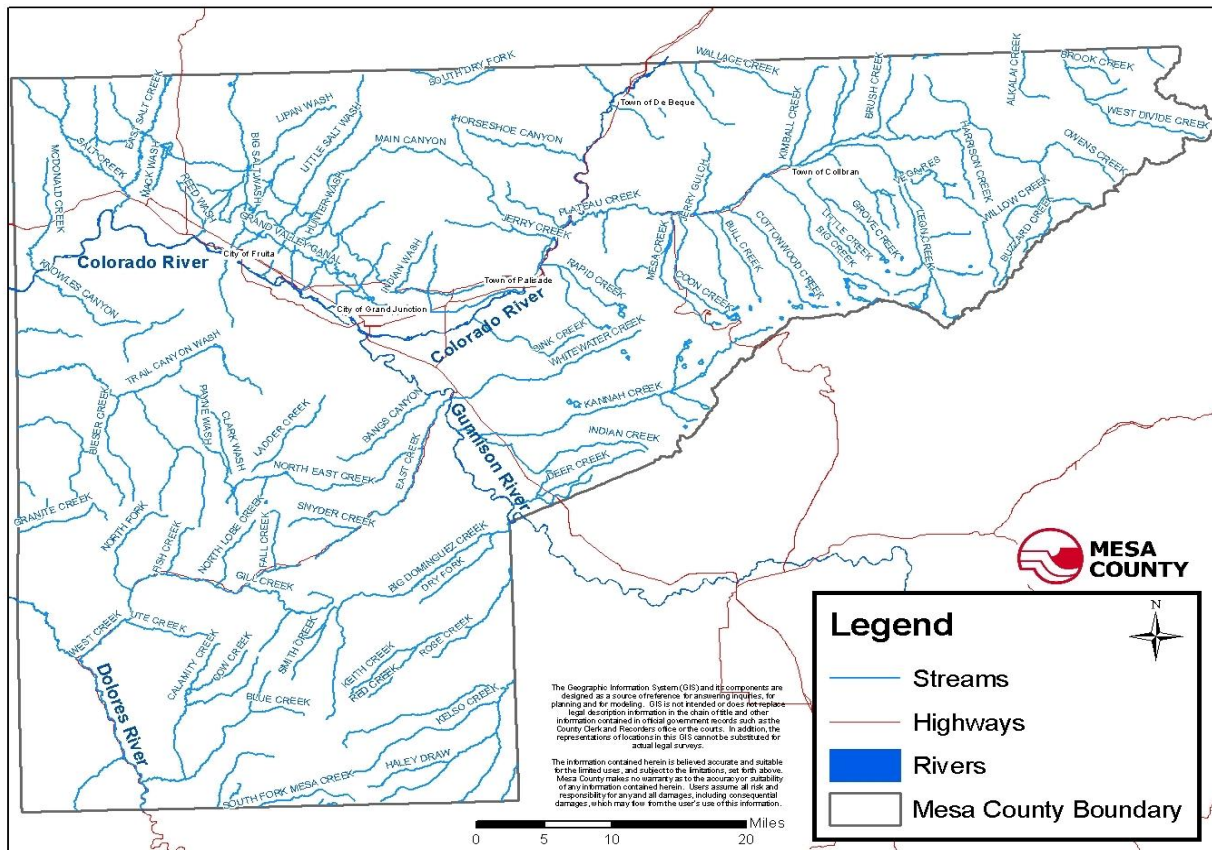
Probability of Future Occurrence

The probability of future occurrence is highly likely with a near 100% chance of occurrence next year or happens every year. Due to the documented cases above and the information collected on events that were smaller in size, Mesa County and the various towns/municipalities will continue to deal with flood related activities in the future.

Magnitude/Severity

The magnitude/severity of a flood event is limited resulting in minor injuries and illnesses, minimal property damage that does not threaten structural stability and/or interruption of essential facilities and services for less than 24 hours. Most of the flood events that have occurred in Mesa County over the past 10 years have been limited with respect to injuries and property damage. Figure 8 shows the major rivers and tributaries within Mesa County.

FIGURE 8 RIVERS AND TRIBUTARIES



(Nelson, 2009)

Hazardous Materials

Hazard Description

A hazardous material is any item or agent (biological, chemical, physical, radiological) that has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. The release of hazardous materials can happen either by accident or as a result of criminal activity and can threaten people and natural resources in the immediate vicinity of the accident, including residences and businesses along transportation routes.

Geographic Location

Mesa County is a center of commerce in western Colorado and hazardous materials are commonly transported through the county by truck and rail. Designated truck routes are State Highways 139, 141, 50 and U.S. Interstate 70. The Union Pacific Railroad operates two rail lines in Mesa County. Their main line is located primarily along the Colorado River through the County. The secondary line (southern leg) branches off the main line near the confluence of the Gunnison and Colorado Rivers and is located along the Gunnison River.

It is observed that the majority of the products transported through Mesa County belong to the hazard classes of 2 (Flammable and Combustible Gases), 3 (Flammable and Combustible Liquids), 8 (Corrosive Materials), and 9 (Miscellaneous Hazardous Materials). There are currently 193 Tier II reporting fixed site facilities in Mesa County. These facilities either produce, store, and/or use hazardous materials and are required by the Environmental Protection Agency to report these quantities under Tier II reporting requirements.

Previous Occurrences

Two significant incidents have occurred in Mesa County as a result of illegal dumping of hazardous materials. The first incident involved illegal dumping in the Cactus Park area of Mesa County of (3) 150 pound cylinders of liquid chlorine with safety caps removed. This case resulted in a felony conviction of a 30 year old male who received (8) years in the Colorado State Corrections System. This case was the first successful prosecution of the “Clean Air Act” in the State of Colorado. (Reekie, 2009)

The second case occurred in 2001 and was the result of illegal discharging of ethylene glycol into the Colorado River. The facility was discharging through the conveyance of storm water system piping directly into the Colorado River. The illegal discharges resulted in a substantial “fish kill” to native aquatic life. This case resulted in a felony conviction of the corporation and individuals responsible. The environmental remediation was conducted by the Environmental Protection Agency. Remediation costs were approximately \$1.5 million dollars. The business was charged with felony charges resulting in significant fines and imprisonment. This case was the first successful prosecution of the “Clean Water Act” in the State of Colorado. (Reekie, 2009)

The Grand Junction Fire Department that serves as the Designated Emergency Response Authority for the entire planning area identified the following as significant incidents in Mesa County:

- **1990** – Motor Carrier 338 carrying 70,000 lbs. of liquid oxygen caused 1 injury and \$70,000 in damage.
- **1991** – Motor Carrier 331 carrying propane caused \$100,000 in damage due to remediation of highway shoulder from diesel contamination.
- **1991** – Illegal dumping of (3) 150 pound cylinders of liquid chlorine with safety caps removed in Cactus Park area.
- **1992** – Two tractor trailer 40’ cargo trailers (MC 331 carrying propane) collide causing 2 injuries and \$200,000 in damage.
- **1992** – Motor Carrier 306 with 7000 gallons of naphtha crashes into rock wall on Hwy. 141. Hwy closed for 36 hours. \$200,000 in damage.

- **1995** – Hazardous materials release at fixed facility. Nitric acid tank endothermic reaction at fixed facility. Resulted in \$60,000 in damages.
- **2001** – Illegal discharge of ethylene glycol into the Colorado River.
- **2002** – Hazardous materials release from Amtrak derailment in Ruby Canyon with 123 passengers on board. \$300,000 in property damage and \$20,000 in environmental remediation.
- **2008** – Hazardous materials release with (2) tractor trailers with coal and hydrochloric acid with property damage of \$250,000 and \$80,000 in environmental remediation.
- **2011** – Tanker rolled 30 feet down an embankment on Highway 141 resulting in loss of 2/3 of its 7,000 gallon light crude oil cargo.
- **2013** – Approximately 26 pounds of chlorine leaked at a water utility as a result of a valve not being shut properly.
- **2014** – Approximately 100 pounds of ammonia leaked from a refrigeration unit at a business.

Probability of Future Occurrence

Highly Likely – Near 100% chance of occurrence next year or happens every year. Hazardous materials related incidents occur in Mesa County every year. Most often these incidents involve the transportation sector and are often fuel spills or cargo that is being transported.

Magnitude/Severity

The magnitude/severity of a hazardous materials incident in Mesa County has been limited with impacts to the environment, property destroyed or severely damaged, and/or interruption of essential facilities and service for more than 72 hours.

Impacts in the past have been limited but depending on the type and quantity of material released an event could have serious consequences to the public. Humans and animals are affected through inhalation, ingestion, or direct contact with the skin. Air releases can prompt large-scale population evacuations and spills into water or onto the ground can adversely affect public water and sewer systems.

Landslide, Rockfall

Hazard Description

The Colorado Geological Survey department defines landslides as the downward and outward movement of slopes composed of natural rock, soils, artificial fills, or combination thereof. Landslides move by falling, sliding, and flowing along surfaces marked by difference in soil or rock characteristics. A landslide is the result of a decrease in resisting forces that hold the earth mass in place and/or an increase in the driving forces that facilitate its movement.

Landslides as defined above include two major types: 1) Rotational slides which refer to all landslides having a concave upward, curved failure surface and involving a backward rotation of the original slide mass; and 2) translational slides in which the surface of rupture along which displacement occurs is essentially planar. Either type of landslides can involve various combinations of bedrock, broken bedrock, and unconsolidated superficial material, and the displaced material in either type of slide may be either greatly deformed or nearly intact.

Rate of movement of landslides varies from very slow to very rapid. They may be extremely small in extent or measurable in miles. Volumes of material involved may range from a few cubic feet to millions of cubic yards. Landslides result from some change in the physical condition of an unstable slope area (see section of guidelines on potentially unstable slopes). Such changes may be natural or man-induced.

A rock fall is the falling of a detached mass of rock from a cliff or down a steep slope. Weathering and decomposition of geological materials produce conditions favorable to rock falls. Rock falls occur most frequently in mountains or other steep areas during the early spring when there is an abundant of moisture and repeated freezing and thawing. (Survey, 2004)

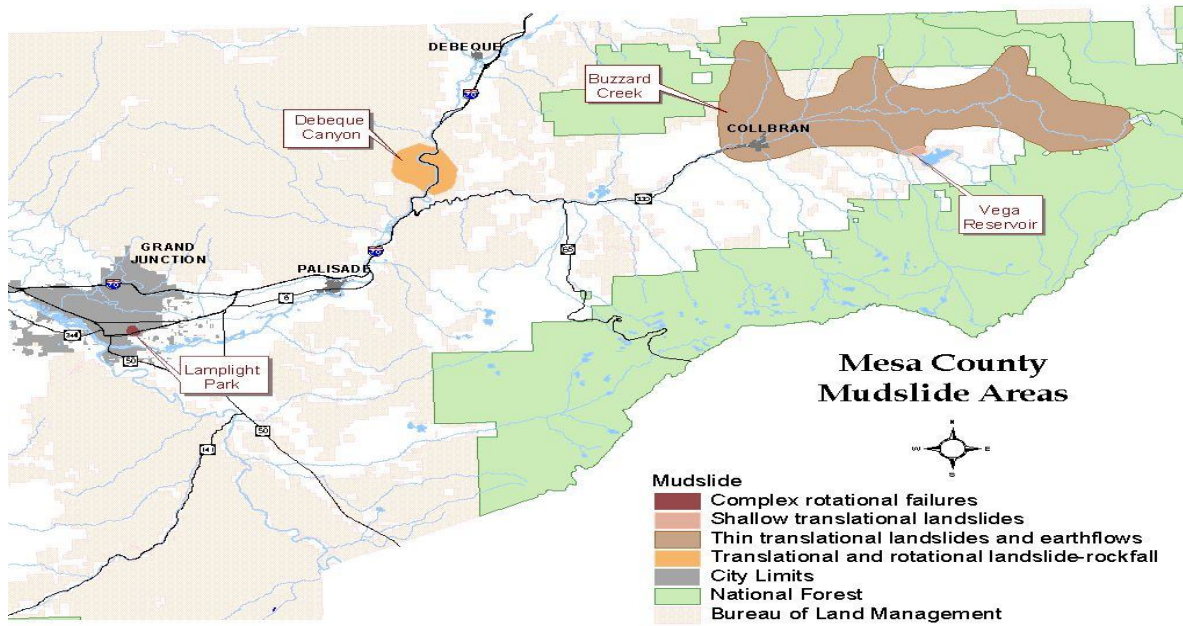
Geographic Location

The geographic location of landslides and rock falls throughout Mesa County is isolated—which is less than 10% of the area.

The landslides and rock-falls that have occurred in Mesa County are most typically associated with canyons. The areas most affected by landslides-rock falls include; Interstate 70 in DeBeque Canyon and along the Bookcliffs, Highway 65 in Plateau Canyon, Highway 141 in John Brown Canyon near Gateway, Co., and the area encompassing the Colorado National Monument.

The DeBeque Canyon Landslide is a major landslide complex in western Colorado that has historically impacted the east-west highway and railway corridor on the Colorado River as shown in Figures 9 and 10.

FIGURE 9 MESA COUNTY LANDSLIDE MAP



Source: Mesa County GIS

FIGURE 10 DEBEQUE CANYON SLIDE AREA



(Survey, 2004)

FIGURE 11 PHOTO OF DEBEQUE CANYON SLIDE AREA- INTERSTATE 70



FIGURE 12 PHOTO OF DEBEQUE CANYON SLIDE AREA- INTERSTATE 70



(Photos taken by Mesa County Emergency Management--1998 Slide in DeBeque Canyon)

FIGURE 13 ROCKFALL WEST OF PALISADE ALONG INTERSTATE 70



(Photos taken by Mesa County Emergency Management, July 8, 2009)

FIGURE 14 ROCKFALL EVENT IN DEBEQUE CANYON AT BEAVER TAIL TUNNEL ON INTERSTATE 70



FIGURE 15 ROCKFALL EVENT IN DEBEQUE CANYON AT BEAVER TAIL TUNNEL ON INTERSTATE 70



(Photos taken by Mesa County Emergency Management 10/26/09)

Previous Occurrences

The DeBeque Canyon Landslide which is considered a major landslide complex has had three significant reactivations or ground movements during the past century. The precise date of the first major movement is unknown but occurred in the late 1890s or early 1900s. That slide movement was the largest and reportedly shifted the river channel and damaged railroad facilities on the north bank of the Colorado River.

The second noteworthy movement occurred in February 1958 when the roadway was widened for a modern 2-lane highway. The widening resulted in further cutting and destabilizing of the landslide toe, with subsequent movements resulting in the heaving of the roadway 23 vertical feet. In April 1998, the third major movement occurred and caused Interstate 70, constructed in the mid-1980s, to heave 14 vertical feet. The highway also shifted 5 to 6 feet laterally towards the river during this event as shown in Figures 11 and 12. (Survey, 2004)

In 2004, rain and snow loosened several rocks resulting in several injuries to motorists travelling on Interstate 70. In 2006 a rock fall along Interstate 70 just outside of the Town of Palisade resulted in a 300 lb. boulder hitting several cars travelling on Interstate 70, injuring several

motorists who required medical treatment. Additional rock fall activity has occurred in the DeBeque Canyon resulting in isolated deaths and injuries.

In July of 2009 a significant rock fall occurred on the Bookcliffs approximately two miles west of the Town of Palisade, see Figure 13. What was unique about this rock fall was the amount of energy associated with it. This particular event registered a 2.6 on the Richter scale and was first thought to have been an earthquake. After hours of analysis it was determined that the event was actually a rock fall event, possibly triggered due to the moisture in the soil.

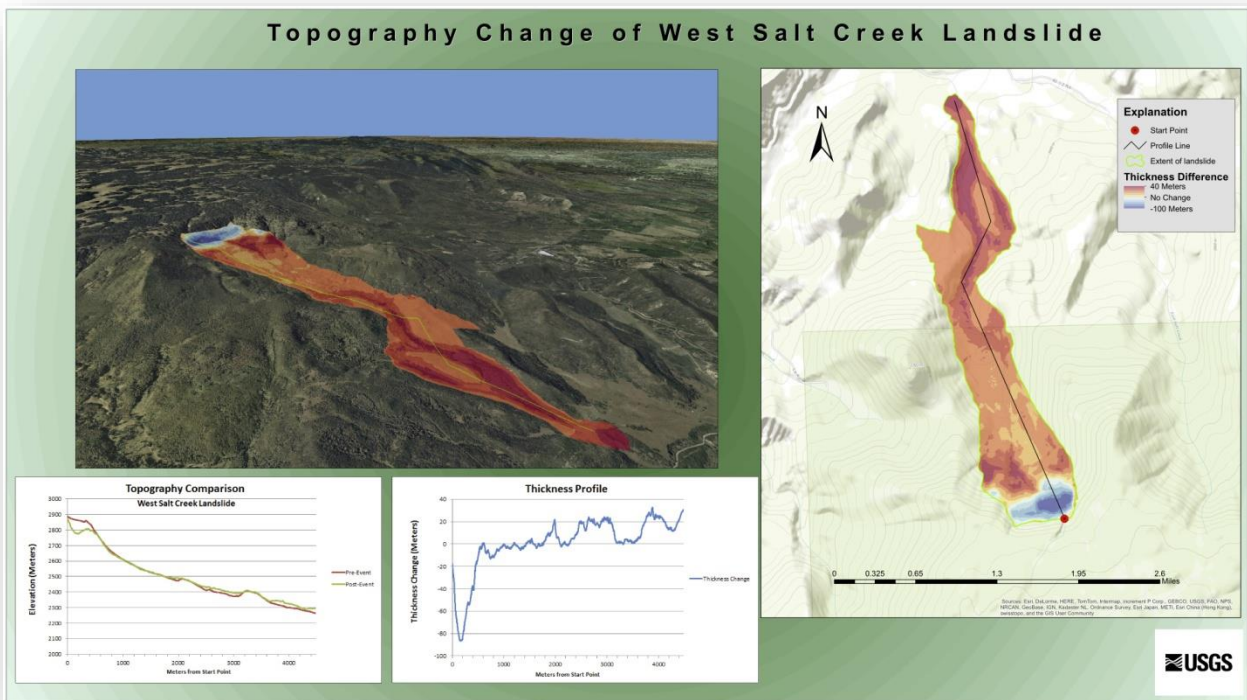
A rockfall event occurred in DeBeque Canyon near the Beaver Tail tunnel on Interstate 70. A significant amount of large boulders landed on the interstate closing all lanes of traffic for a period of time as seen in Figures 14 and 15. No injuries were reported.

The West Salt Creek Landslide which occurred on May 25, 2014 near the town of Collbran in Eastern Mesa County. The landslide mobilized 30 million cubic meters of material and took the lives of three men. The landslide cut off West Salt Creek and the rotated slide block created a sag pond that detains the flow of West Salt Creek. This incident resulted in both local and state emergency declarations. Considerable work has been done to establish monitoring systems and understand the hazard of the remaining slide block and sag pond. Monitoring will be ongoing for a number of years. The West Salt Creek Landslide can be seen in Figures 16 and 17.

FIGURE 16 WEST SALT CREEK LANDSLIDE VIEWED FROM THE EAST FLANK OF THE HEAD ESCARPMENT



FIGURE 17 WEST SALT CREEK LANDSLIDE CHANGE IN TOPOGRAPHY



In July, 2019, a DeBeque Canyon land owner allowed water to flow into his dry rock quarry – in violation of his permit. The water seeped to canyon walls above Interstate 70 loosening rocks and endangering motorists on I-70. The Colorado Department of Transportation spent \$1.3 million to mitigate damage to canyon walls and to install rock fence.

Probability of Future Occurrence

The probability of future occurrence is considered highly likely based on past events.

Magnitude/Severity

The magnitude/severity of a landslide—rock fall event in Mesa County is Critical. Past events have resulted in isolated deaths and/or multiple injuries as well as major or long term property damage that threatens structural stability; and/or interruption of essential facilities for 24-72 hours.

Lightning

Hazard Description

Lightning is defined as “An abrupt, discontinuous natural electric discharge in the atmosphere”. The rising air in a thunderstorm cloud causes various types of frozen precipitation to form within the cloud. Included in these precipitation types are very small ice crystals and much larger pellets of snow and ice. The smaller ice crystals are carried upward toward the top of the clouds by the rising air while the heavier and denser pellets are either suspended by the rising air or start falling toward the ground. Collisions occur between the ice crystals and the pellets, and these collisions serve as the charging mechanism of the thunderstorm. The small ice crystals become positively charged while the pellets become negatively charged. As a result, the top of the cloud becomes positively charged and the middle to lower part of the storm becomes negatively charged. At the same time, the ground underneath the cloud becomes charged oppositely of the charges directly overhead.

When the charge difference between the ground and the cloud becomes too large, a conductive channel of air develops between the cloud and the ground, and a small amount of charge (step leader) starts moving toward the ground. When it nears the ground, an upward leader of opposite charge connects with the step leader. At that instant this connection is made, a powerful discharge occurs between the cloud and the ground. We see this discharge as a bright visible flash of lightning. (NWS, 2008)

Each year in the United States, more than 400 people are struck by lightning. On average, between 55 and 60 people are killed; hundreds of others suffer permanent neurological disabilities.

Geographic Location

The geographic location of this hazard is considered large as it can happen anywhere in the County. However, lightning strikes are isolated in that the area that is affected by a lightning strike is less than 10% of the planning area.

Previous Occurrences

Data from the National Lightning Network ranks Colorado 2nd in the number of deaths (24) from 2002-2011 for deaths caused by lightning. While lightning is a regular occurrence in Mesa County, there are few documented cases where lightning has caused structural damage.

- **September 13, 1996**—Lightning hit a tree and then traveled into an adjacent house causing some fire and electrical damage. Estimated damage was reported at \$4000.
- **September 6, 1997**—Lightning struck a house on the north side of the Grand Mesa destroying some electrical items and blackening a wall on the side of the house.
- **September 13, 1997**—Lightning struck a tree and power pole, starting the tree on fire and destroying a power transformer. Some electrical damage was also incurred at a nearby home.
- **September 21, 1997**—Lightning strike of a two story house, causing the house to catch on fire.
- **September 9, 1998**—A man was injured when lightning struck a 12 foot high pole on a trailer next to the man. The lightning also struck the man who was jolted off the trailer, landing 20 feet away. He suffered minor burns.
- **August 20, 2000**—Lightning struck two horses, killing one and paralyzing the other. The two horses were found 50 feet apart from each other.
- **July 7, 2013** – An intense late night thunderstorm produced locally heavy rainfall and a lot of lightning in the Grand Valley, including a lightning bolt that caused significant damage to a childcare facility.
- **July 2, 2016** – A thunderstorm produced a lightning bolt which struck a girl riding an ATV near Glade Park. The girl was injured but survived.

Many of the lightning strikes that occur in Mesa County are the cause of wildland fires throughout the County and many strikes go unreported.

Probability of Future Occurrence

The probability of lightning strikes in Mesa County is highly likely with a near 100% chance of occurrence next year or it happens every year.

Magnitude/Severity

The magnitude/severity of lightning throughout Mesa County is limited with minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.

It is recognized that lightning can cause deaths, injuries, and property damage, including damage to buildings, communications systems, power lines, and electrical systems.

Severe Winter Weather

Hazard Description

Severe winter weather can include heavy snow, ice, wind chill, blowing snow, freezing rain, sleet, and extremely cold temperatures. Any of these conditions can immobilize our community. These conditions can strand commuters, stop supplies and disrupt power and communication sources. The cost of snow removal, damage repair, and business losses can have a significant impact on the community.

Severe winter storms are usually accompanied by high winds, creating blizzard conditions causing snow to drift making travel dangerous. Extreme cold temperatures are often associated with winter weather and prolonged exposure can be life threatening. The months of December, January, and February are the most likely time of the year for severe winter weather.

Grand Junction receives about 2 feet of snow per year and it generally falls a few inches at a time and then melts off. The ground is usually not covered in snow and there is generally no need to shovel snow constantly. The winter months dip down into the teens and occasionally lower. Most years will see a maximum low temperature for the year of about 0 to 5 degrees F. The average December - January high is 39 with an average low of 16 degrees F. The coldest months on average in Mesa County are January and February and Mesa County's record minimum temperature was recorded as -23°F in 1963. (NWS, 2008)

Geographic Location

The geographic location of severe winter weather in Mesa County is small with approximately 25-50% of the county affected. Primarily severe winter weather is found in the higher elevations of the County and include; Grand Mesa, Colorado National Monument, and the Uncompahgre areas. The valley area of the county can see severe winter weather in snowfall, icy conditions, cold temperatures and wind.

Previous Occurrences

The National Climatic Data Center Storm Events Database was used to determine the 287 recorded winter weather events that included some portion of Mesa County. These events ranged from heavy snowfall to blowing and drifting snow from significant wind gusts. (Hinson, National Climatic Data Center, 2009). There have been 54 events between 2010-2013.

On January 9, 2017, an abnormally mild Pacific storm system produced rainfall which fell into some western Colorado valleys where trapped air with temperatures below freezing resulted in the formation of freezing rain. Ice up to half of an inch thick quickly accumulated on roads and other surfaces at the beginning to the morning commute. There were hundreds of vehicle accidents and many roads were closed due to crashed vehicles blocking those roads. There were numerous injuries to those who slipped and fell. Emergency rooms in the Grand Valley exceeded their daily admittance records with over 200 people treated for broken bones and other blunt force injuries. Schools were closed throughout the Grand Valley and many businesses were negatively impacted by either not opening, opening late, or the lack of customers.

Probability of Future Occurrence

The probability of future occurrence is likely with a 10- 100% chance of occurrence in next year or has a recurrence interval of 10 years or less. However, it should be noted that Mesa County on average has much milder winter seasons than other parts of the state.

Magnitude/Severity

The magnitude and severity of severe winter weather in Mesa County is limited—resulting in minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.

Severe winter weather in Mesa County can result in property damage, localized power outages and force the closure of streets, highways, schools and businesses. Severe winter weather can escalate, creating life threatening situations when emergency response is limited due to the conditions or when individuals are caught in the backcountry unprepared. Snow removal costs can also greatly impact local budgets.

Wildfire

Hazard Description

“Wildfire” is the term applied to any unwanted, unplanned, damaging fire burning in forest, shrub or grass and is one of the most powerful natural forces known to humans. While sometimes caused by lightning, nine out of ten wildfires are human-caused from smoking, campfires, equipment use, and arson.

On public lands in Mesa County, 74% of the wildfires started are from lightning and 26% are human caused. However, many of the more destructive and costly fires have been human caused. Most of these human caused fires are started near areas where people congregate. This can include towns, subdivisions, or campgrounds. Undoubtedly, human caused fires on public lands have the potential to threaten human life as well as property. (Paul, 2009)

Due to fuel accumulation in the form of fallen leaves, branches, and excessive plant overgrowth in forest and wildland areas, increasing hot weather, changing weather patterns, and increased residential development in the wildland/urban interface areas, the potential for wildfires to occur has increased. The potential for major loss of property and structures has also significantly increased with the wildland-urban interface. The risk to firefighters can be high. Similar fuels/fire/terrain was responsible for 17 firefighter deaths in neighboring Garfield County. (Paul, 2009)

Based on information contained in the State of Colorado Natural Hazards Mitigation Plan, a century of aggressive fire suppression combined with cycles of drought and changing land management practices has left many of Colorado's forests unnaturally dense and ready to burn. Furthermore, the threat of wildfire and potential losses are constantly increasing as human development and population increases and the wildland-urban interface expands.

Many other areas of Mesa County now have an increased wildfire threat in areas where fire was not a problem in the past. This is due to a combination of irrigation and the introduction of non-native plants. Non-native tamarisk and Russian olive have invaded drainage areas. Excess, undrained irrigation water has created thick, unbroken, stands of vegetation throughout the Grand Valley. The stands of tamarisk and Russian olive burn readily and pose a threat to homes and other structures. The spring 2009 Preserve Fire on the Redlands is a good example of this kind of fire. (Paul, 2009)

Geographic Location

The geographic extent of this hazard in Mesa County is medium—25-50% of the planning area affected.

Previous Occurrences

According to data collected from the various Fire Protection Districts, the Mesa County Wildland Fire Team, the Bureau of Land Management, and the Colorado State Forest Service, Mesa County has had several significant wildfire events that have either burned a large amount of acres, structures, or involved a multi-agency response. These significant fires include the following:

- **April 3, 1956** – Human caused wildfire at the intersection of Mesa Street and U.S. Hwy 65 with three structures destroyed.
- **April, 1978** – Human caused wildfire known as Mesa Creek Fire (Easter Fire) burned 1 home with several others damaged.
- **July 1, 1989** – Lightning caused wildfire burned 1,233 acres with approximately 100 homes evacuated.
- **July 31, 1995** – Lightning caused wildfire known as Triangle Fire burned 5,343 acres and forced evacuation of 50 people.
- **July 4, 2000** – Lightning caused wildfire known as Cone Mountain Fire burned 4,960 acres. No homes were threatened but forced road closure of John Brown Canyon.
- **June 9, 2002** – Lightning strike resulting in wildfire known as the Miracle Complex Fire that burned 3,951 acres.
- **June 10, 2002** – Human caused fire known as the Dierich Creek Fire burned 3,951 acres and forced the evacuation of 57 homes.
- **July 4, 2004** – Human caused fire known as the 22 ½ Road Fire burned 110 acres and threatened 20 homes.
- **July 29, 2005** – Human caused fire known as the Turkey Track Fire burned 348 acres, a camp trailer, and the fire protection district's water tender. This fire also forced the evacuation of approximately 20 people.
- **June 21, 2007** – Human caused wildfire with 3 homes destroyed.
- **July 21, 2008** – Lightning caused fire known as the Housetop Fire burned 143 acres and threatened multiple gas wells in the area.
- **August 2, 2008** – Human caused wildfire known as the 48 ¼ Road Fire with one injury and one residence partially burned.
- **May 11, 2012** – Lightning caused fire known as the Brushy Mountain Fire burned approximately 170 acres. The fire started on private land and burned onto National Forest lands on the Uncompahgre Plateau.
- **June 26, 2012** – Lightning caused fire known as the Pine Ridge Fire burned 13,920 acres on private and federal lands. Parts of the town of DeBeque were evacuated and the fire caused closure of I-70 and the rail line through DeBeque canyon.
- **July 10, 2012** – Lightning caused fire known as the Bull Basin Fire grew rapidly being fueled by extremely dry vegetation, low relative humidity, high temperatures, and windy conditions. The fire was quickly contained to approximately 20 acres due to the availability of severity resources that were prepositioned in Mesa County.
- **April 2, 2018** – Human caused urban interface fire known as the Rosevale Fire burned 1 home, 10 acres and forced 363 homes to be evacuated. This early season fire occurred prior to spring green-up.

- **April 19, 2018** – Human caused urban interface fire known as the Skipper Island fire burned 220 acres, closed I-70 for several hours, damaged power lines impacting 2100 power customers. A man who admitted accidentally starting the fire was sentenced to 80 hours of community service. This early season fire occurred prior to spring green-up.
- **May 25, 2018** – Human caused fire in DeBeque Canyon started as a result of a vehicle fire on I-70 known as the MM46 fire burned 120 acres, closed I-70 for hours, required evacuation of Island Acres State Park.
- **July 29, 2018** – Lightning caused fire, known as Bull Draw Fire, started in Montrose County and burned into Mesa County on federal and private land burned 36,549 acres. Fire was not contained until mid-October, 2018.
- **July 4, 2019** – Human caused urban interface fire known as the Riverview Fire burned 10 acres dangerously close to homes under Red Flag conditions. The fire was started by a juvenile discharging illegal fireworks. The juvenile plead guilty to fourth-degree arson and sentenced to 50 hours of public service and restitution in the amount of \$10,000.
- **August 17, 2019** – Human caused urban interface fire known as the Peach Festival fire burned 5 acres adjacent to the Colorado River near orchards and vineyards. The fire was caused by the Peach Festival fireworks display. One firefighter was transported to the hospital due to heat related injuries.

Probability of Future Occurrence

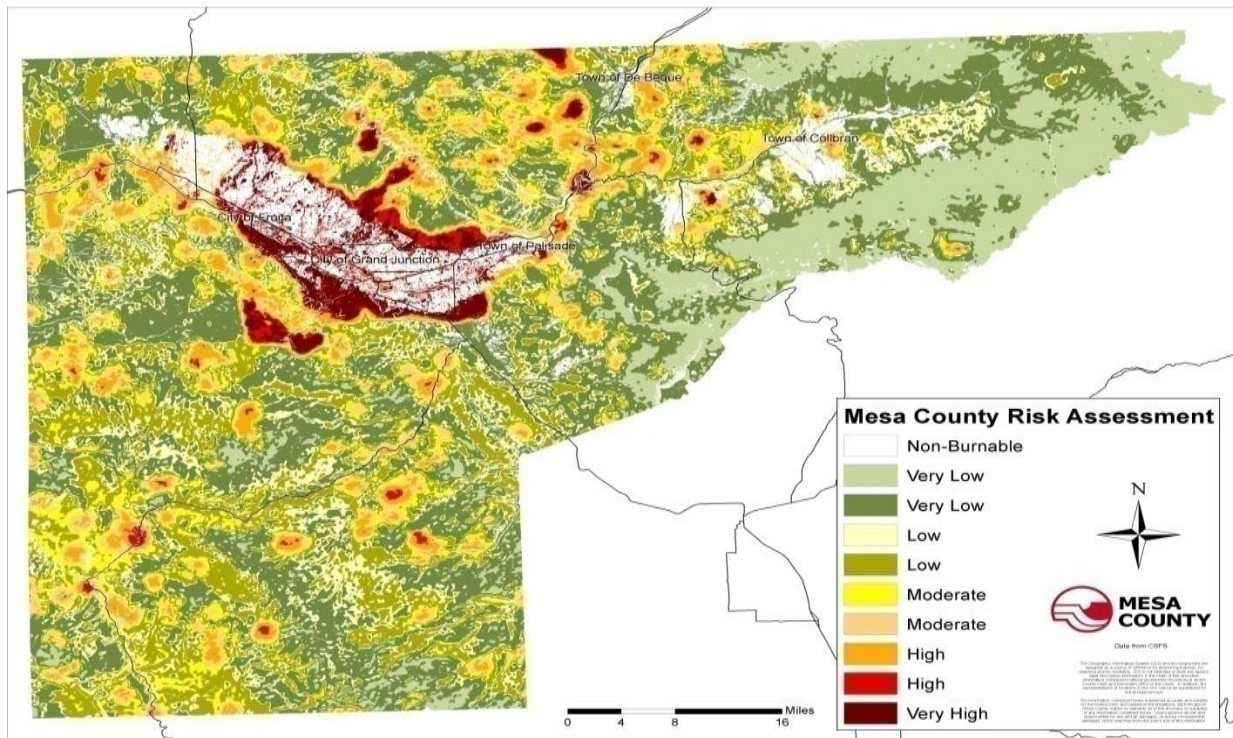
Highly Likely—Near 100% chance of occurrence next year or happens every year.

Magnitude/Severity

Critical—Isolated deaths and /or multiple injuries and illnesses; major or long-term property damage that threatens structural stability; and/or interruption of essential facilities and services for 24-72 hours.

Based on data received from the Bureau of Land Management and Mesa County GIS Department the following risk assessment has been mapped out for the planning area. Figure 18 illustrates the areas where risk is significant if a wildfire were to occur.

FIGURE 18 MESA COUNTY WILDFIRE RISK ASSESSMENT



(Source: Bureau of Land Management)

Windstorms/Tornados

Hazard Description

High winds occur year round in Mesa County. In the spring and summer, high winds often accompany severe thunderstorms. These winds are typically straight-line winds, which are generally any thunderstorm wind that is not associated with rotation. It is these winds, which can exceed 80 miles per hour (mph) that represent the most common type of severe weather and are responsible for most wind damage related to thunderstorms.

Geographic Location

The geographic extent of this hazard in Mesa County is large—more than 50% of the planning area affected.

Previous Occurrences

Historical data from SHELDUS, NCDC Storm Data, and the National Weather Service, Grand Junction Office reported 48 recorded wind events in Mesa County between 1974 and 2008. These wind events also include tornado events that have occurred in Mesa County. Between 2009 and 2013 there were nine recorded wind events. 19 events were recorded between 2015 and 2019, including a tornado on the Grand Mesa

On July 9, 2015, a thunderstorm with rotation produced a tornado which tracked across a forest of mature aspen trees on the Grand Mesa. Many aspen trees up to a foot and a half in diameter were either uprooted or snapped off as high as 15 feet above the ground. The tornado initially produced damage to trees at the 8400 foot level and traveled uphill to about the 8500 foot level.

Probability of Future Occurrence

Likely—10-100 percent chance of occurrence in the next year or has a recurrence interval of 10 years or less.

There were 48 recorded wind events in the past 34 years in Mesa County which equals 1.4 wind events per year on average, or a 100% chance of occurrence in any given year.

Magnitude/Severity

Limited—Minor injuries and illnesses; minimal property damage that does not threaten structural stability; interruption of essential facilities and services for less than 24 hours.

Wind storms in Mesa County are rarely life threatening, but do threaten public safety, disrupt daily activities, cause damage to buildings and structures, increase the potential for other hazards (e.g., wildfire), and have adverse economic impacts from business closures and power loss. Although windstorms are likely to occur in the future, data indicates the past losses have not been significant, and the overall magnitude of this hazard is limited.

Hazard Profile Summary

This section summarizes the results of the hazard profiles and assigns a level of overall planning significance to each hazard of low, moderate, or high as indicated in Table 7. Significance was determined based on the hazard profile, focusing on key criteria such as geographic location, occurrences, magnitude and severity. This assessment was used by the HMPC to prioritize the hazards that present the greatest risk to the planning area. The hazards that occur infrequently or have little or no impact to the planning area were determined to be of low significance. Those determined to be of high significance were identified as priority hazards that require additional evaluation in the Vulnerability Assessment.

The priorities for this 2020 plan revision have not changed from the previous plan. The hazards that have been determined to be of high significance remain wildfire, flood, and landslide/rockfall. These hazards continue to be the focus in the vulnerability assessment and the focus of mitigation project proposals.

TABLE 7 HAZARDS PROFILE

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Total Score	Hazard Level
Avalanche	2	4	6	32	M
Drought	8	4	4	48	M
Earthquake	6	4	4	40	M
Expansive Soils	2	4	2	16	L
Extreme Heat	8	4	2	40	M
WildFire	6	8	4	80	H
Flood	6	8	6	96	H
Hail Storm	4	4	2	24	L
Land Subsidence	2	4	4	24	L
Landslide/Rockfall	4	8	6	80	H
Lightning	2	8	4	48	M
Tornado	2	4	2	16	L
Wind Storm	4	6	4	48	M
Winter Storm	6	6	2	48	M
Dam Failure	4	4	6	40	M
Hazardous Materials	2	8	4	48	M

Vulnerability Assessment

Requirement § 201.6(c)(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.

Requirement §201.6(c)(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Requirement §201.6(c)(2)(ii)(C): [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

The vulnerability assessment further defines and quantifies populations, buildings, critical facilities and infrastructure, and other community assets at risk to natural hazards. The vulnerability assessment for this plan followed the methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses (2002).

The vulnerability assessment is based on the best available data and the overall planning significance of the hazard. Data to support the vulnerability assessment was collected from the same sources identified for the hazard identification and hazard profile sections.

The vulnerability assessment includes three sections:

Community Asset Inventory – This section is an inventory of assets exposed to hazards in Mesa County, including the total exposure of people and property; critical facilities and infrastructure; natural, cultural, and historic resources; and economic assets.

Vulnerability By Hazard – This section describes the County’s overall vulnerability to each hazard; identifies existing and future structures, critical facilities, and infrastructure in identified hazard areas; and estimates potential losses to vulnerable structures, where data is available. Only hazards of moderate or high significance, or that have identified hazard areas are addressed in the vulnerability assessment.

Development and Land Use Trends – The final section analyzes trends in population growth, housing demand, and land use pattern.

In addition, a capability assessment was conducted for each jurisdiction as part of the risk assessment process. A capability assessment identifies the existing programs, policies, and plans that mitigate or could be used to mitigate risk to disasters. From a Countywide perspective the following capabilities are identified in Table 8. Jurisdiction specific information regarding capabilities is found in the Jurisdictional Annex of this plan.

TABLE 8 CAPABILITIES MATRIX

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory		Yes/ No	Administrative and Technical		Yes/ No
Building Codes		Yes	Emergency Manager		Yes
Building Codes Year		Yes	Floodplain Administrator		Yes
BCEGS Rating		Yes	Community Planning:		
Capital Improvements Program (CIP) or Plan		Yes	- Planner/Engineer (Land Devel)		Yes
Community Rating System (CRS)		Yes	- Planner/Engineer/Scientist (Natuall Hazards)		Yes
Community Wildfire Protection Plan (CWPP)		Yes	- Engineer/Professional (Construction)		Yes
Comprehensive, Master, or General Plan		Yes	- Resiliency Planner		No
Economic Development Plan		Yes	- Transportation Planner		Yes
Elevation Certificates		Yes	Building Official		Yes
Erosion/Sediment Control Program		Yes	GIS Specialist and Capability		Yes
Floodplain Management Plan or Ordinance		Yes	Grant Manager, Writer, or Specialist		Yes
Flood Insurance Study		Yes	Warning Systems/Services:		
Growth Management Ordinance		Yes	- General		Yes
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)		No	- Flood		No
NFIP		Yes	- Wildfire		No
Site Plan Review Requirements		Yes	- Tornado		No
Stormwater Program, Plan, or Ordinance		Yes	- Geological Hazards (West Salt Creek Landslide)		Yes
Zoning Ordinance		Yes	Other		
Financial		Yes/ No	Education & Outreach		Yes/ No
Has community used any of the following to fund mitigation activities:			Local Citizen Groups That Communicate Hazard Risks		Yes
- Levy for Specific Purposes with Voter Approval		No	Firewise		No
- Utilities Fees		No	StormReady		Yes
- System Development / Impact Development Fee		No	Other		
- General Obligation Bonds to Incur Debt		No			
- Special Tax Bonds to Incur Debt		No			
- Withheld Spending in Hazard-Prone Areas		No			
- Stormwater Service Fees		No			
- Capital Improvement Project Funding		Yes			
- Community Development Block Grants		No			
- Other (BLM Community Assistance Grant)		Yes			

Community Asset Inventory

This section assesses the population, structures, critical facilities and infrastructure, and other important assets in Mesa County at risk to natural hazards.

Critical Facilities and Infrastructure

A critical facility may be defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. Table 9 displays the inventory of critical facilities in Mesa County. The information is based on available data from the Northwest All Hazard Emergency Management Region.

TABLE 9 CRITICAL FACILITIES AND INFRASTRUCTURE

Facility Type	Unincorporated Mesa County	Grand Junction	Collbran	Palisade	Fruita	DeBeque
Ambulance	7	10	3	2	3	2
Bridge	104	27	3	-	6	1
Dam	47	1	-	-	-	-
EOC	1	-	-	-	-	-
Communication Towers	103	52	1	-	2	-
Fire Station	7	5	1	1	1	1
Govt. Building	3	14	1	1	1	1
Helicopter Staging	-	1	-	-	-	-
9-1-1 Communications Center	-	1	-	-	-	-
Medical Facility	-	3	-	-	1	-
Schools						
District 51	15	19	1	2	5	1
Private/Charter	2	5				
Water - Wastewater	2	1	1	1	1	1
College - University	-	2	-	-	-	-
Airport	1	1	-	-	-	-

Note: Communication Towers includes cell towers, radio sites & T.V. Translators. Other facilities in Mesa County, such as locations that hold concerts, sporting events, and other events that attract large numbers of people, may also be at higher risk due to concentrations of people.

Natural, Historic, and Cultural Assets

Assessing the vulnerability of Mesa County to disaster also involves inventorying the natural, historic, and cultural assets of the area. This step is important for the following reasons:

- The community may decide that these types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- If these resources are impacted by a disaster, knowing so ahead of time allows for more prudent care in the immediate aftermath, when the potential for additional impacts are higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, such as wetlands and riparian habitat, which help absorb and attenuate floodwaters.

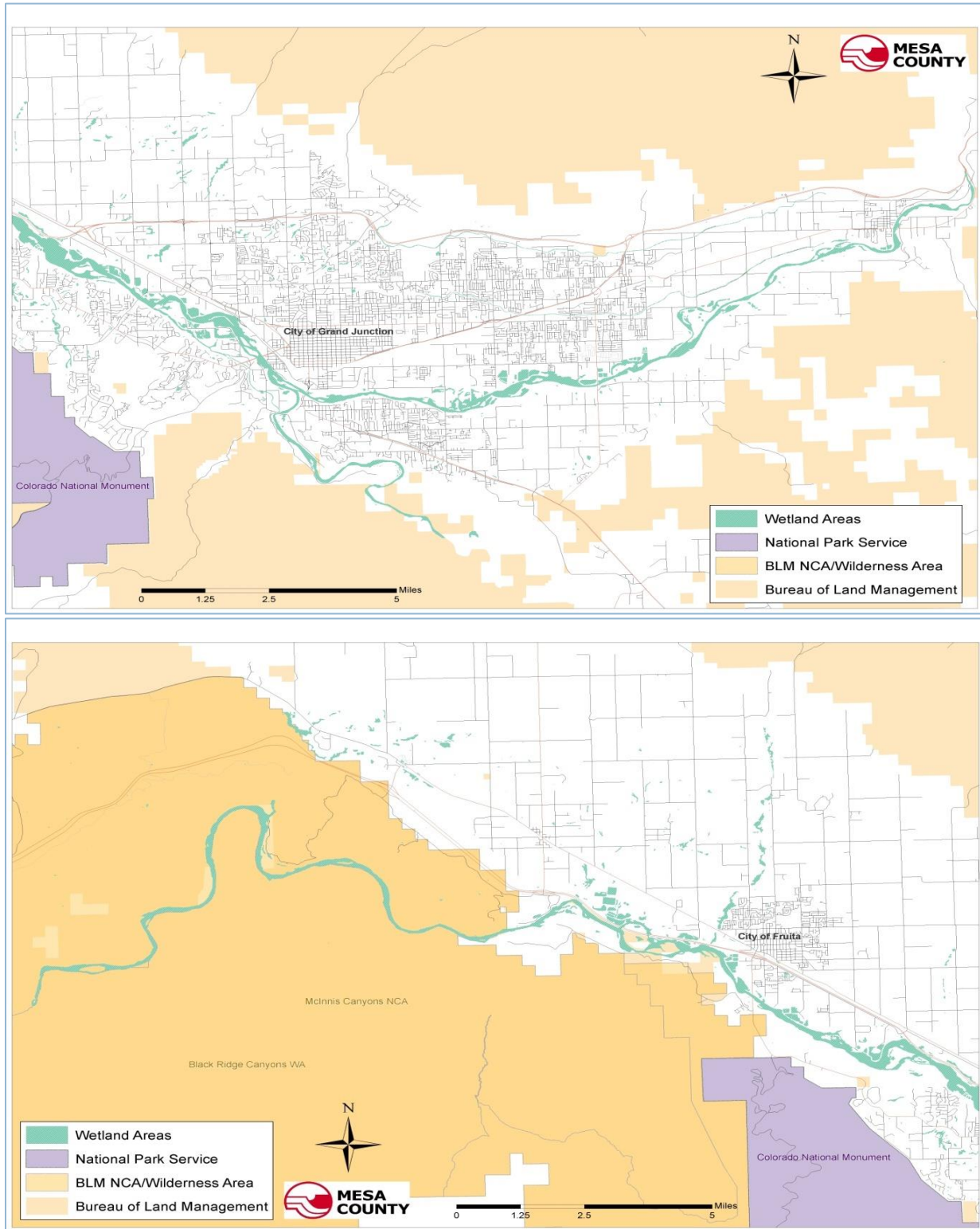
Natural Resources

Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters. A number of natural resources exist in Mesa County, including wetlands, endangered species, and imperiled plant communities.

Wetlands

Wetlands are a valuable natural resource for communities, due to their benefits to water quality, wildlife protection, recreation, and education, and play an important role in hazard mitigation. Wetlands reduce flood peaks and slowly release floodwaters to downstream areas. When surface runoff is dampened, the erosive powers of the water are greatly diminished. Furthermore, the reduction in the velocity of inflowing water as it passes through a wetland helps remove sediment being transported by the water. They also provide drought relief in water-scarce areas where the relationship between water storage and stream flow regulation are vital. Figure 19 shows the wetlands that have been identified throughout Mesa County.

FIGURE 19 MESA COUNTY WETLANDS AREAS

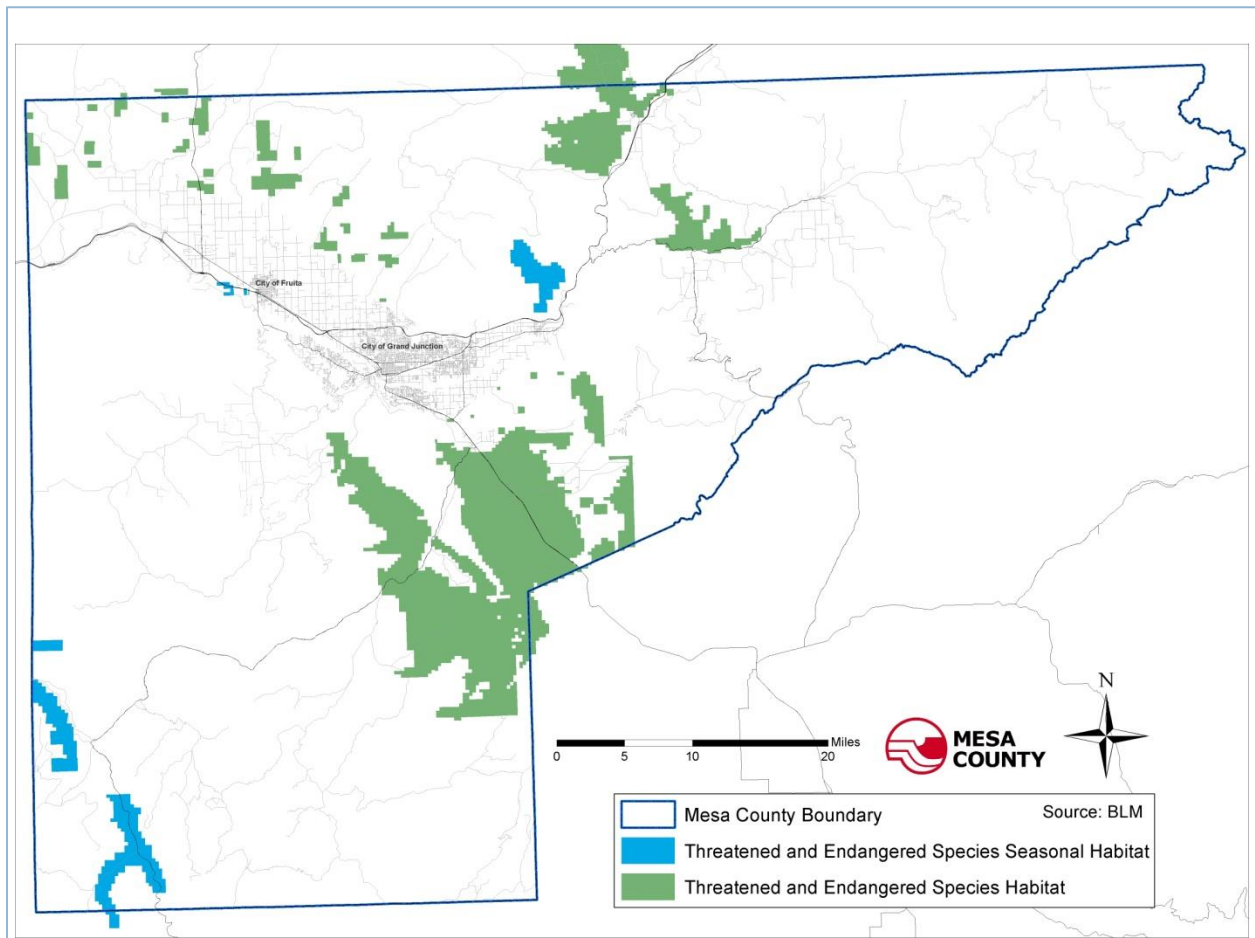


Source: Mesa County GIS

Endangered Species

An endangered species is any species of fish, plant life, or wildlife that is in danger of extinction throughout all or most of its range. A threatened species is a species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. Both endangered and threatened species are protected by law and any future hazard mitigation projects are subject to these laws. Candidate species are plants and animals that have been proposed as endangered or threatened but are not currently listed. Figure 20 is a map showing habitats for threatened and endangered species in Mesa County. (Nelson, 2009)

FIGURE 20 MESA COUNTY HABITATS FOR THREATENED AND ENDANGERED SPECIES



The Colorado Division of Parks and Wildlife provides the following information on their website regarding wildlife species found in Mesa County that have been given special designations, see Table 10.

TABLE 10 ENDANGERED WILDLIFE

Group	Common Name	Scientific Name	Occurrence	Abundance	Status
Amphibians	Boreal Toad	Bufo boreas	Known to occur	Unknown	State Endangered
Amphibians	Northern Leopard Frog	Rana pipiens	Known to occur	Common	State Species of Concern, Federal Review
Birds	American Peregrine Falcon	Falco peregrinus anatum	Known to occur	Rare	State Species of Concern
Birds	Bald Eagle	Haliaeetus leucocephalus	Known to occur	Casual/Accidental	State Species of Concern
Birds	Ferruginous Hawk	Buteo regalis	Known to occur	Very Rare	State Species of Concern
Birds	Greater Sage Grouse	Centrocercus urophasianus	Known to occur	Unknown	State Species of Concern
Birds	Greater Sandhill Crane	Grus canadensis tabida	Known to occur	Very Rare	State Species of Concern
Birds	Gunnison Sage Grouse	Centrocercus minumus	Known to occur	Rare	State Species of Concern, Federal Threatened
Birds	Least Tern	Sterna antillarum	Known to occur	Unknown	Federal Endangered, State Endangered
Birds	Long-billed Curlew	Numenius americanus	Known to occur	Casual/Accidental	State Species of Concern
Birds	Mountain Plover	Charadrius montanus	Known to occur	Unknown	State Species of Concern
Birds	Plains Sharp-tailed Grouse	Tympanuchus phasianellus jamesii	Known to occur	Unknown	State Endangered
Birds	Southwestern Willow Flycatcher	Empidonax traillii extimus	Known to occur	Rare	Federal Endangered, State Endangered
Birds	Western Snowy Plover	Charadrius alexandrinus nivosus	Known to occur	Unknown	State Species of Concern
Birds	Whooping Crane	Grus americana	Known to occur	Unknown	Federal Endangered, State Endangered
Fish	Bonytail	Gila elegans	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered

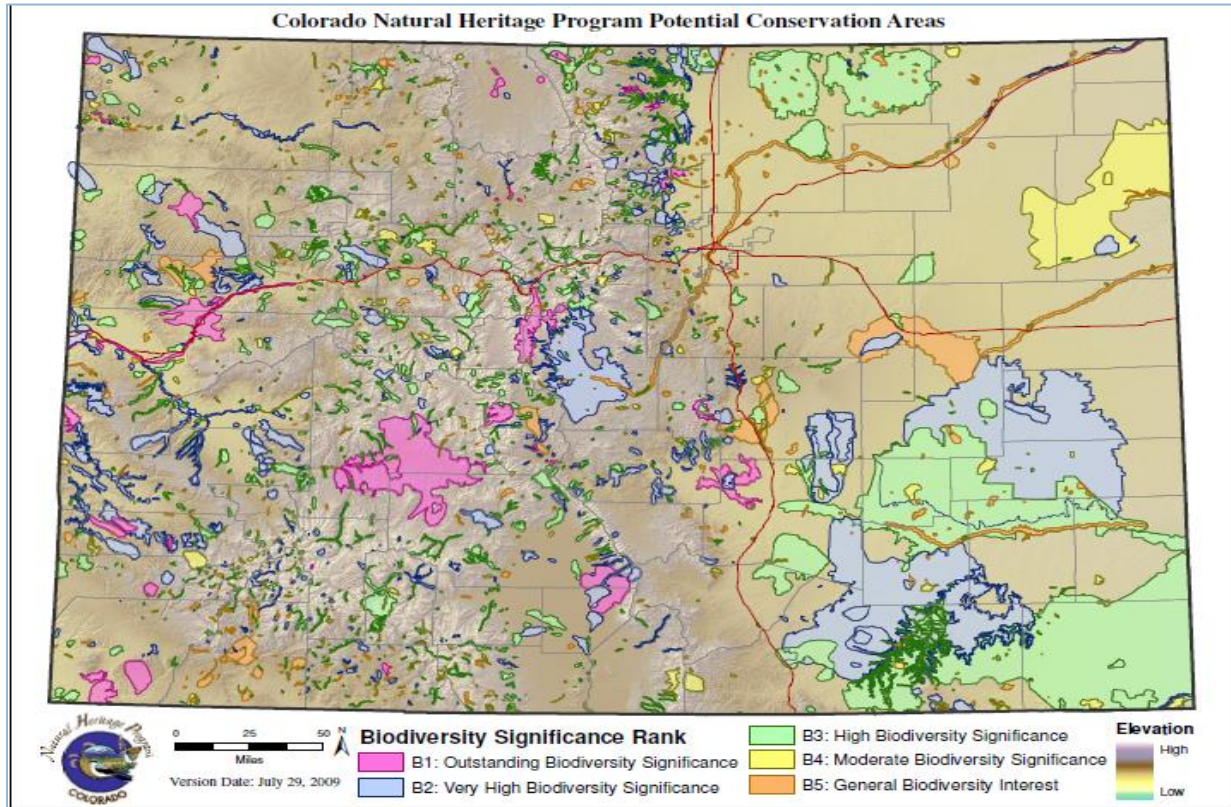
Fish	Razorback Sucker	Xyrauchen texanus	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered
Fish	Humpback Chub	Gila cypha	County Fish Data Not Kept by NDIS		Federal Endangered, State Threatened
Fish	Colorado Pikeminnow	Ptychocheilus lucius	County Fish Data Not Kept by NDIS		Federal Endangered, State Threatened
Fish	Colorado Roundtail Chub	Gila robusta	County Fish Data Not Kept by NDIS		State Species of Concern
Fish	Colorado River Cutthroat Trout	Oncorhynchus clarki pleuriticus	County Fish Data Not Kept by NDIS		State Species of Concern
Mammals	Kit Fox	Vulpes macrotis	Known to occur	Very Rare	State Endangered
Mammals	Lynx	Lynx canadensis	Likely to occur	Extirpated	Federal Threatened, State Endangered
Mammals	Northern Pocket Gopher	Thomomystalpoidea	Known to occur	Common	State Species of Concern
Mammals	River Otter	Lontra canadensis	Known to occur	Rare	State Threatened
Mammals	Townsend's Big-eared Bat	Plecotus townsendii	Known to occur	Uncommon	State Species of Concern
Mammals	Wolverine	Gulo gulo	Likely to occur	Extirpated	State Endangered
Reptiles	Longnose Leopard Lizard	Gambelia wislizenii	Known to occur	Uncommon	State Species of Concern
Reptiles	Midget Faded Rattlesnake	Crotalus viridis concolor	Known to occur	Uncommon	State Species of Concern

(CPW, 2020)

Imperiled Natural Plant Communities

The Colorado Natural Heritage Program (CNHP) tracks and ranks Colorado's rare and imperiled species and habitats, and provides information and expertise on these topics to promote the conservation of Colorado's valuable biological resources. The Statewide Potential Conservation Areas (PCA) map in Figure 21 shows CNHP's best estimate of the primary area required to support the long-term survival of targeted species or natural communities. (About Us: Colorado Natural Heritage Program, 2009)

FIGURE 21 POTENTIAL CONSERVATION AREAS

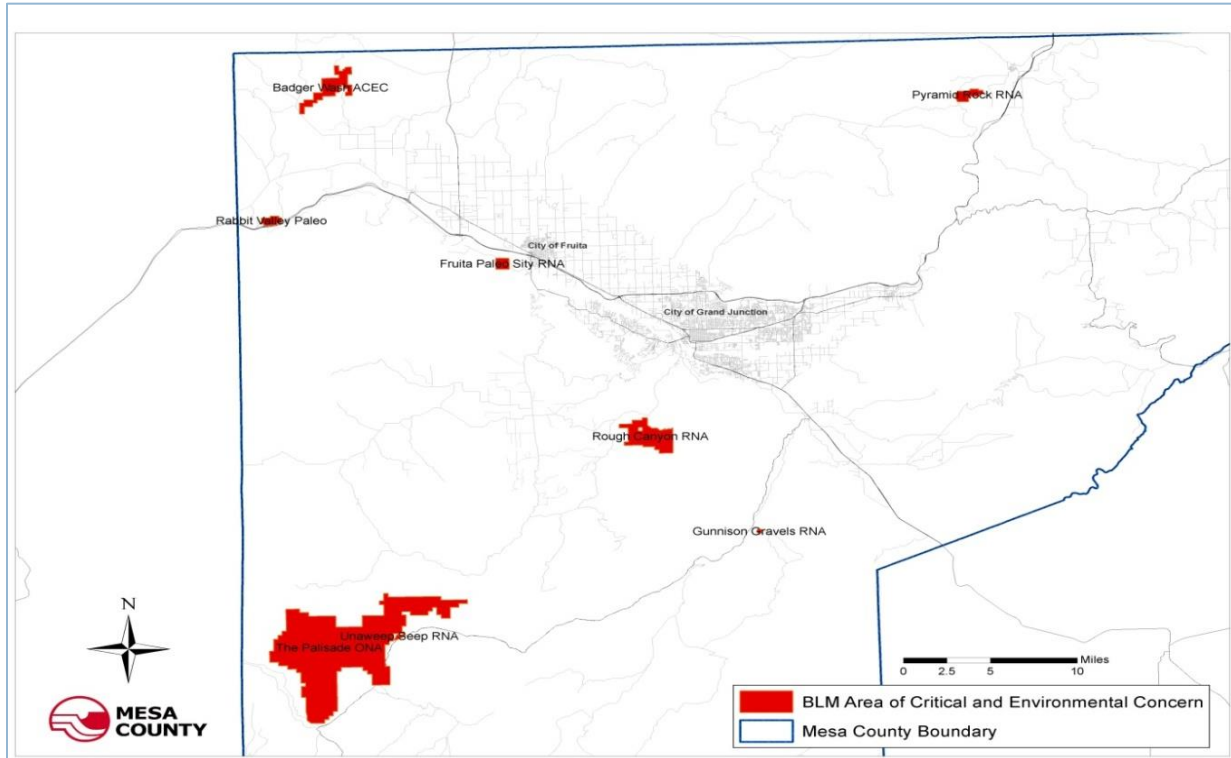


(About Us: Colorado Natural Heritage Program, 2009)

Ecologically Sensitive Areas

Figure 22 shows the ecologically sensitive areas in Mesa County where threatened and endangered species and imperiled natural plan communities are most likely found.

FIGURE 22 MESA COUNTY ECOLOGICALLY SENSITIVE AREAS



Source: Mesa County GIS

Historical and Cultural Resources

Several national and state historic inventories were reviewed to identify historic and cultural assets in Mesa County:

- The National Register of Historic Places is the Nation's official list of cultural resources. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of Interior.
- The Colorado State Register of Historic Properties is a listing of the state's significant cultural resources worthy of preservation. Properties listed in the Colorado State Register include individual buildings, structures, objects, districts, and historic and archaeological sites.

Table 11 lists the properties and districts in Mesa County that are on the National Register of Historic Places.

TABLE 11 NATIONAL REGISTER OF HISTORIC PLACES IN MESA COUNTY

Property Name	City	Location	Date Listed
Colorado National Monument Visitor Center Complex	Mesa County	Colorado National Monument	07/15/2003
Colorado River Bridge	Mesa County	DeBeque Vicinity	10/15/2002
Clifton Community Center & Church	Mesa County	Clifton	06/30/1982
Coates Creek Schoolhouse	Mesa County	Glade Park	02/03/1993
Convicts' Bread Oven	Mesa County	Molina	12/31/1974
Crissey, Herbert and Edith, House	Palisade	218 W. 1st St.	05/18/2003
Cross Land and Fruit Company Orchards and Ranch	Mesa County	3079 F Road	03/28/1980
DeBeque House	DeBeque	233 Denver Ave.	07/28/1995
Denver and Rio Grande Western Railroad Depot	Grand Junction	119 Pitkin Ave.	09/08/1992
Devils Kitchen Picnic Shelter	Mesa County	Colorado National Monument	04/21/01994
Fruita Bridge	Mesa County	Cty. Rd. 17.50 over Co. River	02/04/1985
Fruita Museum	Fruita	432 E. Aspen	10/10/1996
Grand Valley Diversion Dam	Mesa County	8 mi. NE of Palisade	10/08/1991
Handy Chapel	Grand Junction	202 White Ave.	08/19/1994
Hotel St. Regis	Grand Junction	359 Colorado Ave.	10/22/1992
I.O.O.F. Hall	DeBeque	4th St. and Curtis Ave.	03/25/1993
Kettle-Jens House	Mesa County	498 32nd Road	05/06/1983
Land's End Observatory	Mesa County	Land's End Road, 10 miles W of CO 65	02/28/1997
Loma Community Hall	Mesa County	1341 Co. Rd. 13, Loma	11/22/1995
Margery Building	Grand Junction	519-527 Main Street	02/24/1993
North 7th Street Historic Residential District	Grand Junction	7th St. between Hill and White Aves.	01/05/1984
Phillips, Harry and Lilly House	Fruita	798 N. Mesa St.	11/13/1997
Pipe Line School	Mesa County	101 16.5 Rd. Glade Park	04/29/1999
Rim Rock Drive Historic District	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Caretaker's House and Garage	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Comfort Station	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Utility Area Historic District	Grand Junction	Colorado National Monument	04/21/1994
Serpents Trail	Grand Junction	Colorado National Monument	04/21/1994
U.S. Post Office	Grand Junction	400 Rood Ave.	01/31/1980
Cayton Ranger Station	Mesa County	White River National Forest, Silt Vicinity	4/27/05
Calamity Camp	Mesa County	Gateway Vicinity	6/1/11

TBM Avenger Aircraft N53503	Grand Junction	780 Heritage Way	11/13/17
Stranges Grocery	Grand Junction	226 Pitkin Ave	3/20/2013
Dept of Energy Grand Junction Office	Grand Junction	2591 Legacy Way	7/26/2016

(National Register of Historic Places, 2020)

Table 12 identifies the properties and districts in Mesa County that are on the Colorado Office of Archaeology and Historic Preservation site. Those properties listed above were also listed on the State list.

TABLE 12 MESA COUNTY PROPERTIES LISTED AS ARCHAEOLOGY AND HISTORIC PRESERVATIONS SITES

Property Name	City	Location	Date Listed
Stockmens Bank	Collbran	111 Main St.	03/08/1995
Circle Park	Fruita	Fruita Park Sq.	05/14/1997
Fruita Elementary	Fruita	325 E. Aspen St.	03/10/1993
Weckel House	Mesa County	1620 Hwy. 6 & 50	03/13/1996
Driggs Mansion	Mesa County	24505 State Highway 141	09/14/2005
Grand Junction Country Club	Grand Junction	2463 Broadway	09/13/1995
Hurlburt-Knowles House	Mesa County	1151 13 Rd. Loma	08/09/2000
Harlow Gravesite	Mesa County	869 Rapid Creek Rd.	09/13/1995
Bloomfield Site	Mesa County	Whitewater Vicinity	01/20/1983
Coffman House	Mesa County	4000 US Hwy. 50	12/12/2001
Land's End Aboriginal Site	Mesa County	Land's End Road	03/11/1998
Raber Cow Camp	Mesa County	Land's End Road	03/10/1993

(National and State Registers)

Economic Assets

Economic assets at risk may include major employers or primary economic sectors, such as, agriculture, whose losses or inoperability would have severe impacts on the community and its ability to recover from disaster. After a disaster, economic vitality is the engine that drives recovery. Every community has a specific set of economic drivers, which are important to understand when planning ahead to reduce disaster impacts to the economy. When major employers are unable to return to normal operations, impacts ripple throughout the community. Table 13 lists the major employers in Mesa County based on the number of employees.

TABLE 13 MAJOR EMPLOYERS IN MESA COUNTY

Employer	Employees	Industry
Mesa County School District #51	2785	Education
St. Mary's Hospital & Medical Center	2448	Healthcare
Mesa County	1070	Government
State of Colorado	1012	Government

Community Hospital	1000	Healthcare
VA Medical Center	720	Healthcare
City of Grand Junction	652	Government
Hilltop Community Resources	600	Healthcare
West Star Aviation	441	Aviation
Mind Springs Health	433	Healthcare
HopeWest	350	Healthcare
Strive	304	Nonprofit
Primary Care Partners	304	Healthcare
Family Health West	282	Healthcare
Navarro	263	Technical/Professional Services
United Companies	232	Manufacturing
StarTek, Inc.	203	Telecommunications
Capco, Inc.	200	Manufacturing
Union Pacific Railroad	175	Transportation
Coors Tek, Inc.	150	Manufacturing
The Daily Sentinel	146	Media
Reynolds Polymer Technology	125	Manufacturing
Mantey Heights Rehab & Care	100	Healthcare

(Data & Demographics: Grand Junction Economic Partnership, 2020)

Vulnerability by Hazard

This section describes overall vulnerability and identifies structures and estimates potential losses to buildings, infrastructure, and critical facilities located in identified hazard areas. This assessment was limited to the hazards that were considered moderate or high in planning significance, based on HMPC input and the hazard profiles. Hazards that ranked as “low significance” are not included in the vulnerability assessment. These include the following: Expansive soils, Hail Storm, Land Subsidence, and Tornado.

Many of the identified hazards, particularly weather related hazards, affect the entire planning area, and specific hazard areas cannot be mapped geographically. For those hazards, which include drought, lightning, and winter weather, the vulnerability is mainly discussed in qualitative terms because data on potential losses to structures is not available.

Avalanche

Mesa County’s vulnerability to avalanches is moderate due to the historical events where loss of life has occurred. Thousands of people are exposed to avalanche risk in Mesa County every winter and spring due to the recreational use of backcountry areas. Motorists along highways are also at risk of injury or death if avalanches sweep across roadways.

Existing Development

Mesa County does not have comprehensive information or mapping of avalanche hazard areas, therefore limiting available data on specific structures at risk or estimate potential losses to structures.

Future Development

Based on historic avalanche activity and lack of anticipated development in backcountry areas, there are no immediate plans to map avalanches in Mesa County.

Dam Failure

Mesa County has a considerable amount of high hazard dams that if a failure of one of these high hazard dams occurred, it would result in loss of life. There is no specific evidence at the time this plan was written to indicate a failure of any dams in Mesa County.

Vulnerability to dam failure is greatest on the Grand Mesa where most of the dams are located and specifically the Town of Collbran which is downstream from many of the dams. A catastrophic dam failure would challenge local response capabilities and require evacuations to save lives. Impacts to life safety will depend on the timely warning of people in the area. Without immediate warning, loss of life could result as well as potentially catastrophic effects to roads, bridges, and homes.

Existing Development

The Mesa County Office of Emergency Management retains copies of emergency action plans for all Class I and Class II dams in the County. The Mesa County Emergency Management Office has also worked with the Grand Junction Regional Communications Center to identify potential evacuation areas if a dam failure were to occur that is built into the reverse 911 system for notification purposes. Due to ongoing security concerns of the dam operators, Mesa County Emergency Management requests that inundation maps not be made part of this public planning process.

Future Development

Efforts to map out additional evacuation areas that would be inundated in the event of a dam failure will continue with the Grand Junction Regional Communications Center. The County and towns should consider the dam failure hazard when permitting development downstream of the Class I and Class II dams.

Drought

Drought has been a significant issue in Mesa County. It is the one hazard that cannot be controlled yet it has devastating effects that can last for several years. Drought has several impacts to Mesa County including but not limited to; air quality, wildfires, reduction of tourism and recreation activities, and damage to the agriculture industry.

Existing Development

The impacts from drought are non-structural and generally affect the economy and environment the most. A drought event normally does not impact structures and can be difficult to identify specific hazard areas. Many of the towns use public education efforts to encourage water conservation during the summer months.

Future Development

Vulnerability to drought will increase as population growth increases putting more demands on existing water supplies. Future water use planning should consider increase in population as well as potential impacts of climate change.

Earthquake

Past earthquake activity in Mesa County has been minimal and most earthquake activity has low magnitude and severity. Earthquake data in Mesa County is limited but some historical information is available through Colorado Mesa University.

Existing Development

By using data from the HAZUS-MH software, information on potential economic and social losses due to an earthquake in Mesa County can be determined. This particular information produces “what if” scenarios (e.g., determines what would happen if an earthquake of a certain magnitude occurred on a particular fault) The earthquake magnitudes used for each fault were the “maximum credible earthquake” as determined by the U.S. Geological Survey.

There are 16 Quaternary aged faults identified by the USGS in Mesa County. There are innumerable older faults that have been identified and presumably older faults which remain hidden from view. The Quaternary aged faults are associated with the Uncompahgre Plateau. The Uncompahgre Plateau extends from Grand County, Utah northwest of Grand Junction to near the town of Ridgway, Colorado. The Uncompahgre has as much as 640 m of uplift. The faults associated with the uplift are in two groups, bordering both the southwest flank and northeast flank of the uplift.

The northeast flank of the Uncompahgre Plateau, near Grand Junction, contains the Redlands Fault complex. This fault shows as much as 240 m of displacement and can be seen most vividly in the Colorado National Monument. The Colorado Geological Survey has estimated that the largest earthquake possible on the Western Slope of Colorado is magnitude 6.5.

Using the HAZUS-MH program, Emergency Management staff and a Colorado Mesa University faculty member designed and analyzed the following earthquake scenario on the Bridgeport/Cactus Park fault complex in southern Mesa County:

Type: Deterministic, arbitrary

Attenuation Function: Western US Shallow Crustal Event – Non Extensional

Magnitude: 5.5

Epicenter: Latitude 38.875, Longitude -108.438

Depth: 1 Kilometer

Width: 6 Kilometers

Fault Mechanism: Reverse Slip

Rupture: Subsurface Length: 5.88844 Kilometers

Surface Length: 4.02717 Kilometers

Orientation: 120 degrees

Dip Angle: 75 Kilometers

While this is not the worst-case scenario for an earthquake event in Mesa County, it is believed to be a more plausible scenario (Wolny, Martsof, 2009). Figure 23 provides an illustration of potential ground acceleration from this scenario.

FIGURE 23 HAZUS EARTHQUAKE SCENARIO

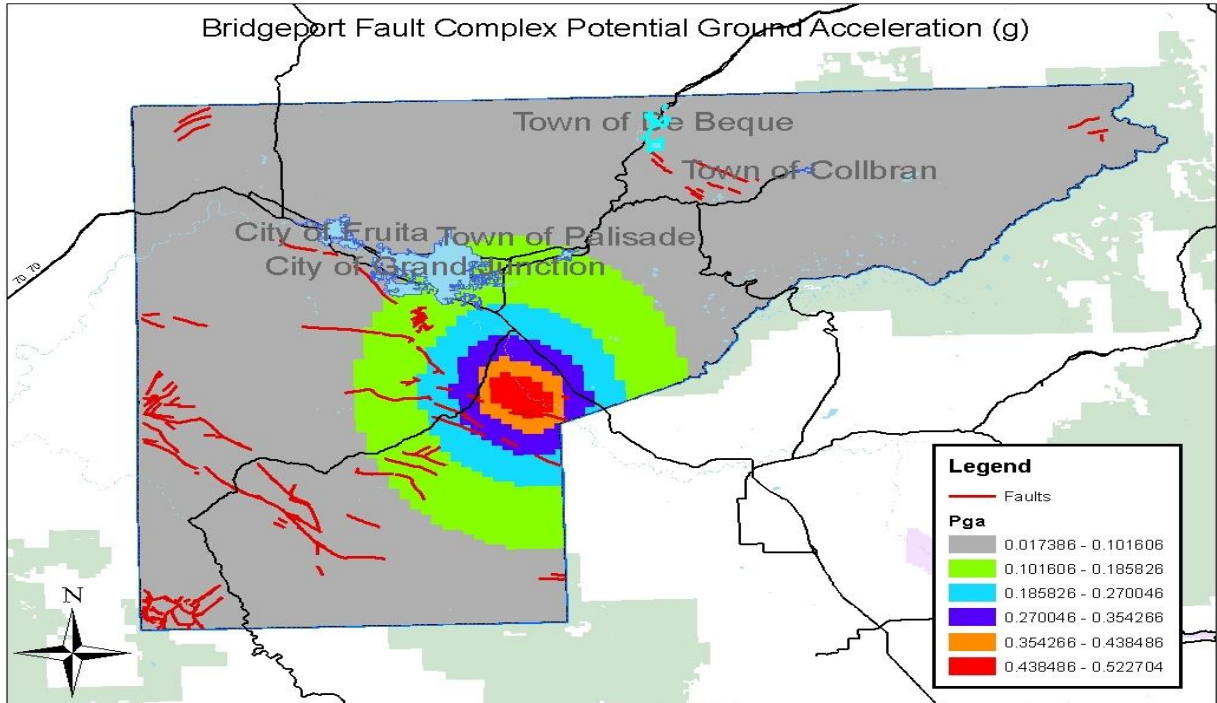


Figure 24 shows how far reaching this type of earthquake would be felt in Mesa County and Figure 25 identifies the area with displaced homes.

FIGURE 24 BRIDGEPORT EARTHQUAKE GROUND MOTION

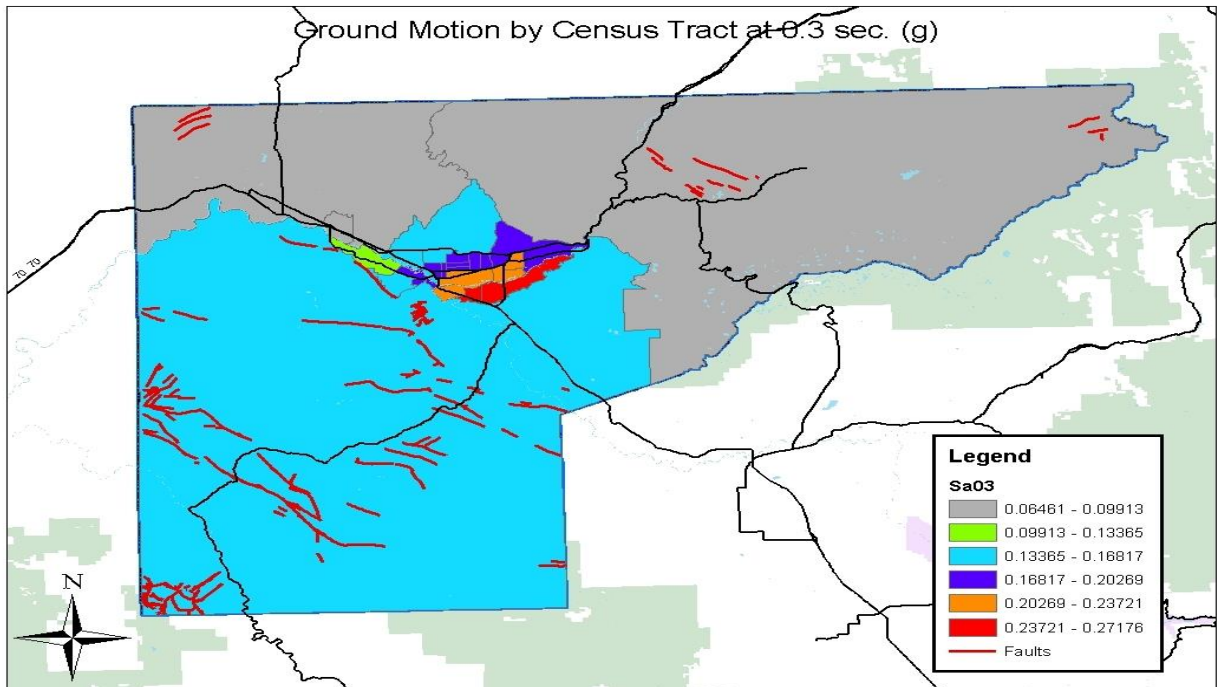
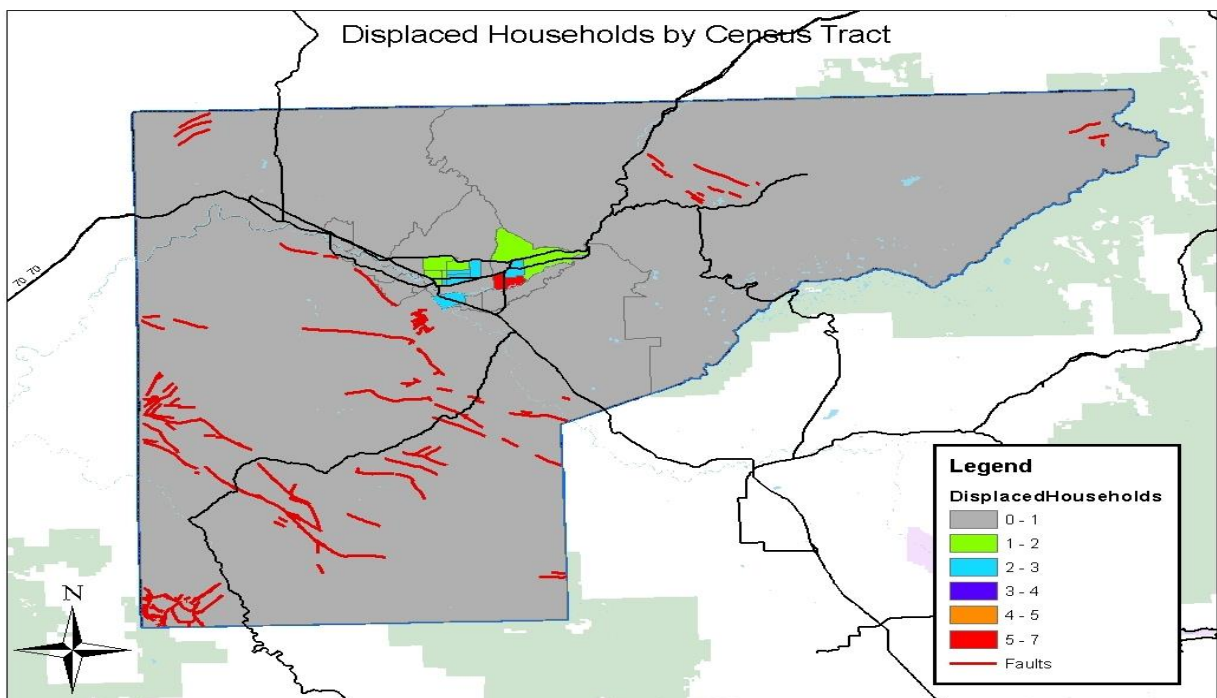


FIGURE 25 BRIDGEPORT EARTHQUAKE SCENARIO, DISPLACED HOMES



In calculating building damage associated with this type of earthquake, the following Hazus definitions were used:

Slight Damage: Small plaster or gypsum board cracks at corners of doors and window openings and wall-ceiling intersections, small cracks in masonry chimneys and masonry veneer.

Moderate Damage: Larger plaster or gypsum board cracks at corners of door and window openings; small diagonal cracks across shear wall panels exhibited by small cracks in stucco and gypsum wall panels; large cracks in brick chimneys' toppling of tall masonry chimneys.

Extensive Damage: Large diagonal cracks across shear wall panels or large cracks at plywood joints; permanent lateral movement of floors and roof; toppling of most brick chimneys' cracks in foundations; splitting of wood sill plates and/or slippage of structure over foundations; partial collapse of room-over garage or other soft-story configurations; small foundation cracks.

Complete Damage: Structure may have large permanent lateral displacement, may collapse, or be in imminent danger of collapse due to cripple wall failure or the failure of lateral load resisting system; some structures may slip and fall off the foundations; large foundation cracks.

Table 14 provides an estimated number of buildings damaged throughout Mesa County and the extent of damage to the various types of structures using this scenario.

TABLE 14 ESTIMATED BUILDING DAMAGE FROM EARTHQUAKE

Number of Buildings

	No Damage	Slight Damage	Moderate Damage	Extensive Damage	Complete Damage	Total
Wood	28677	2296	384	25	0	31382
Steel	177	10	5	1	0	193
Concrete	367	27	10	1	0	405
Precast	192	16	13	3	0	224
Reinforced Masonry	3234	202	133	20	0	3589
Manufactured Home	2086	295	156	16	0	2553
Total	34733	2846	701	66	0	38346

Table 15 identifies the possible economic loss throughout Mesa County due to the number of damaged or destroyed buildings as a result of this type of earthquake.

TABLE 15 DIRECT ECONOMIC LOSS

Capital Stock Losses			
Structural Damage Loss	Non-structural Damage Cost	Contents Damage Cost	Inventory Loss
\$ 11,819,000.00	\$ 37,667,000.00	\$ 15,472,000.00	\$ 539,000.00

Income Losses			
Relocation Loss	Capital Related Loss	Wage Losses	Rental Income Loss
\$ 315,000.00	\$ 2,977,000.00	\$ 3,944,000.00	\$ 4,520,000.00

Total Loss
\$ 65,497,000.00

Much of the County’s recent development has building codes in place which reduce the risk of structural damage. However, historical buildings constructed of unreinforced masonry are most vulnerable to seismic ground shaking. Downtown Grand Junction is one of the areas most vulnerable to a seismic event due to older construction.

Similar to calculating damage to buildings, the analysis also allows us to estimate possible injuries sustained throughout Mesa County during a 5.5 magnitude earthquake. This data is shown in Table 16. HAZUS Injury definitions are defined as the following:

Severity 1: Injuries requiring basic medical aid without requiring hospitalization.

Severity 2: Injuries requiring a greater degree of medical care and hospitalization, but not expected to progress to a life threatening status.

Severity 3: Injuries that pose an immediate life threatening condition if not treated adequately and expeditiously. The majority of these injuries are the result of structural collapse and subsequent collapse of impairment of the occupants.

Severity 4: Instantaneously killed or mortally injured.

TABLE 16 POSSIBLE INJURIES SUSTAINED IN EARTHQUAKE

Injury Severity Level

Casualties at 2:00 AM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	0	0	0	0	0
Educational	0	0	0	0	0
Hotels	0	0	0	0	0
Industrial	0	0	0	0	0
Other-Residential	7	1	0	0	8
Single Family	14	2	0	0	16
Total Casualties - 2:00 AM	21	3	0	0	24

Casualties at 2:00 PM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	13	2	0	0	15
Educational	3	0	0	0	3
Hotels	0	0	0	0	0
Industrial	2	0	0	0	2
Other-Residential	1	0	0	0	1
Single Family	3	0	0	0	3
Total Casualties - 2:00 PM	22	2	0	0	24

Casualties at 5:00 PM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	10	1	0	0	11
Educational	0	0	0	0	0
Hotels	0	0	0	0	0
Industrial	1	0	0	0	1
Other-Residential	3	1	0	0	4
Single Family	5	1	0	0	6
Total Casualties - 5:00 PM	19	3	0	0	22

Future Development

All jurisdictions within Mesa County have adopted building codes. Building codes substantially reduce the costs of damage to future structures from earthquakes. It is highly recommended that a specific study be done on the liquefaction hazards found within the Grand Valley. This is the single most important unknown in assessing the vulnerability of earthquakes in Mesa County.

Floods

Floods affect most of the communities in Mesa County and will continue to occur in the future. Floods can be critical in their magnitude and may cause deaths and damage to property and infrastructure.

Existing Development

In 2005, Mesa County entered FEMA's map modernization program to develop digital flood insurance rate maps (DFIRMS) in partnership with state and federal agencies. Mesa County has received a copy of the preliminary copies of the Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS) report. Samples of DFIRMS are included in the Community Profiles for participating jurisdictions. A comprehensive collection of DFIRMS can be viewed on Mesa County's website.

Analysis was done for each community in Mesa County to determine the proportion of value of buildings in the hazard areas that were identified by the HMPC. The GIS system was used by selecting parcels that have their center within the city or town limits, then by making a sub-selection of parcels that have their center within the areas subject to flooding. Structure value is based on the actual value of improvements. Specific information regarding flood losses is identified in the jurisdiction's annex.

Floodplain Management

The purpose of the Mesa County Floodplain Management program is to assist property owners with any improvements in the floodplain. The County's goal is to help minimize property damage to residents of Mesa County during flood events. Mesa County wants to ensure that life, property including natural resource values, and/or new improvements are safe during flood events and that any structures or improvements in the floodplain will not cause additional drainage problems.

Regulations are in place to ensure that proposed improvements will not cause flooding problems upstream and/or downstream. Every man made structure or improvement constructed within the floodplain area requires a Floodplain Development Permit prior to beginning construction. A Floodplain Development Permit authorizes a specific activity within the regulatory floodplain while minimizing the likelihood of property damage to buildings or improvements in the event of a flood. (County, Mesa County Public Works, Stormwater Management, 2009)

The National Flood Insurance Program (NFIP) is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses. A jurisdiction's eligibility to participate is premised on their adoption and enforcement of state and community floodplain management regulations intended to prevent unsafe development in the floodplain, thereby reducing future flood damages. Thus, participation in the NFIP is

based on an agreement between communities and the federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the federal government will make flood insurance available within the community as a financial protection against flood losses. Currently all of the communities in and including Mesa County participate in the National Flood Insurance Program.

Future Development

Management of stormwater is important to the communities in Mesa County. As mandated under the Clean Water Act, the U.S. Environmental Protection Agency has developed a National Pollutant Discharge Elimination System stormwater permitting program. Phase II of this program addresses smaller urbanized areas, such as the Grand Valley. Currently the jurisdictions in Mesa County have identified areas where Phase II regulations are to be implemented, requiring stormwater construction permits. (County, Mesa County Public Works, Stormwater Management, 2009)

Landslide, Mudflow/Debris Fall, Rock Fall

In Mesa County, vulnerability to landslides primarily occurs along roadways, where the hazard could cause deaths or injuries. Road closures due to landslide events also affect the County economically.

Existing Development

Under the Mesa County Land Development Code, Chapter 7, any proposed land use or development must identify hazard areas, i.e., floodplains, drainage areas, steep slope areas, geological fault areas, and other areas hazardous to life or property. Such proposals will require an evaluation to determine the degree to which the proposed activity will:

- Expose any person, including occupants or users of the proposed use or development to any undue natural hazard.
- Create or increase the effects of natural hazard areas or other improvements, activities or lands.
- Impact the natural environment and be unduly destructive to the natural resources of an area.

Regulations also require proposed land uses address soil, erosion, and surface geologic characteristics of the development site through proper design, engineering and construction. (County, Mesa County Planning Division, 2014)

Potential losses for the landslide areas in Mesa County were estimated using Mesa County GIS and assessor's data and were examined in terms of values and critical facilities at risk. Detailed information pertaining to specific jurisdictions is found in that jurisdiction's community profile.

Future Development

The severity of landslide problems is directly related to the extent of human activity in hazard areas. Adverse effects can be mitigated by early recognition and avoiding incompatible land uses in these areas or by corrective engineering. The mountainous topography of the County presents considerable constraints to development, most commonly in the form of steep sloped areas. These areas are vulnerable to disturbance and can become unstable. Most of these areas are adjacent to roadway systems that are heavily used. Continue adherence to the Land Development Code is necessary.

Lightning

Lightning events are likely to occur throughout Mesa County and can result in deaths and destruction of property. Consequences of lightning may have destructive effects on power and information systems. Failure of these systems would have cascading effects throughout the County and could possibly disrupt other critical infrastructure such as water treatment facilities. Because lightning can occur anywhere in the County, data was not available to identify specific structures at risk or estimate potential losses.

Severe Winter Weather

Existing Development

Winter storms can create significant public safety concerns and cause significant impacts to the local economy due to a disruption in the transportation of goods. On occasion, winter storms can overwhelm snow removal efforts, transportation, livestock management and business and commercial activities.

From previous events, Mesa County Emergency Management staff has identified the County's elderly population as a significantly vulnerable population during winter storms especially when utility outages are associated with winter storms.

Future Development

Population growth in the county will increase potential problems with traffic and snow removal, thereby putting pressure on local governments and emergency services. The Grand Valley doesn't typically experience significant winter storms, however it has experienced utility outages associated with severe weather. Future efforts should be made to identify populations at risk and determine special needs.

Wildfire

Existing Development

Past mitigation projects include a detailed, on the ground, wildfire hazard risk assessment for approximately 450 structures including private residences and outbuildings within the

jurisdictions of Lower Valley Fire Protection District, Grand Junction Rural Fire Protection District and unincorporated Mesa County. Each structure was evaluated based on potential fuels, slope, aspect, fire disturbance regimes, access/egress, water supply, and structure ignitability. This data was compiled and incorporated into the County's GIS system.

The GIS data shows structures that have been rated as to overall risk of wildfire, as well as those areas deemed most appropriate for wildland fire hazard mitigation efforts on both federal and non-federal lands within this area. This information is used to aid local fire departments and federal agencies in preparing fuels mitigation projects and preplanning fire prevention and protection strategies. This assessment also serves as the basis for public information and education efforts directed primarily by the Colorado State Forest Service and participating jurisdictions to encourage private property owners to participate in Firewise and other mitigation efforts to protect their property.

Mesa County Land Development Code specifically addresses development standards in hazard areas. All new development located on lands rated as medium or higher wildfire hazard shall be developed using defensible spacing standards. (County, Mesa County Planning Division, 2014)

Future Development

Many areas in Mesa County now have an increased wildfire threat in areas where fire was not a problem in the past. This is due to a combination of irrigation and the introduction of non-native plants. Non-native tamarisk and Russian olive have invaded drainage areas. Excess un-drained irrigation water has created thick unbroken stands of vegetation throughout the Grand Valley. These stands of tamarisk and Russian olive burn readily and pose a threat to homes and other structures. (Paul, 2009)

Additional wildfire assessments need to be conducted across Mesa County. Several areas are at significant risk to wildland fire and more education of property owners on how to create a defensible space around their homes and other structures is needed. Once the assessments have been completed, on the ground efforts to create defensible spacing or thinning of areas with substantial overgrowth need to be completed.

Changes in Development

Between 2015 – 2019, there were 422 new subdivision plats recorded in Mesa County accounting for 3,558 subdivision lots. These new subdivision lots are distributed as detailed as follows:

- City of Grand Junction: 2332
- City of Fruita: 402
- Town of Palisade: 54

- Town of DeBeque: 0
- Town of Collbran: 0
- Unincorporated Mesa County: 770

The number of building permits issued for the unincorporated area of Mesa County is reflected in the following table.

	2015	2016	2017	2018	2019
Commercial Permits	8	5	11	11	6
Residential Permits	190	158	184	272	232

Individual community profiles contain additional information on new development within each respective community.

Mitigation Strategy

44 CFR Requirement §201.6(c)(3); The plan shall include a mitigation strategy that provides the jurisdiction’s blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

This section presents the mitigation strategy developed by the Mesa County Hazard Mitigation Planning Committee (HMPC) based on the County’s risk assessment. The mitigation strategy was developed through a collaborative group process and consists of goals, objectives, and mitigation actions. The following definitions are based upon those found in FEMA publication 386-3, Developing a Mitigation Plan (2002):

- **Goals:** General guidelines that explain what you want to achieve. Goals are defined before considering how to accomplish them so that they are not dependent on the means of achievement: They are usually long-term, broad, policy-type statements.
- **Objectives:** Define strategies or implementation steps to attain the identified goals and are specific and measurable.
- **Mitigation Actions:** Specific actions that help achieve goals and objectives.

Goals and Objectives

The HMPC developed goals and objectives to provide direction for reducing hazard-related losses in Mesa County that were based on the results of the risk assessment. After reviewing

the updated risk assessment, the HMPC determined that the previous plan's goals and objectives are still valid.

Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards.

- Minimize the vulnerability of existing and new development to hazards.
- Increase education and awareness of hazards and risk reduction measures.
- Improve comprehensive wildfire planning, funding, and mitigation.
- Strengthen floodplain management programs.
- Enhance assessment of multi-hazard risk to critical facilities and infrastructure.

Goal 2: Minimize economic losses

- Strengthen disaster resistance and resiliency of businesses and employers.
- Promote and conduct continuity of operations and continuity of governance planning.
- Reduce financial exposure of county and municipal governments.

Goal 3: Implement the mitigation actions identified in this plan

- Engage collaborative partners, including community organizations, businesses, and others
- Integrate mitigation activities into existing and new community plans and policies.
- Monitor, evaluate, and update the mitigation plan.

Identification and Analysis of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

The HMPC representatives present at the third meeting identified, discussed, and prioritized potential mitigation actions. Representatives chose to focus on the top three hazards with an overall ranking of "High" to develop hazard specific mitigation actions. The three high hazards are: Flooding, Wildfire, and Landslides-Rockfalls. At the time the mitigation actions are complete, additional mitigation actions will be developed for the remaining hazards. The additional hazards include: Avalanche, Dam Failure, Drought, Hazardous Materials, Lightning, and Severe Winter Weather. It is important to note that many of the final mitigation actions are multi-hazard actions designed to reduce potential losses from all types of hazard events.

The HMPC discussed the key issues for each priority hazard and discussed potential mitigation alternatives. The mitigation strategy worksheet (worksheet #4) was used to identify all possible

mitigation actions for each of the three high hazards. Possible actions were discussed and eventually prioritized for the appropriate jurisdictions.

Implementation of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(iii): The mitigation strategy shall include an action strategy describing how the actions identified in paragraph (c)(2)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefits review of the proposed projects and their associated costs.

Representatives prioritized the various mitigation actions based on the hazard that would be mitigated, cost estimate, and benefits to completing the mitigation actions preventing further loss, and possible funding opportunities for the actions. The process of identification and analysis of mitigation alternatives allowed the HMPC to come to consensus and to prioritize the recommended actions.

The Disaster Mitigation Act regulations state that cost-benefit review is the primary method for mitigation projects to be prioritized. Recognizing the federal regulatory requirement to prioritize by cost-benefit, and the need for any publicly funded project to be cost-effective, the HMPC decided to pursue implementation according to when and where damage occurs, available funding, political will, and jurisdictional priority.

The mitigation actions developed by the HMPC are listed in Table 17. The HMPC came to consensus on which departments and representatives are responsible for completing an implementation worksheet for each identified mitigation action. The worksheets document background information, cost estimates, benefits, and timeline for each action.

TABLE 17 MITIGATION ACTION MATRIX

Mitigation Action Matrix				
Jurisdiction	Action	Priority	Goals Addressed	Hazards Addressed
Multi-jurisdictional	Coordinate biannual reviews	High	Goal 3	Multi-Hazard
Multi-jurisdictional	Continue public involvement in mitigation activities	High	Goal 1	Multi-Hazard
Multi-jurisdictional	Coordinate and complete a continuity of operations/continuity of governance (COOP/COOG) Plan	High	Goal 2	Multi-Hazard

Multi-jurisdictional	Identify and prioritize fuel reduction projects around critical facilities and infrastructure in wildfire hazard areas. Community education regarding the risk of wildfires.	High	Goal 1	Wildfire
Town of Palisade: Fire Department	Create a fire mitigation plan to protect vital raw water supplies and infrastructure. Conduct on the ground mitigation to reduce the potential for wildfire.	High	Goal 1,2	Wildfire
Multi-Jurisdictional	Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.	High	Goal 1, 2	Multi-Hazard
Multi-jurisdictional	Project includes 2 detention basins and 535 feet of box culvert improvements that will remove 269 structures from 100 year floodplain, including 2 churches and 1 elementary school, and decrease emergency response arterial inundation (Hwy.50) by .43 feet (Orchard Mesa Detention & Conveyance Improvements).	Medium	Goal 1,2	Flooding
Mesa County	Adobe Creek: Overbank flooding of properties is common during small events. Project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for 10 year event level.	Medium	Goal 1,2	Flooding
Mesa County	Douglas Wash: The existing drainage way and crossing structures are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.	Medium	Goal 1,2	Flooding
Multi-jurisdictional	Mitigation project for the upper and lower portions of the Leach Creek drainage. These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmen's Ditch.	Medium	Goal 1,2	Flooding
Mesa County, City of Grand Junction, City of Fruita, Town	NFIP Compliance: Jurisdictions will incorporate and reference DFIRM maps in regulations as new floodplains are mapped. Audits of regulations will ensure compliance with NFIP in all program areas.	Medium	Goal 1	Flooding

of Palisade				
Multi-Jurisdictional	Identify and map geologic hazard zones and incorporate into master planning.	Medium	Goal 1,3	Landslide-Rockfall-Mudflow-Debris flow
Multi-jurisdictional	Real time rainfall data is lacking in Mesa County. An automated rainfall ALERT network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.	Medium	Goal 1,3	Flooding
Multi-Jurisdictional	A Basin Master Plan for Big Salt Wash will be completed. The plan will identify at risk properties, conveyance and detention mitigation alternatives and costs.	Low	Goal 1	Flooding
Multi-Jurisdictional	Community Resilience Planning: Develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cutoff.	Medium	Goal 1,2,3	Multi-Hazard
Town of Palisade	Fuel and debris reduction: Remove overgrowth, slash, and debris from steep river bank.	High	Goal 1	Wildfire, Flooding
DeBeque FPD	District wildland Fire Assessment: Assess wildland-urban interface issues in district	Medium	Goal 1	Wildfire
DeBeque FPD	Reduce amount of fuels residents pile up for burning in and around the Town of DeBeque by establishing a wood chipping program	Medium	Goal 1	Wildfire
Multi-Jurisdictional	Review and update the 2012 Countywide Community Wildfire Protection Plan	High	Goal 1	Wildfire
Multi-Jurisdictional	StormReady Recertification: Complete actions necessary to maintain StormReady Certification.	Medium	Goal 1	Multi-Hazard

Clifton FPD and Mesa County	Lewis Wash wildfire mitigation project	High	Goal 1	Wildfire
Town of Palisade	Riverbend Park wildfire mitigation project	High	Goal 1	Wildfire
City of Fruita and Lower Valley FPD	Big Salt Wash wildfire mitigation project – Evening Breeze section	High	Goal 1	Wildfire
City of Grand Junction and GJ Rural FPD	Identify, prioritize, support, and conduct fuels mitigation in Wildland Urban Interface.	High	Goal 1	Wildfire
City of Grand Junction	Emergency Action Plans for Dam Safety	High	Goal 1, 2	Flooding
City of Grand Junction	Fire Mitigation for Grand Junction Watershed	High	Goal 1	Wildfire
City of Grand Junction	Carson Lake Dam Rehabilitation and Early Warning System	High	Goal 1, 2	Flooding

Note: Multi-jurisdictional includes all jurisdictions requesting approval of plan.

Mitigation Action: Multi-Jurisdictional – Plan Maintenance and Implementation

Jurisdiction:	Multi-Jurisdictional
Action Item:	Coordinate biannual reviews of the Mesa County Multi-Hazard Mitigation Plan to monitor, evaluate, and update the plan.
Priority:	High
Issue/Background:	The Hazard Mitigation Planning Committee formed to develop the Mesa County Multi-Hazard Mitigation Plan needs to continue to exist and be comprised of a broad base of stakeholders. Holding biannual meetings will help keep the plan action-oriented and will assist in a more effective fire-year update process. This action will also implement the process for monitoring, evaluating, and updating the plan.
Implementation:	The Mesa County Emergency Manager will schedule and facilitate these meetings. The Committee will need to establish a meeting schedule and framework for continuity. These concepts will be presented to the group by email with a meeting date planned for the future. The first meeting will occur in July 2015. Biannual reviews may be combined with other meetings, such as multi-agency coordination group meetings.
Responsible Agency:	Mesa County Emergency Management Department
Partners:	All agencies and jurisdictions identified as the Hazard Mitigation Planning Committee.
Potential Funding:	Mesa County Emergency Management
Cost Estimate:	Staff Time
Benefits:	Continue to build relationships and understanding of the important issues involved in mitigation planning. Improve communication and coordination between the County and participating jurisdictions/agencies. Keep plan current and accurate.
Timeline:	Ongoing

Mitigation Action: Multi-Jurisdictional – Public Involvement in Mitigation Activities

Jurisdiction: Multi-Jurisdictional

Action Title: Continue public involvement process in mitigation activities.

Priority: High

Implementation: The Mesa County Emergency Management Department will prepare and conduct a series of presentations focused upon coordination and improvements of mitigation activities.

Through Mesa County’s Public Relations personnel, local media will be used to announce progress on the mitigation plan and future mitigation activities. Additional educational information materials will be used and will include; fact sheets, public service announcements, and presentations to specific groups. Flooding, Landslides/Rockfall, and Wildfires are priority hazards for such information.

Responsible Agency: Mesa County Emergency Management Department

Partners: All participating local governments, special districts, authorities and local media sources.

Potential Funding: Mesa County and participating jurisdictions/agencies.

Cost Estimate: Staff Time and media costs

Benefits: Increases public education and awareness

Improves communication and coordination

Build relationships and encourage a better understanding of the important issues involved in mitigation planning.

Timeline: Ongoing.

Mitigation Action: Multi-Jurisdictional – Coordination of a Continuity of Operations/Continuity of Governance Plan

Jurisdiction:	Multi-Jurisdictional
Action Title:	Complete a comprehensive inventory and vulnerability analysis of critical infrastructure and coordinate multi-jurisdictional continuity of operations/continuity of governance (COOP/COOG) planning.
Priority:	High
Issue/Background:	The Mesa County Emergency Management Department and City of Grand Junction staff has been engaged in a COOP/COG planning process, which was scheduled to be completed for the County government by December 2009. This process was disrupted by organizational structure changes and has not yet been reinitiated.
Implementation:	The County will work with local governments and special districts to encourage their investment and implementation of similar work for their organizations and critical infrastructure. The Mesa County and City of Grand Junction is invested in this planning.
Responsible Agency:	Mesa County Emergency Management Department/City of Grand Junction
Partners:	All local governments and special districts
Potential Funding:	Mesa County and participating jurisdictions
Cost Estimate:	Staff Time
Benefits:	Identify critical functions/services provided by local government/special districts. Prevent loss of service. Protect human health and safety.
Timeline:	Ongoing.

Mitigation Action: Multi-Jurisdictional – Community Education Regarding The Risk of Wildfires

Jurisdiction: Multi-Jurisdictional

Action Title: Identification of fuel reduction projects around critical facilities and infrastructure in wildland urban interface areas.

Priority: High

Issue/Background: At present times, wildfires are caused mainly by humans and lightning. Each year significant issues arise for Fire Protection Districts/Agencies regarding agriculture burning without proper permits.

Implementation: Fire Protection Districts/Agencies will pull together information discussing the process for obtaining an agriculture burn permit and discuss the advantages to ensuring property owners use defensible spacing around structures on their property.

Responsible Agency: All Fire Districts/Departments

Partners: All Fire Districts, Colorado State Forest Service, Bureau of Land Management, and Mesa County Sheriff's Office.

Potential Funding: Fire Districts/Departments, Grants.

Cost Estimate: \$4,400 for ad campaigns and permits.

Benefits: Improve communication and coordination.

Protect public health and safety.

Reduce future losses.

Prevent duplication of efforts.

Timeline: Ongoing

Mitigation Action: Town of Palisade-Fire Department - Fire Mitigation Plan for Town's Watershed

Jurisdiction: Town of Palisade

Action Title: Implementation of a fire mitigation plan to reduce fuels and protect vital raw water supplies and infrastructure.

Priority: High

Issue/Background: The Town of Palisade's watershed has been threatened by wildfire in recent years. The Town of Palisade has developed a plan to reduce fuel sources that threaten the watershed if a wildfire were to start in the area.

Implementation: Mechanical thinning and pruning will be used where practical with hand work applied to areas of steep terrain or poor vehicle access. Prescribed burning will be applied as appropriate and existing roads and pipeline routes will provide for fuel breaks. All slash will be removed, burned or mulched.

Responsible Agency: Town of Palisade-Fire Department

Partners: Town of Palisade Road and Bridge Department, Colorado State Forest Service, Bureau of Land Management, Private Land Owners.

Potential Funding: Colorado State Forest Service Grant, Town of Palisade

Cost Estimate: \$150,000

Benefits: Protection of the Town of Palisade's Watershed.

Prevent future losses to the Town of Palisade.

Protect public health and safety.

Creates habitat and an improved environment.

Timeline: Ongoing

Mitigation Action: Multi-Jurisdictional – Incorporate plan information into other planning mechanisms

Jurisdiction:	Multi-Jurisdictional
Action Title:	Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.
Priority:	High
Issue/Background:	Jurisdiction planning mechanisms should consider natural hazards and mitigation strategies in planning process.
Implementation:	Stakeholder interviews during plan development
Responsible Agency:	Mesa County Emergency Management Department
Partners:	Mesa County, City of Grand Junction, City of Fruita, Town of Palisade, Town of Collbran
Potential Funding:	Mesa County Emergency Management
Cost Estimate:	Staff Time
Benefits:	Continue to build relationships and understanding of the important issues involved in mitigation planning. Improve communication and coordination between the County and participating jurisdictions/agencies
Timeline:	Ongoing

Mitigation Action: Multi-Jurisdictional – Orchard Mesa Detention & Conveyance Improvements

Jurisdiction: Multi-Jurisdictional

Action Title: Build two detention basins and make improvements to culvert.

Priority: Medium

Issue/Background: With the construction of two detention basins and 535 feet of box culvert improvements, 269 structures including two churches and one elementary school will be removed from the 100 year floodplain. This will also decrease emergency response arterial inundation (Hwy. 50) by .43 feet.

Implementation: Mesa County will make application to the BRIC Program Grant and begin design phases.

Responsible Agency: Mesa County

Partners: City of Grand Junction

Potential Funding: Funding sources not yet identified

Cost Estimate: \$4.150 million

Benefits: Removes a significant amount of structures out of the 100 year floodplain.

Decreases emergency response arterial inundation.

Mitigation Action: Multi-Jurisdictional – Increase Flow Capacity on Adobe Creek with Conveyance Improvements

Jurisdiction:	Multi-Jurisdictional
Action Title:	Increase Adobe Creek flow capacity
Priority:	Medium
Issue/Background:	Overbank flooding of properties is common during small events. This project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for ten year event level.
Implementation:	Partners will identify the 13 structures that will be updated in this project and begin developing design standards to increase flow capacity.
Responsible Agency:	Mesa County
Partners:	City of Fruita
Potential Funding:	City of Fruita, Mesa County CIP, Grants.
Cost Estimate:	\$7,873,000
Benefits:	Increase flow capacity along Adobe Creek and reduce overbank flooding. 13 structures will be upgraded.
Timeline:	Not yet determined.

Mitigation Action: Multi-Jurisdictional – Douglas Wash Improvements

Jurisdiction: Mesa County

Action Title: Construction of detention area to control the flow within the channel.

Priority: Medium

Issue/Background: The existing drainage way and crossing structure are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.

Implementation: Unknown at this time.

Responsible Agency: Mesa County

Partners: Grand Junction Drainage District

Potential Funding: Grants

Cost Estimate: \$8.286 million dollars

Benefits: Reduce future losses
Protect public health and environment

Timeline: Not identified at this time.

Mitigation Action: Multi-Jurisdictional -Leach Creek Drainage Detention Ponds

Jurisdiction:	Multi-Jurisdictional
Action Title:	Construction of regional detention ponds for Leach Creek Drainage.
Priority:	Medium
Issue/Background:	These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmens Ditch. Other alternatives would be to purchase all properties with structures impacted by flood.
Implementation:	Unknown at this time.
Responsible Party:	City of Grand Junction
Potential Funding:	DOLA, City of Grand Junction
Cost Estimate:	\$525,000
Benefits:	Remove approximately 500 acres of commercial and residential zone properties from flood plain. Protect public health and safety. Reduce future losses.
Timeline:	Unknown at this time.

Mitigation Action: Multi-Jurisdictional – NFIP Compliance

Jurisdiction: Mesa County, City of Grand Junction, City of Fruita, Town of Palisade

Action Title: Ensure continued compliance with NFIP.

Priority: Medium

Issue/Background: Incorporation of, and reference to new DFIRM is necessary. Additionally, audit of regulations will ensure continued compliance with NFIP in all program areas.

Responsible Party: Jurisdictions participating in NFIP

Cost Estimate: Staff time

Benefits: Ensure regulations are clear, concise, and enforceable.

Timeline: Ongoing

Mitigation Action: Mesa County - Landslide-Rockfall-Mudflow-Debris Flow Mapping

Jurisdiction: Multi-Jurisdictional

Action Title: Identify and map landslide-rockfall-mudflow-debris flow areas in Mesa County and identify possible mitigation actions.

Priority: Medium

Issue/Background: Additional identification and mapping of landslide-rockfall-mudflow-debris flow is needed throughout Mesa County and as important is the need for possible mitigation efforts.

Responsible Agency: Mesa County Emergency Management Department

Partners: Mesa County Public Works Department, Colorado Department of Transportation.

Potential Funding: Nothing identified at this time.

Cost Estimate: Staff Time

Benefits: Reduce geologic hazard risk.
Increase public awareness of hazard.
Protect public health and safety.

Timeline: Ongoing

Mitigation Action: Multi-Jurisdictional - Automated Rainfall ALERT Network

Jurisdiction: Mesa County

Action Title: Automated Rainfall Alert Network

Priority: Medium

Issue/Background: Real time rainfall data is lacking in Mesa County, with only one exception being the Grand Junction Regional Airport. An automated rainfall Alert network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.

Implementation: Identification of system components and vendors.

Responsible Agency: Mesa County Emergency Management Department

Partners: National Weather Service

Potential Funding: Grants

Cost Estimate: \$625,000 for installation and \$150,000 annual maintenance.

Benefits: Enhanced monitoring of flood potential.

Increase lead time of flash flood warnings for the general public.

Protect public health and safety.

Timeline: Unknown at this time.

Mitigation Action: Multi-Jurisdictional – Big Salt Wash Detention & Conveyance

Jurisdiction:	Multi-Jurisdictional
Action Title:	Create a Basin Master Plan to identify properties at risk and develop mitigation alternatives.
Priority:	Low
Issue/Background:	Some flooding has occurred along Big Salt Wash. A better understanding of what properties are at risk and identification of mitigation actions/alternatives is required.
Implementation:	A Basin Master Plan is needed to identify at risk properties and determine what conveyance and detention mitigation actions will prevent future flooding.
Responsible Agency:	Mesa County
Partners:	City of Fruita
Potential Funding:	City of Fruita, Mesa County Capital Improvement Plan
Cost Estimate:	Staff time
Benefits:	Improve communication and coordination. Protect infrastructure and other properties. Protect public health and safety.
Timeline:	Not identified at this time.

Mitigation Action: Multi-Jurisdictional – Community Resilience Planning

Jurisdiction:	Multi-Jurisdictional
Action Title:	Community Resilience Planning
Priority:	Medium
Issue/Background:	Much of Mesa County is prone to some sort of hazard, such as wildfire, landslide, flooding, or severe weather, which may leave residents cut off from services or access. A resilient community is one with the ability to withstand and recover from disasters, as well as learn from past disasters to strengthen future response and recovery efforts. By working with local communities and conducting Community Resilience Planning, residents will be able to draw on their resources and respond accordingly in the event of a severe emergency or disaster.
Implementation:	Through a structured planning process, develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cut off; and learn from past experiences to be better prepared for the next response.
Responsible Agency:	Mesa County Planning Division and Emergency Management
Partners:	City of Grand Junction, City of Fruita, Town of Palisade, Town of DeBeque, Town of Collbran
Potential Funding:	Department budgets, grants
Cost Estimate:	Variable, based on scope and methods.
Benefits:	Self-sufficiency in local communities can free up resources to focus on response to the most critical needs. Recovery can be faster, with fewer long-term impacts on services and local economies.
Timeline:	Ongoing as updates to community plans and the Mesa County Master Plan.

Mitigation Action: Town of Palisade – Fuel and debris reduction

Jurisdiction: Town of Palisade

Action Title: Fuels and debris reduction

Priority: High

Issue/Background: Overgrowth of brush, Russian Olive, Tamarisk, downed trees, and the discarding of branches, leaves, grass trimmings, and debris by past and present residents for many years.

Potential for fire – Very difficult to access due to the river, steep river bank, and fences along the back yards that abut the river bank. There are three mobile home parks which border the full length of the West side of, South of Highway 6, with approximately 24 mobile homes that could be impacted in this area. Additionally, there are 11 stick-built homes to the North of Highway 6. Two of the mobile home parks are mostly elderly and retired residents.

Second Problem: Palisade Fire has had a few incidents to rescue rafters on the river that drift too close to the river bank, get punctures in their rafts from the Russian olive thorns. Stranded rafters cannot get to the bank due to the overgrowth. Downstream, less than ¼ mile is a diversion dam for an irrigation canal, making access for rescue very difficult due to vegetation overgrowth especially during spring runoff with high, fast moving, water.

Project Prerequisite: Prior to undertaking this fuel and debris reduction project, an understanding must be gained of the river bank stability. The project location can be exposed to high river flows due to spring runoff. If this project is deemed to negatively impact bank stability it will not move forward.

Responsible Agency: Town of Palisade

Potential Funding: Possible grant funding

Cost Estimate: \$40,000

Benefits: Protect public health and safety. Prevent loss of life. Prevent structure loss.

Timeline: Not yet determined

Mitigation Action: De Beque Fire District – District Wildland Fire Assessment

Jurisdiction: DeBeque Fire District

Action Title: District Wildland Fire Assessment

Priority: Medium

Issue/Background: Urban Interface

Responsible Agency: DeBeque Fire Protection District

Potential Funding: State grants

Cost Estimate: \$5,000

Benefits: Avoid losses due to impact of wildland fire in the rural areas of roan creek and wild horse areas.

Timeline: Not yet determined

Mitigation Action: DeBeque Fire District – Wood Chipping Project

Jurisdiction:	DeBeque Fire District
Action Title:	Wood Chipping Project
Priority:	Medium
Issue/Background:	Reduce amount of fuels residents pile up for burning in and around the town of DeBeque.
Responsible Agency:	DeBeque Fire Protection District
Potential Funding:	State wildfire grants
Cost Estimate:	\$20,000
Benefits:	Reduce the fire risk associated with land owners piling up brush around and near homes.
Timeline:	Not yet determined

Mitigation Action: Multi-Jurisdictional – Revise and Update Countywide CWPP

Jurisdiction: Multi-Jurisdictional

Action Title: Review and Update 2012 Countywide Community Wildfire Protection Plan

Priority: High

Issue/Background: Wildfire is a high hazard in Mesa County. In 2012 Mesa County, all municipalities, and fire districts developed a countywide community wildfire protection plan. The 2012 plan should be updated and revised.

Implementation: The Mesa County Emergency Manager will coordinate the CWPP update process.

Responsible Agency: Mesa County Emergency Management

Partners: City of Fruita, City of Grand Junction, Town of Palisade, Town of Collbran, Town of DeBeque, Lower Valley Fire Protection District, Clifton Fire Protection District, Grand Junction Rural Fire Protection District, Plateau Valley Fire Protection District, DeBeque Fire Protection District

Potential Funding: SRS Title III

Cost Estimate: \$60,000

Benefits: Enhanced wildfire protection.
Fire adapted communities.
Protect public health and safety.

Timeline: 2021-2022

Mitigation Action: Multi-Jurisdictional – StormReady Certification Recertification

Jurisdiction:	Multi-Jurisdictional
Action Title:	StormReady Recertification
Priority:	Medium
Issue/Background:	Mesa County was originally certified as StormReady by the National Weather Service in 2012. Recertification is required every three years.
Implementation:	Complete actions necessary to retain NWS StormReady Certification.
Responsible Agency:	Mesa County Emergency Management
Partners:	City of Grand Junction, City of Fruita, Town of Palisade, Town of DeBeque, Town of Collbran
Potential Funding:	Mesa County Emergency Management
Cost Estimate:	Staff time
Benefits:	Improve multi-path warning for weather-related emergencies. Protect infrastructure and other properties. Protect public health and safety.
Timeline:	2021

Mitigation Action: Multi-Jurisdictional –Lewis Wash Fire Mitigation

Jurisdiction: Mesa County

Action Title: Mitigate wildfire hazard in Lewis Wash

Priority: High

Issue/Background: Lewis Wash is a heavily vegetated waterway with homes that back to it. Lewis Wash is adjacent to a public park and a high school. There have been a number of fires in Lewis Wash.

Implementation: Identify land owners, coordinate with home owners and use a combination of mastication and hand thinning.

Responsible Agency: Clifton Fire Protection District and Mesa County

Partners: BLM

Potential Funding: Grants

Cost Estimate: TBD based on method selected

Benefits: Enhanced fire safety of adjacent homes.

Reduced criminal activity.

Protect public health and safety.

Timeline: 2021-2022

Mitigation Action: Town of Palisade – Wildland fire Mitigation at Riverbend Park

Jurisdiction: Town of Palisade

Action Title: Wildland fire Mitigation at Riverbend Park

Priority: Medium-High

Issue/Background: Years of overgrowth of invasive tree species along the Colorado River riverbank in Riverbend Park

Responsible Agency: Town of Palisade

Potential Funding: Grant with match

Cost Estimate: \$35,000 - \$40,000

Benefits: Reduction in fire fuels of tamarisk and Russian olive in Riverbend Park. Once mitigation has been achieved, revegetation with native tree and plant species will proceed. Project will provide improved line of site to river which greatly improves safety. Reducing the massive number of invasive trees will significantly reduce the risk of uncontrolled fire along the riverbank.

Timeline: Late 2020-2021

Mitigation Action: City of Fruita and LVFPD – Big Salt Wash Fire Mitigation

Jurisdiction: City of Fruita/Lower Valley Fire Protection District

Action Title: Big Salt Wash – Evening Breeze Subdivision Section

Priority: High

Issue/Background: Foot/bike path traverses the area of Big Salt and Evening Breeze subdivision. 1/8 Mile. Overgrown with invasive species

Implementation: Hire tree company to cut large trees. Use Conservation Corps for undergrowth/ladder fuel

Responsible Agency: City of Fruita/Lower Valley Fire Protection District

Partners: Youth Conservation Corps

Potential Funding: Grants

Cost Estimate: \$15,000.

Benefits: Enhanced fire safety of adjacent homes.
Protect public health and safety.

Timeline: Late 2021-2022

Mitigation Action: City of Grand Junction and Grand Junction Rural FPD – WUI Mitigation

Jurisdiction: City of Grand Junction and Grand Junction Rural Fire Protection District

Action Title: Identify, prioritize, support, and conduct fuels mitigation in Wildland Urban Interface.

Priority: High

Issue/Background: Within the City of Grand Junction Fire Department service area, wildfires and grass fires are primarily caused by human activity. The fires threaten lives and property, destroy natural and economic resources, deplete local emergency resources, and come at a great cost to agencies involved.

Implementation: Implementation will be coordinated between stakeholder agencies

Responsible Agency: Grand Junction Fire Department and GJ Rural FPD

Partners: Mesa County, State of Colorado, and others

Potential Funding: Grants

Cost Estimate: TBD based on method selected

Benefits: Reduced fuel load increases safety for residents and firefighters. Having intentional mitigation areas helps reduce the impact of wildfires in the area and creates safer areas to effectively fight fires.

Reducing the impact of wildfire on publicly owned properties preserves the ecologic and economic assets of our community.

Timeline: To be determined

Mitigation Action: Emergency Action Plans for Dam Safety

Jurisdiction: City of Grand Junction

Action Title: City of Grand Junction, Utilities Department – Emergency Action Plans for Dam Safety.

Priority: High

Issue/Background: The City of Grand Junction maintains emergency action plans for reservoirs on the Grand Mesa. An emergency action plan (EAP) is a written document that identifies incidents that can lead to potential emergency conditions at a dam, identifies the areas that can be affected by reservoir flooding, and specifies pre-planned actions to be followed to minimize property damage, potential loss of infrastructure and water resources, and potential loss of life.

Implementation: Implementation will be coordinated by the City of Grand Junction, Utilities Department

Responsible Agency: Grand Junction

Potential Funding: City of Grand Junction Water Fund

Cost Estimate: TBD based on method selected

Benefits: Preventing losses of the City's water supply infrastructure, protect downstream populations, and structures, protect wildlife and recreational uses.

Timeline: To be determined

Mitigation Action: Fire Mitigation for Grand Junction Watershed

Jurisdiction: City of Grand Junction

Action Title: City of Grand Junction, Utilities Department – Fire Mitigation for City’s Watershed.

Priority: High

Issue/Background: As far back as 1915, the City of Grand Junction and the U.S. Forest Service have cooperated to protect the City’s watershed (Kannah Creek, Whitewater Creek, and North Fork of Kannah Creek) and maintain forest health.

Responsible Agency: Grand Junction

Potential Funding: City of Grand Junction Water Fund

Cost Estimate: Approximately \$30,000 per year

Benefits: Protection of the City’s watershed, prevent losses of infrastructure, maintain recreational trails, promote forest health

Timeline: 2020-2021

Mitigation Action: Carson Lake Dam Rehabilitation and Early Warning System

Jurisdiction: City of Grand Junction

Action Title: City of Grand Junction, Utilities Department – Carson Lake Dam Rehabilitation and Early Warning System.

Priority: High

Issue/Background: The City of Grand Junction owns and operates Carson Lake (aka Hogchute Reservoir). The reservoir provides water storage for the City’s domestic water supply, downstream irrigation use, and fishing recreation. The Carson Lake Dam is classified as a high hazard jurisdictional dam as defined by the Colorado Dam Safety of the Division of Water Resources. The State Engineer’s Office completed a Comprehensive Dam Safety Evaluation in 2017 and rated the dam as “Conditionally Satisfactory” and provided guidance in planning needed dam improvements.

The Carson Lake Dam Rehabilitation Project includes rehabilitating the existing spillway, outlet works, toe drain seepage collection system. It will also incorporate an early warning system program, which is a risk reduction measure for high hazard dams to provide advanced warning of an impending hydrologic event that could lead to dam failure.

Responsible Agency: Grand Junction

Potential Funding: City of Grand Junction Water Fund, possibly BRIC or HHPD Program

Cost Estimate: \$3,000,000

Benefits: Preventing losses of the City’s Water supply infrastructure, protect downstream populations and structures, protect wildlife and recreational uses.

Timeline: 2020-2021

Plan Implementation and Maintenance

This section provides an overview of the overall strategy for plan implementation and maintenance and outlines the method and schedule for monitoring, updating, and evaluating the plan.

Implementation

Implementation and maintenance are critical to the success of the mitigation plan. While this plan makes many important recommendations, the jurisdictions will need to decide which action(s) to take first. Two factors will help with making that decision; the priority assigned to the recommendations and funding availability. Low or no-cost actions most easily demonstrate progress toward successful implementation of the plan.

An important implementation mechanism that is highly effective and low-cost is incorporation of the hazard mitigation plan recommendations and their underlying principles into other plans such as comprehensive planning, capital improvement budgeting, and regional plans. Mitigation is most successful when it is incorporated in the day to day functions and priorities of government and in land use and development planning.

It is important to maintain a constant monitoring of funding opportunities that can be leveraged to implement some of the more costly recommended actions. Specific funding opportunities that should be monitored include; special pre- and post-disaster funds, state and federal earmarked funds, and other grant programs.

Monitoring, Evaluating, and Updating the Plan

44 CFR Requirement 201.6(c)(4): The plan maintenance process shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five year cycle.

Hazard Mitigation Planning Committee

With formal adoption of this plan, the HMPC will be tasked with plan monitoring, evaluation, and maintenance. The participating jurisdictions and agencies, led by the Mesa County Emergency Management Department agree to the following:

- Meet biannually and after a significant event to monitor and evaluate the implementation of the plan.
- Act as a forum for hazard mitigation issues.
- Disseminate hazard mitigation ideas and activities to all participants.
- Pursue the implementation of high priority, low- or no-cost recommended actions.
- Maintain active monitoring of multi-objective, cost-share, and other funding opportunities to help the community implement the plan's recommended actions for which no current funding exists.

- Monitor and assist in implementation and update of this plan.
- Keep the concept of mitigation in the forefront of the community decision makers by identifying plan recommendations when other community goals, plans, activities, overlap or influence community vulnerability to hazards.
- Report on plan progress and recommended changes to the Mesa County Board of County Commissioners, City Councils, and other governing bodies of participating jurisdictions.
- Inform and solicit input from the public.

The HMPC’s primary duty is to see the plan successfully implemented and to report to the community governing boards and the public on the status of plan implementation and mitigation opportunities.

Plan Maintenance Schedule

The Mesa County Emergency Manager is responsible for initiating plan reviews and scheduling biannually meetings or after a significant event has occurred to monitor progress and update the strategies. This plan will undergo a five-year written update that will be submitted to the Colorado Division of Homeland Security and Emergency Management and FEMA Region VIII, unless disaster or other circumstances, i.e., changing regulations require a change to this schedule.

Plan Maintenance Process

Evaluation of progress can be achieved by monitoring changes in vulnerabilities identified in the plan. Changes in vulnerability can be identified by:

- Decreased vulnerability as a result of implementing recommended actions,
- Increased vulnerability as a result of failed or ineffective mitigation actions, and/or
- Increased vulnerability as a result of new development (and/or annexation)

Updates to this plan will:

- Consider changes in vulnerability due to action implementation.
- Document successful mitigation efforts that have been proven effective.
- Document areas where mitigation actions were not effective.
- Identify new hazards that may arise or may have been previously overlooked.
- Identify new data or studies on hazards and risks.
- Incorporate new capabilities or changes in capabilities.
- Incorporate growth and development-related changes to inventories.

Updating of the plan will be by written changes and submissions from the Mesa County Emergency Management Department and as approved by the Mesa County Board of County

Commissioners, City Councils, and other governing boards of the other participating jurisdictions.

Incorporation into Existing Planning Mechanisms

44 CFR Requirement §201.6(c)(4)(ii): [The plan shall include a} process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

When possible, plan participants will use existing plans and/or programs to implement hazard mitigation actions. Based on the capability assessments of the participating jurisdictions, communities in Mesa County continue to plan and implement programs to reduce losses to life and property from hazards. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through the following plans:

- Mesa County Emergency Operations Plan
- Mesa County Community Wildfire Protection Plan
- General or master plans of participating jurisdictions
- Ordinances of participating jurisdictions
- Capital Improvement plans and budgets
- Other community plans within Mesa County, such as water conservation plans and stormwater management plans.

Continued Public Involvement

44 CFR Requirement §201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

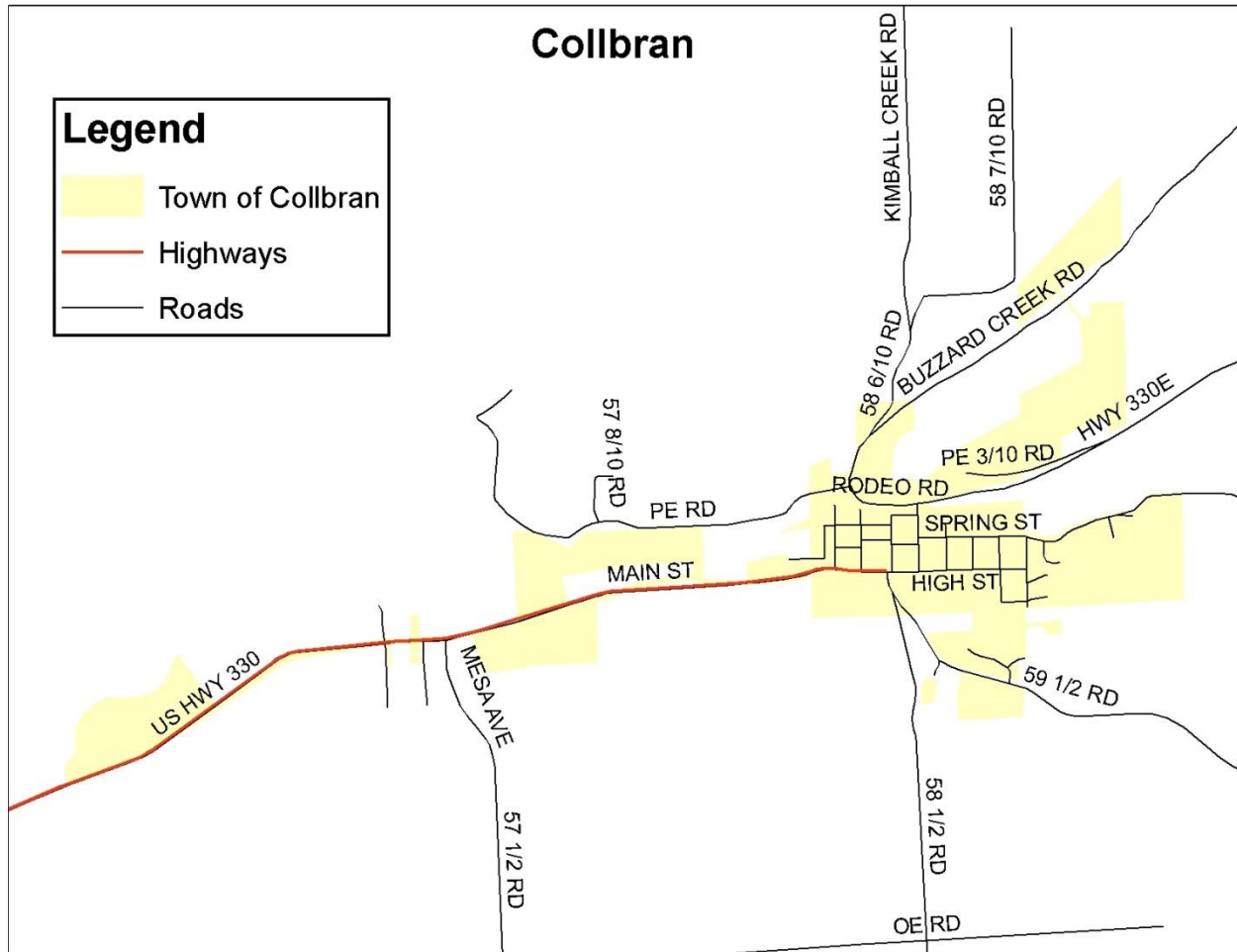
The update process provides an opportunity to document success in mitigating hazards and seek additional public comment. Information will be posted in the local newspapers and on the County website following the plan review. Community meetings may be scheduled to seek public comment on the plan update. Public notice will be posted and public participation will be invited through available website postings and press releases to the local media outlets.

Community Profiles

Community profiles provide specific information unique to each participating jurisdiction in the hazard mitigation plan. For unincorporated Mesa County, countywide information is addressed previously in the main plan.

Town of Collbran

FIGURE 26 TOWN OF COLLBRAN



Community Profile

The town of Collbran is located in eastern Mesa County, see Figure 26. Collbran is in the Plateau Valley on the western slope of the Rocky Mountains between the 9,000 ft. Battlement Mesa to the north and east and the 11,000 ft. Grand Mesa to the south and west. The town is approximately 35 miles northeast of the City of Grand Junction and is completely bordered by unincorporated Mesa County land.

Cattle ranchers settled in the area which is now Collbran and the town itself was incorporated in 1908. The population of the Town of Collbran is 751 in 2018 based on State Demographer's

information. (Demographer) The climate of Collbran is semiarid. The mesa areas surrounding Collbran are subject to moderately heavy precipitation. Elevation greatly influences the amount of precipitation. The annual precipitation at Collbran averages approximately 13 inches, and the higher elevations of the mesas receive from 20 to 40 inches. Occurrence of precipitation is fairly uniform in the Collbran area, and slightly less than one-half falls as snow from December to April. Most winter precipitation occurs in the higher elevations as snow, and a deep snowpack ordinarily begins in late October and snowmelt in late April. Snowmelt continues through early July. The mean annual temperature at Collbran is 46.4°F. Cooler temperatures prevail in the higher elevations. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town in Table 18.

TABLE 18 COLLBRAN HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Occasional	Critical	M
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Small	Likely	Limited	M
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Small	Likely	Limited	M
Winter Storm	Large	Likely	Critical	H
Dam Failure	Large	Occasional	Critical	H
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the Town of Collbran’s vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

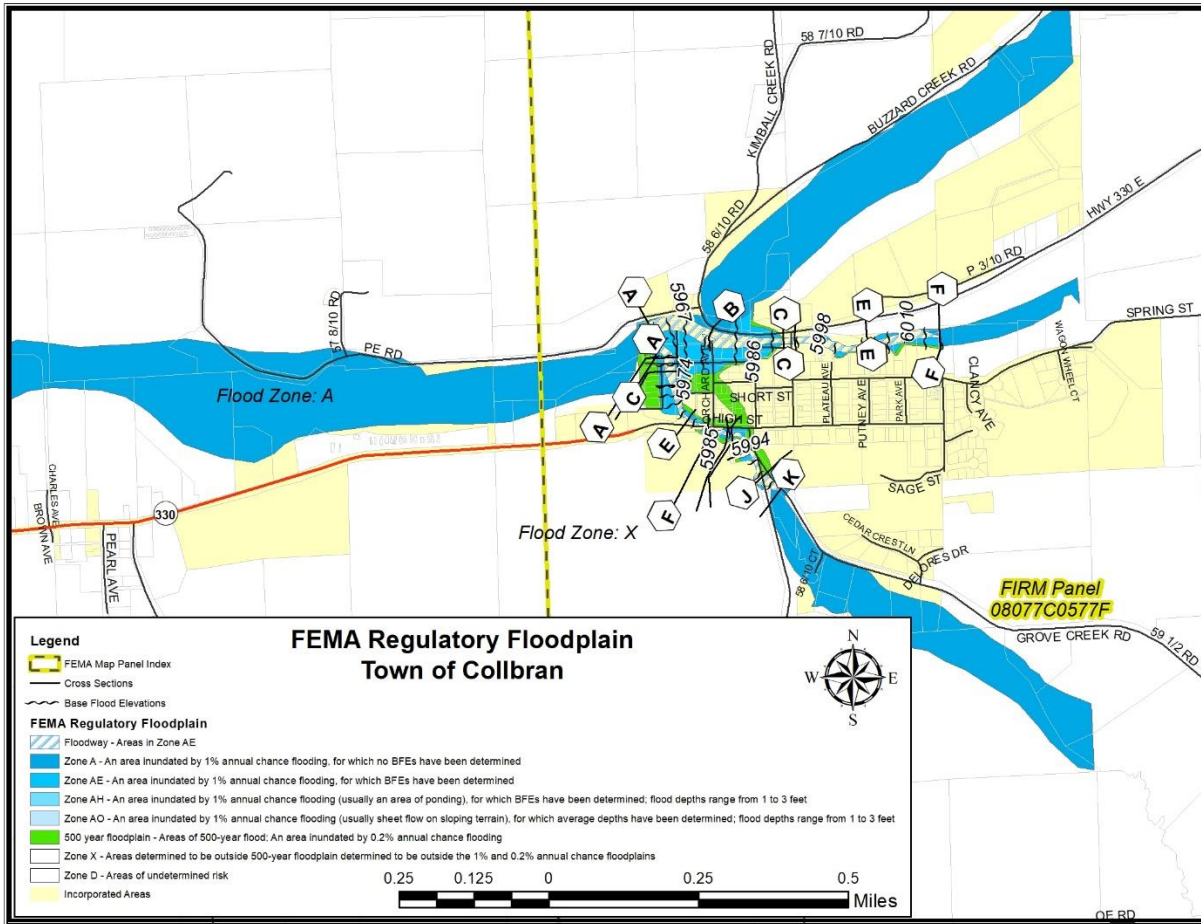
Community Asset Inventory

Table 19 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of Collbran. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 19 TOWN OF COLLBRAN’S ASSET INVENTORY

Jurisdiction:	Town of Collbran								
Hazard:	Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	195	195	100%	\$ 18,217,160.00	\$ 18,217,160.00	100%	751	751	100%
Commercial	23	23	100%	\$ 2,011,700.00	\$ 2,011,700.00	100%			
Agricultural	8	8	100%	\$ 1,289,380.00	\$ 1,289,380.00	100%			
Industrial	1	1	100%	\$ 55,840.00	\$ 55,840.00	100%			

Jurisdiction:	Town of Collbran								
Hazard	Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	195	23	11.8%	\$ 18,217,160.00	\$ 1,947,780.00	10.70%	751	314	41.8%
Commercial	23	0	0.00%	\$ 2,011,700.00	\$ -	0.00%			
Agricultural	8	0	0.00%	\$ 1,289,380.00	\$ -	0.00%			
Industrial	1	0	0.00%	\$ 55,840.00	\$ -	0.00%			



Jurisdiction:	Town of Collbran								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	195	0	0.00%	\$ 18,217,160.00	\$ -	0.00%	751	0	0.00%
Commercial	23	0	0.00%	\$ 2,011,700.00	\$ -	0.00%			
Agricultural	8	0	0.00%	\$ 1,289,380.00	\$ -	0.00%			
Industrial	1	0	0.00%	\$ 55,840.00	\$ -	0.00%			

Jurisdiction:	Town of Collbran								
Hazard:	Dam Failure								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	195	134	68.72%	\$ 18,217,160.00	\$ 11,966,890.00	65.69%	751	582	77.50%
Commercial	23	19	95.00%	\$ 2,011,700.00	\$ 1,923,480.00	95.61%			
Agricultural	8	3	17.65%	\$ 1,289,380.00	\$ 651,670.00	50.54%			
Industrial	1	1	100%	\$ 55,840.00	\$ 55,840.00	100%			

Capabilities Assessment

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/No	Administrative and Technical	Yes/No
Building Codes	Yes	Emergency Manager	Yes
Building Codes Year	Yes	Floodplain Administrator	Yes
BCEGS Rating	No	Community Planning:	
Capital Improvements Program (CIP) or Plan	No	- Planner/Engineer (Land Devel)	Yes
Community Rating System (CRS)	No	- Planner/Engineer/Scientist (Natural Hazards)	Yes
Community Wildfire Protection Plan (CWPP)	Yes	- Engineer/Professional (Construction)	No
Comprehensive, Master, or General Plan	Yes	- Resiliency Planner	No
Economic Development Plan	No	- Transportation Planner	No
Elevation Certificates	No	Building Official	Yes
Erosion/Sediment Control Program	No	GIS Specialist and Capability	Partial
Floodplain Management Plan or Ordinance	Yes	Grant Manager, Writer, or Specialist	Yes
Flood Insurance Study	Yes	Warning Systems/Services:	
Growth Management Ordinance	No	- General	Yes
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No	- Flood	Yes
NFIP	Yes	- Wildfire	Yes
Site Plan Review Requirements	Yes	- Tornado	No
Stormwater Program, Plan, or Ordinance	No	- Geological Hazards	No
Zoning Ordinance	Yes	Other	
Financial	Yes/	Education & Outreach	Yes/

	No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	No
- Other	

	No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

Changes in Development

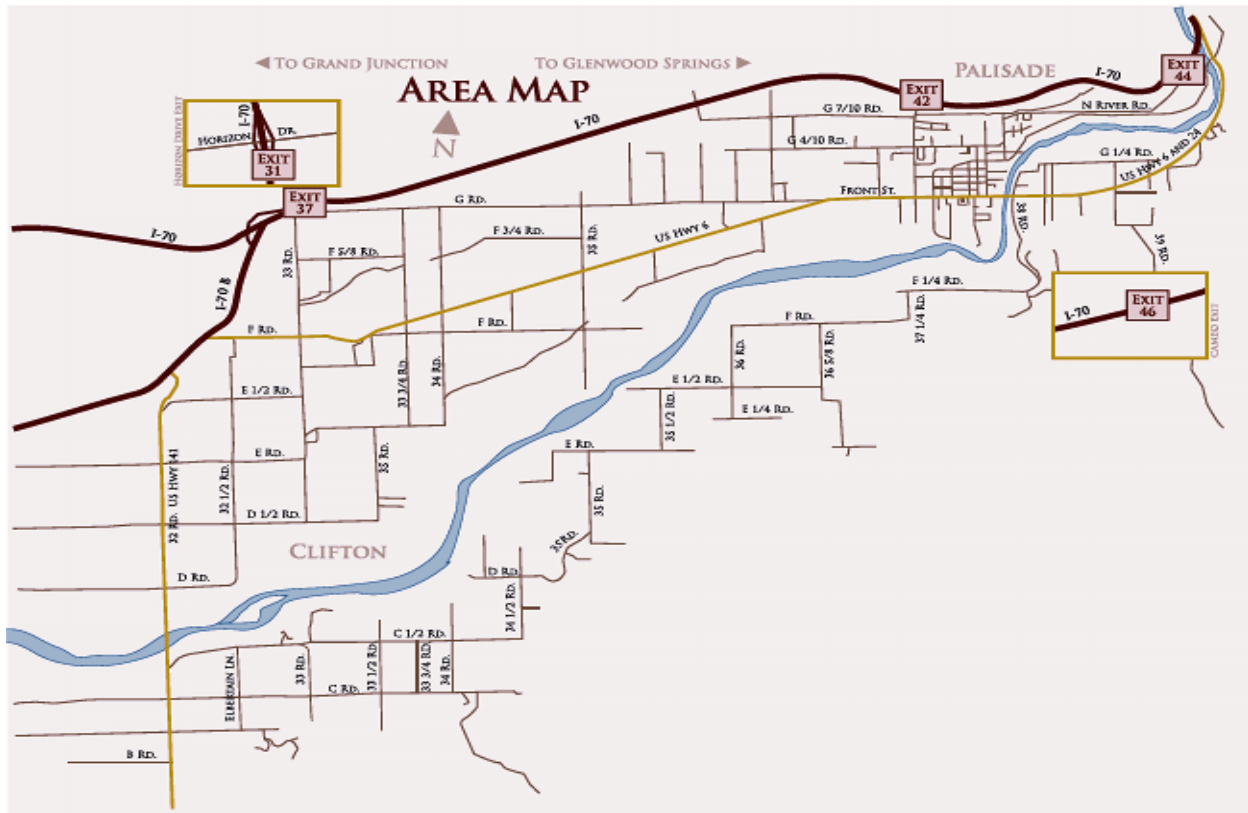
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of Collbran is reflected in the following table.

	2015	2016	2017	2018	2019
Commercial Permits	0	0	0	0	0
Residential Permits	1	0	1	1	0

Town of Palisade

Community Profile

FIGURE 27 TOWN OF PALISADE



(Town of Palisade)

The Town of Palisade is located in north-central Mesa County and has a population of 2741. (Demographer) Palisade is approximately 10 miles east of Grand Junction, and at the eastern end of a portion of Mesa County known as the Grand Valley, see Figure 27. Palisade lies at an elevation of approximately 4,700 feet near the base of the eastern toe of the Bookcliffs. East Orchard Mesa borders Grand Valley on the south in the study area, which is largely devoted to agricultural interests. Some of the first orchards in the valley were planted in the Palisade area because of easily accessible water, rich soil, and suitable climate.

Around 1884, some of the earlier inhabitants of the region constructed the Price Ditch, which aided in perpetuating interest in and growth of the town and adjacent agricultural areas. Palisade has gained prominence for its excellent fruit products and has continued to present as a major fruit growing center. Completion of the Highline Canal irrigation facility in 1915 assured an adequate water supply to the area and furthered economic stimulation in the region.

The climate of Palisade is arid and yearly precipitation averages approximately 9 inches. Temperatures are often in the 90°F range in the summer and below freezing in the winter. Occasionally, summertime temperatures may exceed 100°F and winter temperatures may drop as low as -20°F. Natural vegetation in valley areas consist of cottonwood and willow, desert shrub, and an understory of hardy grasses. Mesas and lower mountain slopes between 5,000 and 8,000 feet support oak, big sagebrush, Douglas fir, pinon pine, and juniper. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town in Table 20.

TABLE 20 TOWN OF PALISADE’S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
Wildfire	Medium	Highly Likely	Limited	H
Flood	Small	Likely	Limited	M
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Highly Likely	Critical	H
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Small	Likely	Limited	M
Winter Storm	Small	Likely	Limited	L
Dam Failure	Isolated	Occasional	Limited	L
Hazardous Materials	Isolated	Likely	Negligible	L

Vulnerability Assessment

The intent of this section is to assess the Town of Palisade’s vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire, floods, and rockfall.

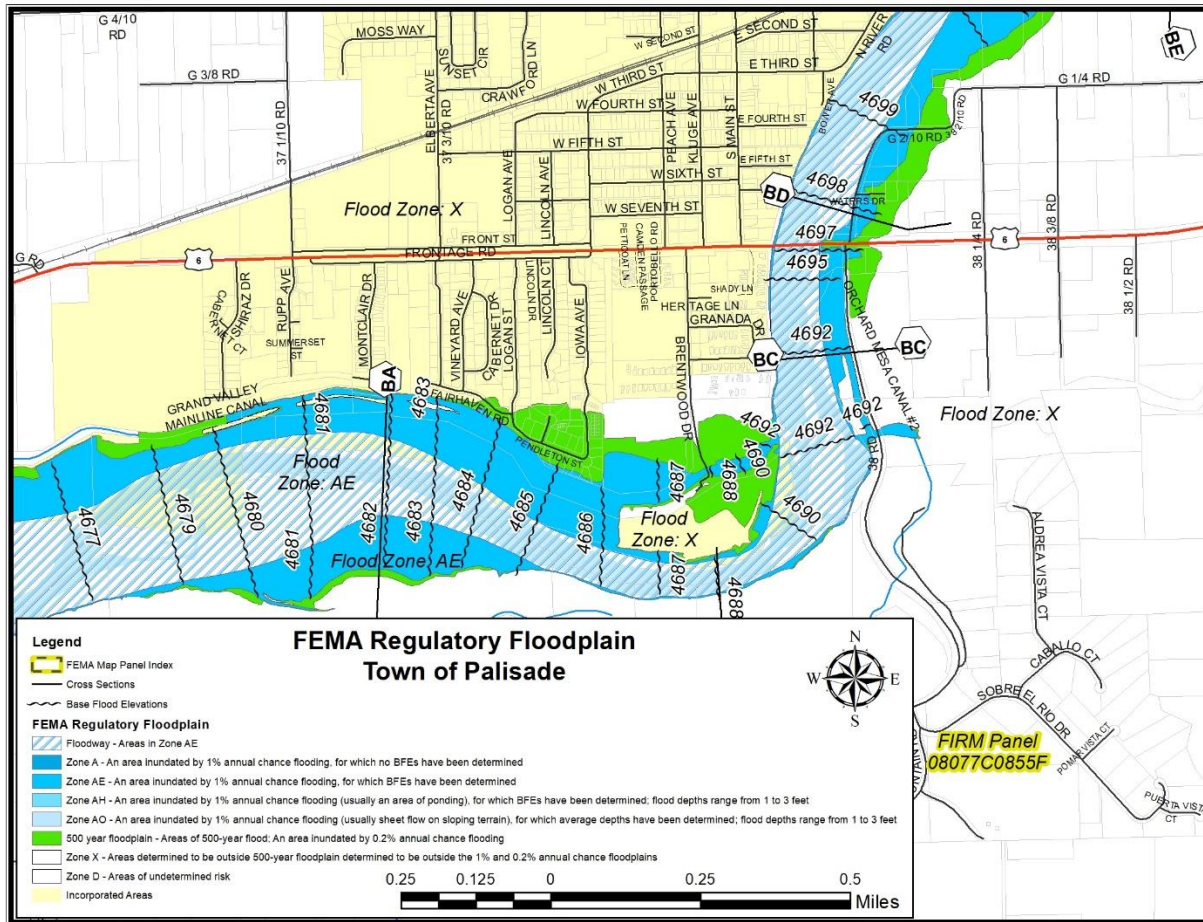
Community Asset Inventory

Table 21 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of Palisade. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 21 TOWN OF PALISADE'S ASSET INVENTORY

Jurisdiction:		Town of Palisade							
Hazard		Wildfire							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm	#in Hazard Area	%in Hazard Area
Residential	1083	164	15.14%	\$ 158,831,860.00	\$ 18,113,800.00	11.4%	2741	415	15.14%
Commercial	80	12	15%	\$ 18,194,820.00	\$ 890,230.00	4.89%			
Agricultural	32	1	3.13%	\$ 4,182,860.00	\$ 569,500.00	13.62%			
Industrial	4	4	100%	\$ 804,050.00	\$ 804,050.00	100%			

Jurisdiction:		Town of Palisade							
Hazard		Flooding							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	1083	0	0.00%	\$ 158,831,860.00	\$ -	0.00%	2741	0	0.00%
Commercial	80	0	0.00%	\$ 18,194,820.00	\$ -	0.00%			
Agricultural	32	0	0.00%	\$ 4,182,860.00	\$ -	0.00%			
Industrial	4	0	0.00%	\$ 804,050.00	\$ -	0.00%			



Jurisdiction:	Town of Palisade								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	1083	49	4.52%	\$ 158,831,860.00	\$ 7,350,670.00	4.63%	2741	49	1.79%
Commercial	80	5	6.25%	\$ 18,194,820.00	\$ 5,906,850.00	32.46%			
Agricultural	32	15	46.88%	\$ 4,182,860.00	\$ 814,510.00	19.47%			
Industrial	4	0	0.00%	\$ 804,050.00	\$ -	0.00%			

Capabilities Assessment

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	Yes
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	Yes
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	Yes
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	Yes
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	Yes
Zoning Ordinance	Yes
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	Yes
- System Development / Impact Development Fee	Yes
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	Yes
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	No
- Other	

Administrative and Technical	Yes/ No
Emergency Manager	Yes
Floodplain Administrator	Yes
Community Planning:	
- Planner/Engineer (Land Devel)	Yes
- Planner/Engineer/Scientist (Natural Hazards)	Yes
- Engineer/Professional (Construction)	Yes
- Resiliency Planner	Yes
- Transportation Planner	No
Building Official	Yes
GIS Specialist and Capability	Yes
Grant Manager, Writer, or Specialist	Yes
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	Yes
StormReady	No
Other	

Changes in Development

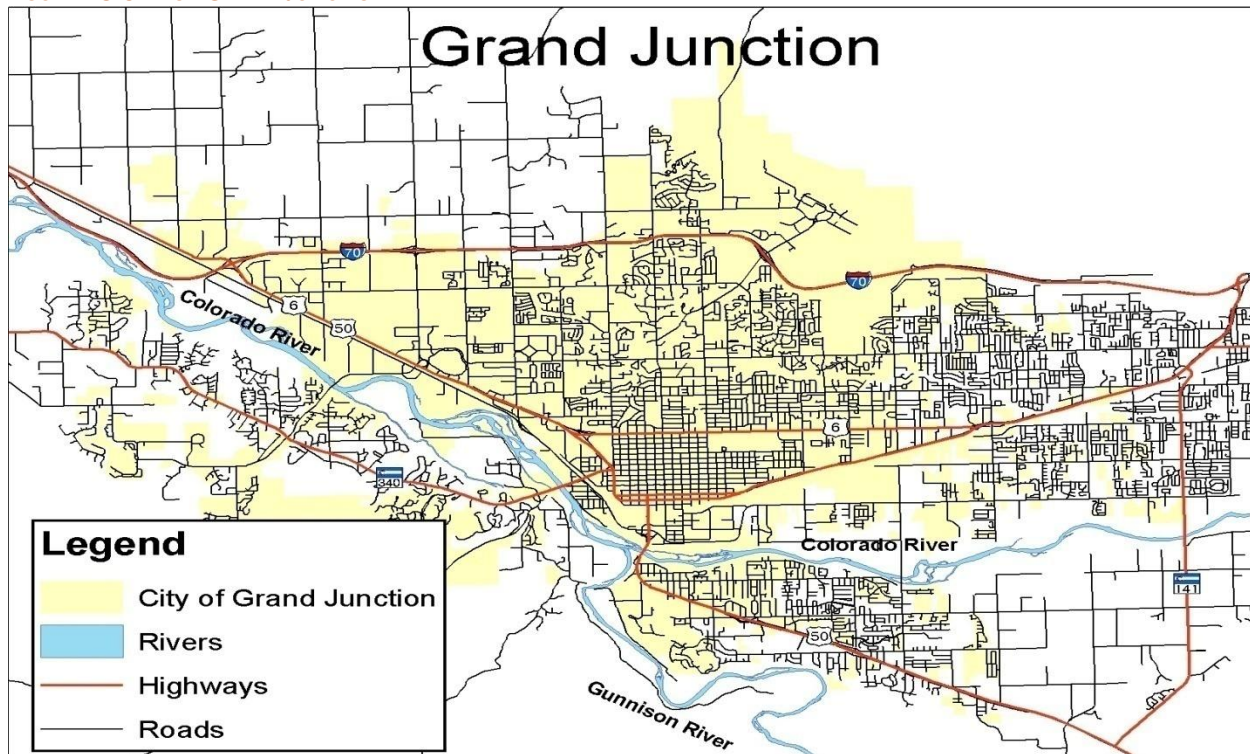
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of Palisade is reflected in the following table.

	2015	2016	2017	2018	2019
Commercial Permits	0	0	1	1	0
Residential Permits	5	3	11	7	11

City of Grand Junction

Community Profile

FIGURE 28 CITY OF GRAND JUNCTION



Grand Junction is located on the western slope of the Rocky Mountains in central Mesa County in western Colorado. It is surrounded by the unincorporated areas of Mesa County as seen in Figure 28. It is situated approximately halfway between Salt Lake City, Utah and Denver, Colorado, and is a regional center for transportation and trade for an area of over 60,000 square miles.

Grand Junction became the center of an extensive mining industry. It continues to be a transportation center for the farming, orchard growing, and livestock industries in the area, as well as a base for various industrial, commercial, and tourism activities. The current population is estimated to be 65,542. (Demographer) The Colorado River originates high in the Rocky Mountains, on the western slope of the Continental Divide. The headwaters, located in Rocky Mountain National Park, are at approximately 12,000 feet. The river flows southwesterly from its headwaters, approximately 200 miles upstream of Grand Junction. At Grand Junction, the river turns to the northwest and continues in that direction through Colorado. The drainage area at Grand Junction is approximately 17,100 square miles.

Grand Junction lies at an elevation of approximately 4,600 feet in the southern part of the Grand Valley, a wide gently sloping valley defined by high, rock cliffs. To the north, the valley

gradually slopes upward for several miles to the base of the Bookcliffs, which rise abruptly to more than 8,000 feet. To the south, Grand Junction is flanked by the Uncompahgre Plateau.

Indian Wash originates at the foot of the Bookcliffs at an elevation of approximately 5,800 feet and flows approximately 5.5 miles southwesterly to an area just northeast of Grand Junction Regional Airport, where the U.S. Soil Conservation Service IW-1 flood detention structure is located. From there it flows generally southerly through the City of Grand Junction to its confluence with the Colorado River.

The climate of Grand Junction is classified as arid to semiarid. The mountainous regions around Grand Junction are subject to moderately heavy precipitation. Elevation greatly influences precipitation amounts. The annual precipitation of Grand Junction averages approximately 8.4 inches, the higher mesas receive from 10 to 20 inches. Occurrence of precipitation is extremely variable with a large part of the total concentrated in several months. Late summer convection type cloudburst storms of small aerial extent and early fall general rain over large areas normally cause August, September, and October to be the wettest months of the year. Most winter precipitation occurs as snow and, in the higher elevations, a deep snowpack generally accumulates. Average snowfall ranges from approximately 19 inches at Grand Junction to approximately 300 inches in the higher mountainous regions. Snowfall is generally dominated by a few large storms. Snowpack ordinarily begins in late October and snowmelt in late April; snowmelt continues through early July.

The temperature extremes at Grand Junction are shown by mean maximums ranging from approximately 38°F in January to approximately 94°F in July, and by mean minimums ranging from approximately 15°F in January to 62°F in July. Record low and high temperatures are -34°F and 64°F for January and 38°F and 111°F for July, respectively.

The Colorado River, Indian Wash, and Horizon Drive Channel floodplains are moderately developed with commercial and residential structures. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town as shown in Table 22.

TABLE 22 CITY OF GRAND JUNCTION'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Unlikely	Limited	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Unlikely	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the City of Grand Junction's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked as high significance that may vary from other parts of the planning area and estimates potential losses. These hazards include; wildfire, floods, and rockslides.

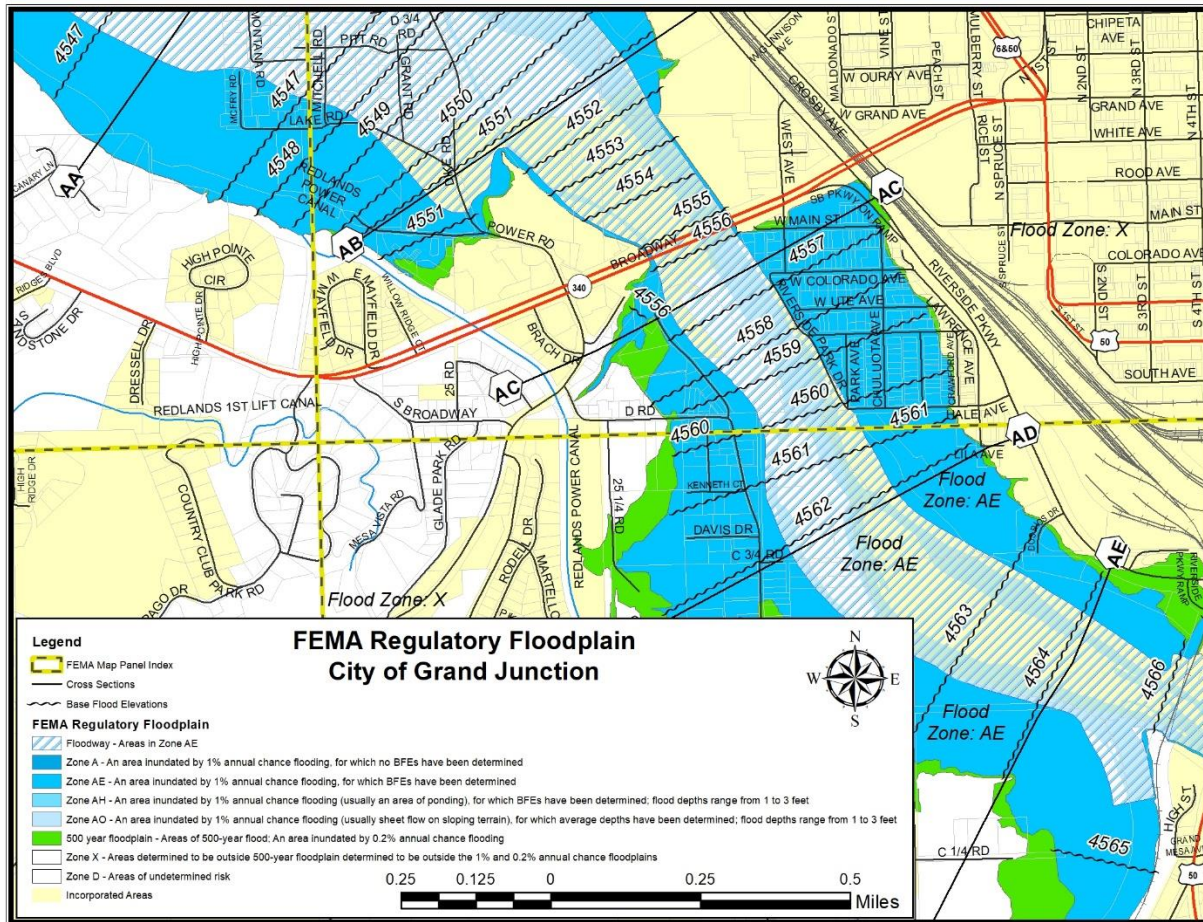
Community Asset Inventory

Table 23 shows the total population, number of structures, and assessed value of improvements to parcels in the City of Grand Junction. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 23 CITY OF GRAND JUNCTION'S ASSET INVENTORY

Jurisdiction:	City of Grand Junction								
Hazard:	Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$ in Comm.	\$ in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	25630	4433	17.30%	\$ 4,643,888,590.00	\$ 998,903,080.00	21.51%	65542	11188	17.07%
Commercial	2578	449	17.42%	\$ 949,567,250.00	\$ 107,542,460.00	11.33%			
Agricultural	245	71	28.98%	\$ 16,694,080.00	\$ 3,394,450.00	20.33%			
Industrial	595	161	27.06%	\$ 202,268,170.00	\$ 68,115,230.00	33.68%			

Jurisdiction:	City of Grand Junction								
Hazard:	Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	25630	316	1.23%	\$ 4,643,888,590.00	\$ 42,207,010.00	0.91%	65542	1351	2.06%
Commercial	2578	50	1.94%	\$ 949,567,250.00	\$ 26,894,800.00	2.83%			
Agricultural	245	3	1.22%	\$ 16,694,080.00	\$ -	0.00%			
Industrial	595	21	3.53%	\$ 202,268,170.00	\$ 11,529,290.00	5.70%			



Jurisdiction:	City of Grand Junction								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$ in Comm.	\$ in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	25630	3237	12.63%	\$ 4,643,888,590.00	\$ 866,226,580.00	18.65%	65542	7785	11.88%
Commercial	2578	56	2.17%	\$ 949,567,250.00	\$ 16,978,700.00	1.79%			
Agricultural	245	6	2.45%	\$ 16,694,080.00	\$ 2,163,440.00	12.96%			
Industrial	595	0	0.00%	\$ 202,268,170.00	\$ -	0.00%			

Capabilities Assessment

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	Yes
Elevation Certificates	Yes
Erosion/Sediment Control Program	Yes
Floodplain Management Plan or Ordinance	Yes
Flood Insurance Study	Yes
Growth Management Ordinance	Yes
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	Yes
NFIP	Yes
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	Yes
Zoning Ordinance	Yes
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	Yes
- Utilities Fees	Yes
- System Development / Impact Development Fee	Yes
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	Yes
- Withheld Spending in Hazard-Prone Areas	Yes
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	Yes
- Other	

Administrative and Technical	Yes/ No
Emergency Manager	Yes
Floodplain Administrator	Yes
Community Planning:	
- Planner/Engineer (Land Devel)	Yes
- Planner/Engineer/Scientist (Natural Hazards)	Yes
- Engineer/Professional (Construction)	Yes
- Resiliency Planner	No
- Transportation Planner	Yes
Building Official	Yes
GIS Specialist and Capability	Yes
Grant Manager, Writer, or Specialist	Yes
Warning Systems/Services:	
- General	Yes
- Flood	Yes
- Wildfire	Yes
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

Changes in Development

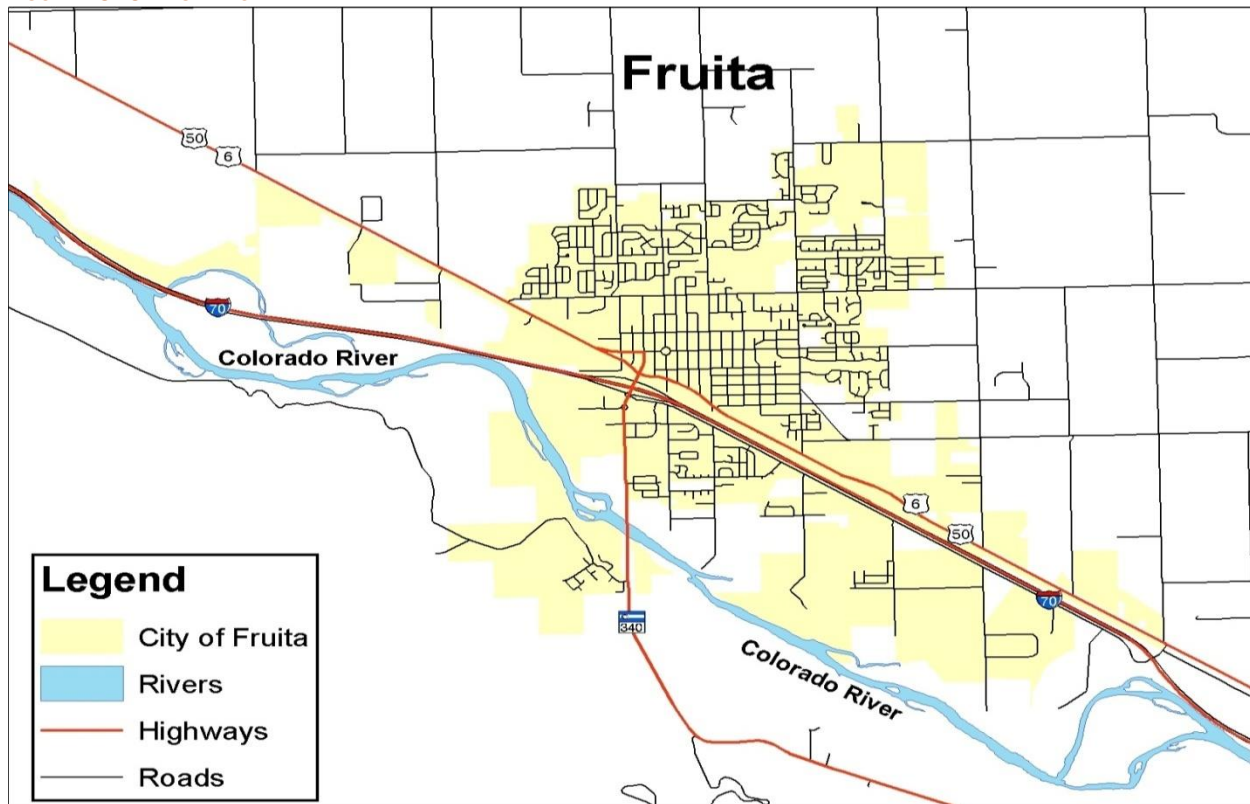
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the City of Grand Junction is reflected in the following table.

	2015	2016	2017	2018	2019
Commercial Permits	15	16	21	32	33
Residential Permits	270	325	521	525	532

City of Fruita

Community Profile

FIGURE 29 CITY OF FRUITA



(Source: Mesa County GIS)

The City of Fruita is in northwestern Mesa County. Fruita lies approximately 20 miles east of the Colorado-Utah State boundary and approximately 11 miles west of Grand Junction, see Figure 29. Fruita is surrounded by unincorporated areas of Mesa County. The total land area contained within Fruita is approximately 2.25 square miles. The population of Fruita is estimated to be 13,398. (Demographer)

Fruita has been agriculturally oriented and farming has since become more diversified, with such crops as grains for livestock feed and various fruits and vegetables. Cattle and sheep ranching began as large-scale operations and continue as part of the economic base of the community. There are extensive irrigation facilities in the area to support these activities. The Little Salt Wash, Big Salt Wash, and the Colorado River floodplains are developed in Fruita.

Little Salt Wash originates in the Bookcliffs approximately 11 miles north of town, where its headwaters are at approximately 5,100 feet. It flows through the northern corporate limits of Fruita, then forms the western corporate limits of the town as it flows southwesterly to its confluence with the Colorado River. Little Salt Wash and Big Salt Wash flow into the Colorado

River approximately 0.5 mile and 1 mile downstream of Fruita, respectively. The drainage area at Fruita is approximately 33 square miles.

Fruita lies at an elevation of approximately 4,500 feet in the southern part of the Grand Valley. To the north, the valley gradually ascends for several miles to the base of the Bookcliffs. Approximately 2 miles south of town, the steep sandstone and shale formations of the Colorado National Monument (or the Uncompahgre Uplift) begin. Fruita is part of the Canyon lands, a subdivision of a larger physiographic region known as the Colorado Plateaus.

The climate of Fruita is classified as arid to semiarid. The mountainous regions around Fruita are subject to moderately heavy precipitation. Elevation greatly influences the precipitation amounts. Annual precipitation at Fruita averages approximately 9 inches. The higher mesas (headwaters and primary drainage areas of Little Salt Wash and Big Salt Wash) receive from 10 to 20 inches. Convection-type cloudburst storms of small aerial extent and general rainfall over large areas normally make August, September, and October the wettest months of the year. Most wintertime precipitation occurs as snow, and a deep snowpack normally accumulates at the higher elevations. Average snowfall is approximately 19 inches at Fruita.

The temperature extremes at Fruita are evidenced by mean maximums ranging from approximately 38°F in January to approximately 94°F in July, and by mean minimums ranging from approximately 15°F in January to 62°F in July. Record low and high temperatures are -34°F and 64°F for January and 38°F and 111°F for July respectively. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the City as shown in Table 24.

TABLE 24 CITY OF FRUITA'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Medium	Occasional	Limited	L
Extreme Heat	Large	Occasional	Limited	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L

Landslide/Rockfall	Isolated	Unlikely	Negligible	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Occasional	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the City of Fruita's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire and floods.

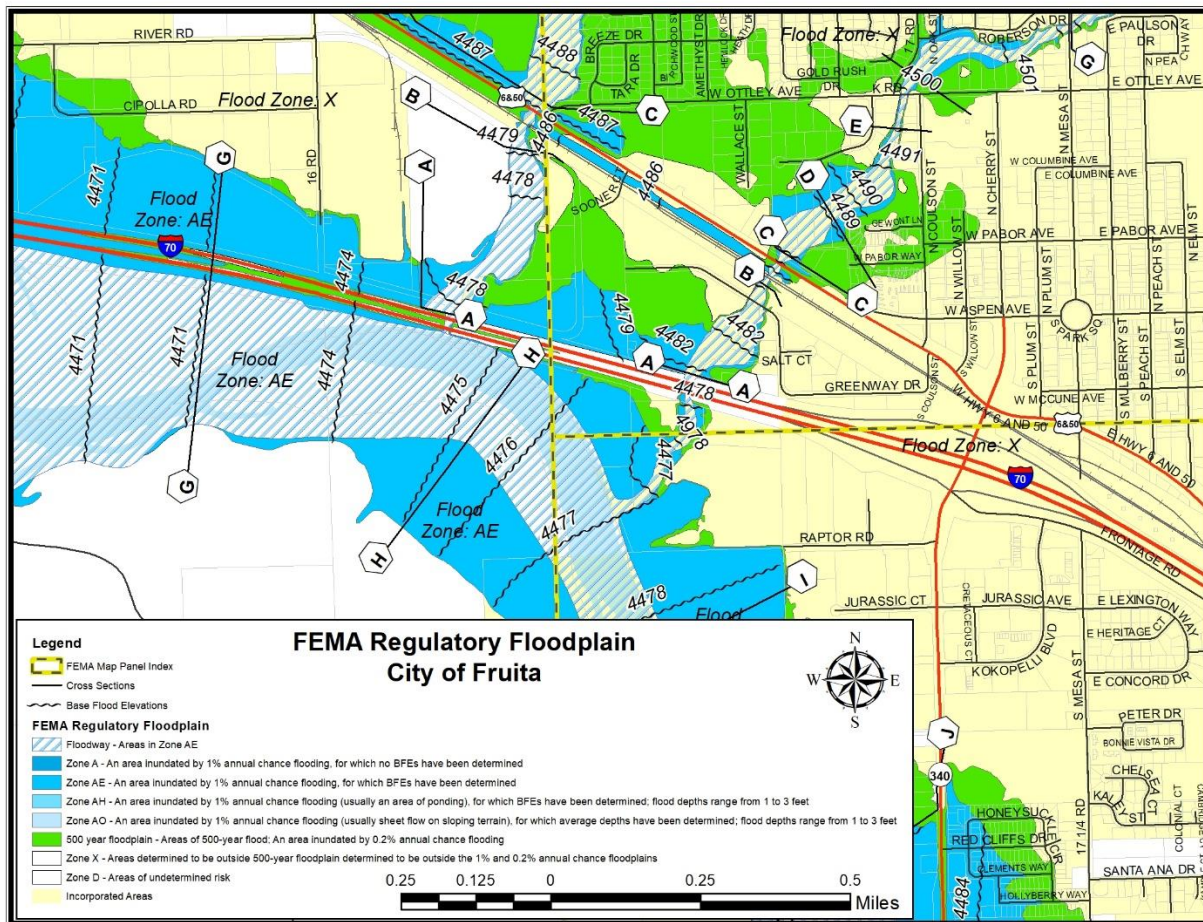
Community Asset Inventory

Table 25 shows the total population, number of structures, and assessed value of improvements to parcels in the City of Fruita. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 25 CITY OF FRUITA'S ASSET INVENTORY

Jurisdiction:	City of Fruita								
Hazard:	Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	5406	1534	28.38%	\$ 960,865,850.00	\$ 299,171,760.00	31.14%	13398	2991	22.32%
Commercial	208	9	4.33%	\$ 56,974,680.00	\$ 2,270,280.00	3.98%			
Agricultural	124	61	49.19%	\$ 9,410,310.00	\$ 6,167,500.00	65.54%			
Industrial	38	18	47.37%	\$ 18,392,820.00	\$ 15,925,150.00	86.58%			

Jurisdiction:	City of Fruita								
Hazard:	Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	5406	52	0.96%	\$ 960,865,850.00	\$ 6,046,640.00	0.63%	13398	1116	8.33%
Commercial	208	0	0.00%	\$ 56,974,680.00	\$ -	0.00%			
Agricultural	124	5	4.03%	\$ 9,410,310.00	\$ 132,800.00	1.41%			
Industrial	38	0	0.00%	\$ 18,392,820.00	\$ -	0.00%			



Jurisdiction:	City of Fruita								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	5406	0	0.00%	\$ 960,865,850.00	\$ -	0.00%	13398	0	0.00%
Commercial	208	0	0.00%	\$ 56,974,680.00	\$ -	0.00%			
Agricultural	124	0	0.00%	\$ 9,410,310.00	\$ -	0.00%			
Industrial	38	0	0.00%	\$ 18,392,820.00	\$ -	0.00%			

Capabilities Assessment

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	Yes
Elevation Certificates	Yes
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	Yes
Flood Insurance Study	Yes
Growth Management Ordinance	Yes
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	Yes
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	Yes
Zoning Ordinance	Yes
Financial	Yes/No
Has community used any of the following to fund	

Administrative and Technical	Yes/No
Emergency Manager	Yes
Floodplain Administrator	Yes
Community Planning:	
- Planner/Engineer (Land Devel)	Yes
- Planner/Engineer/Scientist (Natural Hazards)	Yes
- Engineer/Professional (Construction)	Yes
- Resiliency Planner	No
- Transportation Planner	Yes
Building Official	No
GIS Specialist and Capability	Yes
Grant Manager, Writer, or Specialist	Yes
Warning Systems/Services:	
- General	Yes
- Flood	Yes
- Wildfire	Yes
- Tornado	Yes
- Geological Hazards	Yes
Other	
Education & Outreach	Yes/No
Local Citizen Groups That	No

mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	Yes
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	No
- Other	

Communicate Hazard Risks	
Firewise	No
StormReady	No
Other	

Changes in Development

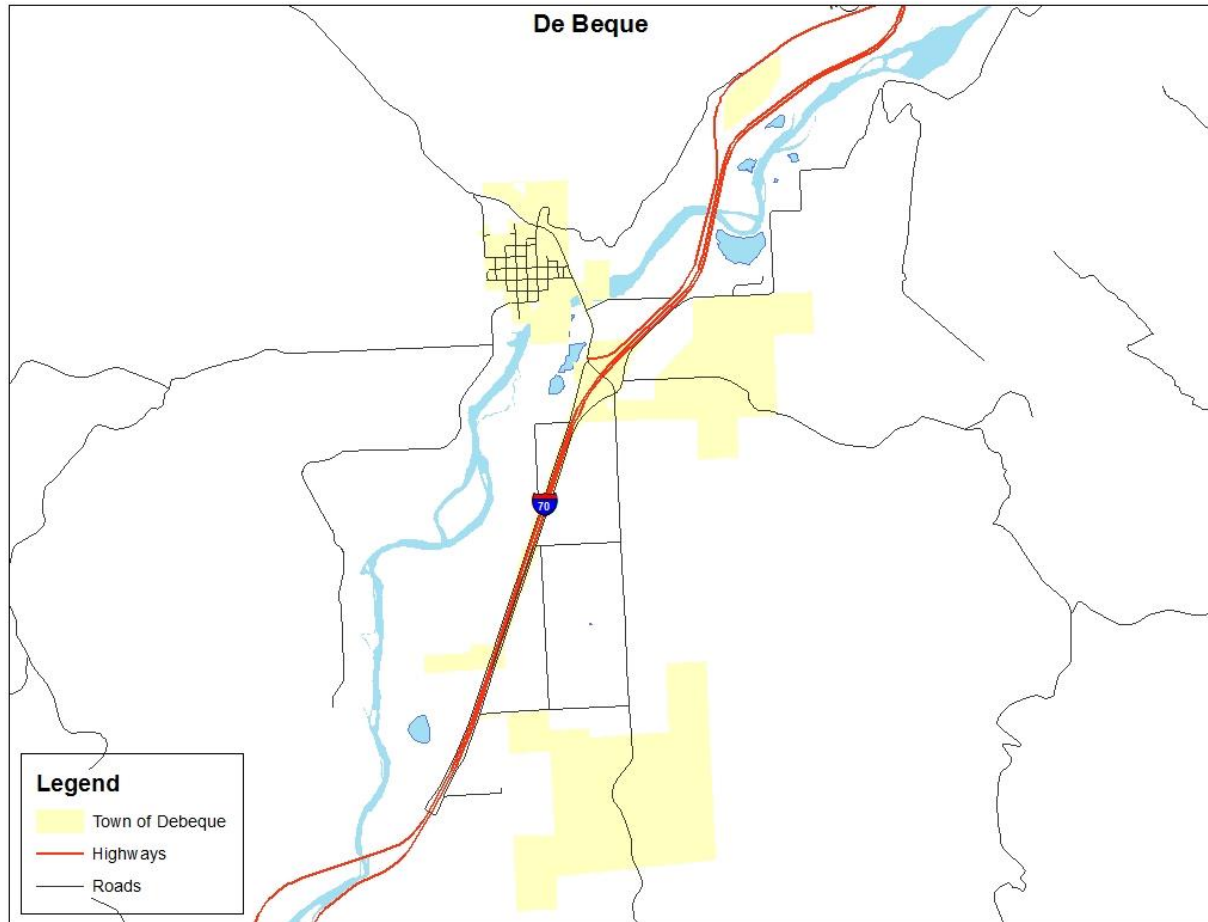
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the City of Fruita is reflected in the following table.

	2015	2016	2017	2018	2019
Commercial Permits	2	3	1	4	4
Residential Permits	39	64	49	109	71

Town of DeBeque

Community Profile

FIGURE 30 TOWN OF DEBEQUE



(Source: Mesa County GIS)

The Town of DeBeque sits along the north side of the Colorado River upstream from DeBeque Canyon in a small ranching valley northeast and upstream from Grand Junction, see Figure 30. The town is located across the river from Interstate 70, on a small hill overlooking the river, at an elevation of approximately 5,000 feet. The southwest edge of the Roan Cliffs overlooks the town from the northeast. Much of the surrounding area is controlled by the Bureau of Land Management.

The major underlying geological formation is the Wasatch Formation, a system of intermixed shales and sandstones which form the hills to the Northwest. Overlying the Wasatch Formation and forming the bulk of the Roan Plateau to the Northwest is the Green River Formation. This formation reportedly contains major deposits of oil shale.

The town consists of a small grid (approximately 0.3 square miles), including several historic buildings, commercial, and residential. DeBeque was historically a location where wild horses, abundant in the surrounding hills, were rounded up and sold. The population of DeBeque is estimated to be 502. (Demographer)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the City as shown in Table 26.

TABLE 26 TOWN OF DEBEQUE'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Medium	Occasional	Limited	L
Extreme Heat	Large	Occasional	Limited	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Unlikely	Negligible	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Occasional	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the Town of DeBeque's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire and floods. Wildfire and flood is perceived as high risk in the community because of oil and gas resources in the area and the impact wildfire and flood have on these resources.

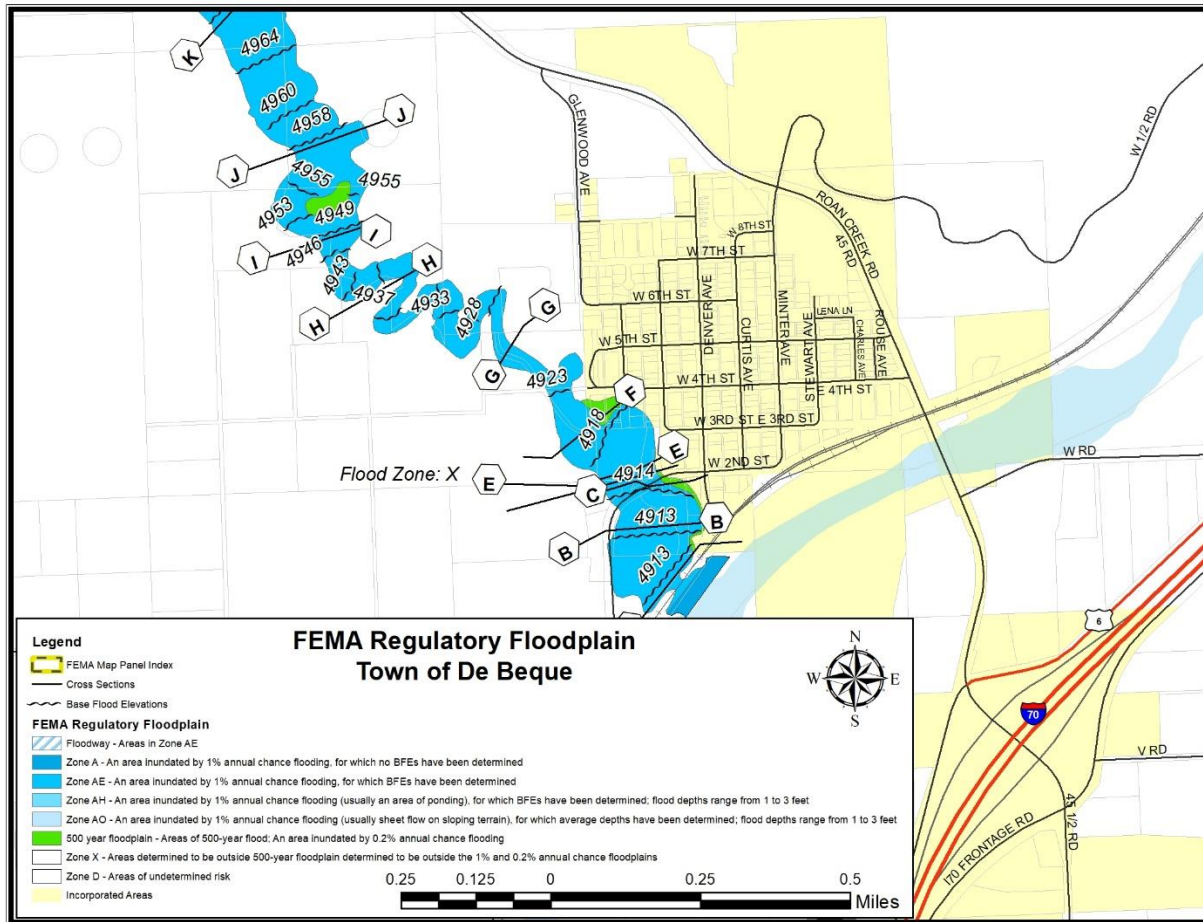
Community Asset Inventory

Table 27 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of DeBeque. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 27 TOWN OF DEBEQUE'S ASSET INVENTORY

Jurisdiction:		Town of DeBeque							
Hazard:		Wildfire							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	268	0	0.00%	\$ 18,141,040.00	\$ -	0.00%	502	98	19.52%
Commercial	29	0	0.00%	\$ 6,018,410.00	\$ -	0.00%			
Agricultural	24	4	16.67%	\$ 244,680.00	\$ -	0.00%			
Industrial	2	1	50.00%	\$ 264,260.00	\$ 29,720.00	11.25%			

Jurisdiction:		Town of DeBeque							
Hazard:		Flooding							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	268	8	2.99%	\$ 18,141,040.00	\$ -	0.00%	502	0	0.00%
Commercial	29	1	3.45%	\$ 6,018,410.00	\$ 1,253,100.00	20.82%			
Agricultural	24	0	0.00%	\$ 244,680.00	\$ -	0.00%			
Industrial	2	0	0.00%	\$ 264,260.00	\$ -	0.00%			



Jurisdiction:	Town of DeBeque								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	268	0	0.00%	\$ 18,141,040.00	\$ -	0.00%	502	0	0.00%
Commercial	29	0	0.00%	\$ 6,018,410.00	\$ -	0.00%			
Agricultural	24	0	0.00%	\$ 244,680.00	\$ -	0.00%			
Industrial	2	0	0.00%	\$ 264,260.00	\$ -	0.00%			

Capabilities Assessment

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	Yes
Elevation Certificates	Yes
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	Yes
Flood Insurance Study	No
Growth Management Ordinance	Yes
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	Yes
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	Yes
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	Yes
- System Development / Impact Development Fee	Yes
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	No
- Community Development Block Grants	No
- Other	

Administrative and Technical	Yes/ No
Emergency Manager	No
Floodplain Administrator	No
Community Planning:	
- Planner/Engineer (Land Devel)	Yes
- Planner/Engineer/Scientist (Natural Hazards)	NO
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

Changes in Development

Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of DeBeque is reflected in the following table.

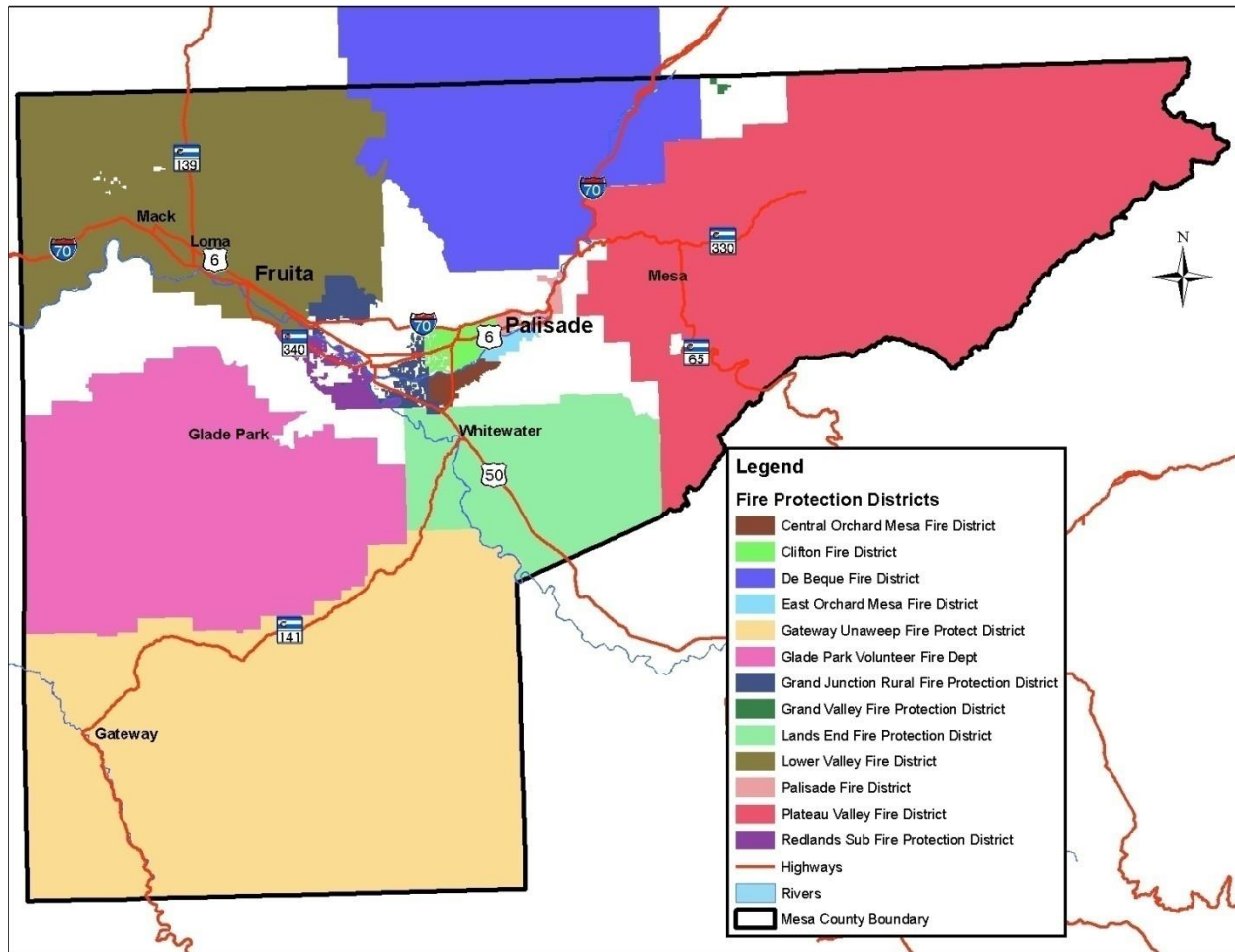
	2015	2016	2017	2018	2019
Commercial Permits	0	1	1	0	1
Residential Permits	2	2	0	2	1

Fire Protection Districts:

District Profile

The material presented in this section applies to five fire protection districts in Mesa County, which are described below. Each of the districts participated individually in this planning process. Figure 31 shows all fire districts in Mesa County.

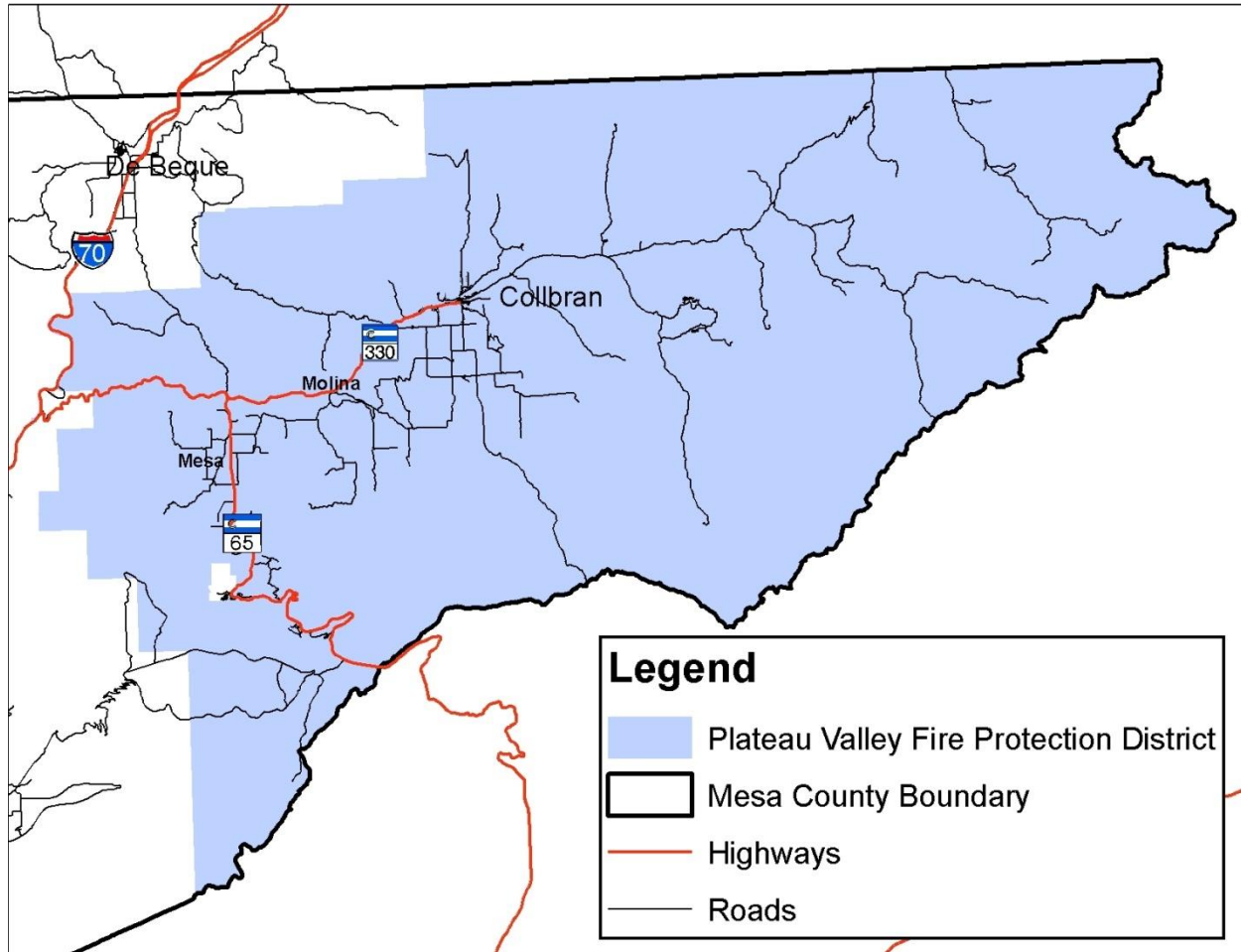
FIGURE 31 FIRE PROTECTION DISTRICTS IN MESA COUNTY



Plateau Valley Fire Protection District

The Plateau Valley Fire Protection District (PVFPD) covers an area of 803 square miles as shown in Figure 32, with a residential population of approximately 4000 people. The district operates out of 3 fire stations with approximately 30 volunteers.

FIGURE 32 PLATEAU VALLEY FPD BOUNDARY



Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory		Yes/No	Administrative and Technical		Yes/No
Building Codes	No		Emergency Manager	No	
Building Codes Year	N/A		Floodplain Administrator	No	
BCEGS Rating	No		Community Planning:		
Capital Improvements Program (CIP) or Plan	Yes		- Planner/Engineer (Land Devel)	No	
Community Rating System (CRS)	No		- Planner/Engineer/Scientist (Natural Hazards)	No	

Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	No
Economic Development Plan	No
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	No
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	Yes
NFIP	No
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	No
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	No
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	No
- Community Development Block Grants	No
- Other (Wildfire Mitigation Grant)	Yes

- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards (West Salt Creek Landslide)	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	Yes
Firewise	Yes
StormReady	No
Other	

The Plateau Valley Fire Protection District has facilities in the wildland-urban interface and the floodplain.

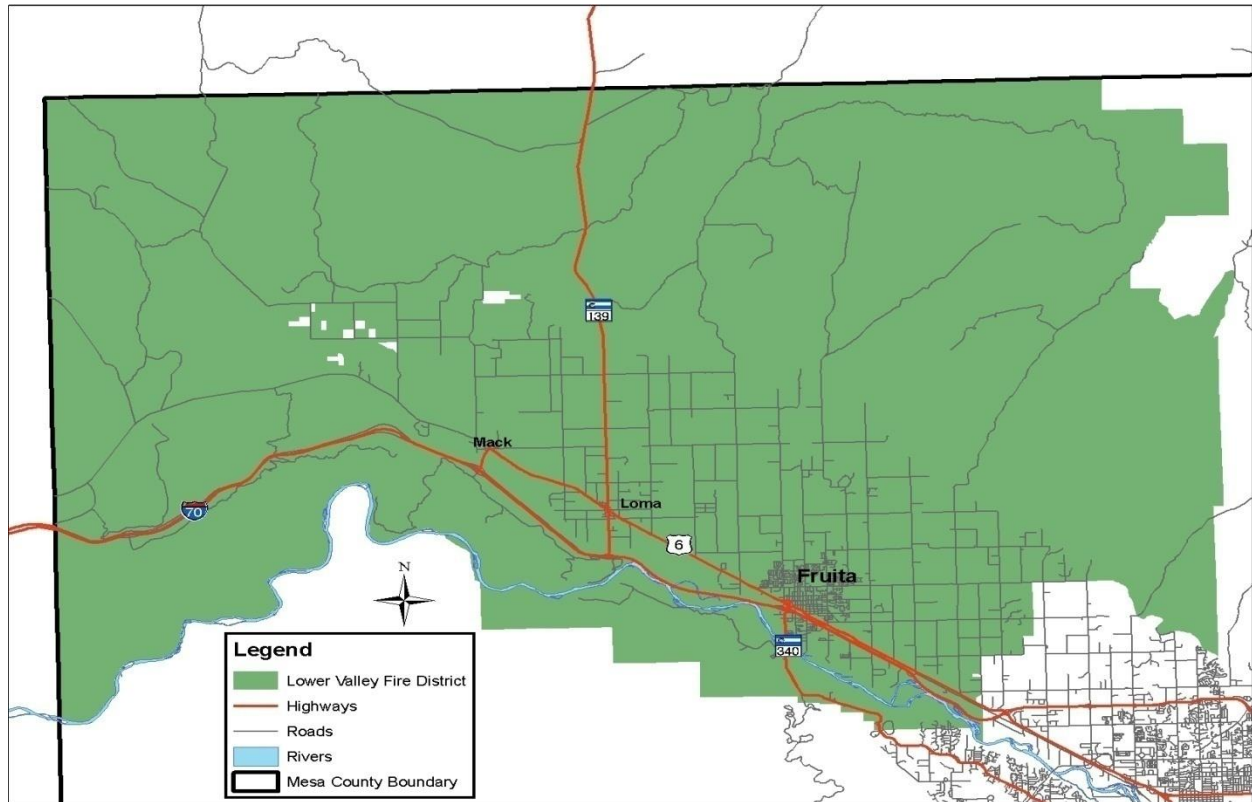
Lower Valley Fire Protection District

The Lower Valley Fire Protection District (LVFPD) and the City of Fruita organized a fire district in 1973. The district split from the City and in 1980 became its own separate district. Both volunteer and paid positions make up the district and provide fire protection as well as emergency medical services.

Population of the district is approximately 20,000. LVFPD operates out of two fire stations, Station 31 is located in Fruita and houses 3 ambulances, 2 engines, 2 brush trucks, 1 water tender, 1 river boat and 2 atvs. Station 32 is five miles to the west in Loma and houses 1 water tender, 1 ladder, 1 rescue and the antique fire truck.

Coverage of the district amounts to approximately 225 square miles ranging from the city limits of Grand Junction on the east side and the Utah state border on the west side as shown in Figure 33. This area covers the Colorado National Monument to the south and continuing north to Douglas Pass in Garfield County. The District has a variety of terrain ranging from desert to heavy timber and rural residential to a small downtown commercial district. (Home: Lower Valley Fire Protection District, 2009)

FIGURE 33 LOWER VALLEY FIRE PROTECTION DISTRICT



Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	No
Economic Development Plan	No
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	No
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	No
Site Plan Review Requirements	No
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	No
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	Yes
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	No
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	No
- Community Development Block Grants	Yes
- Other	

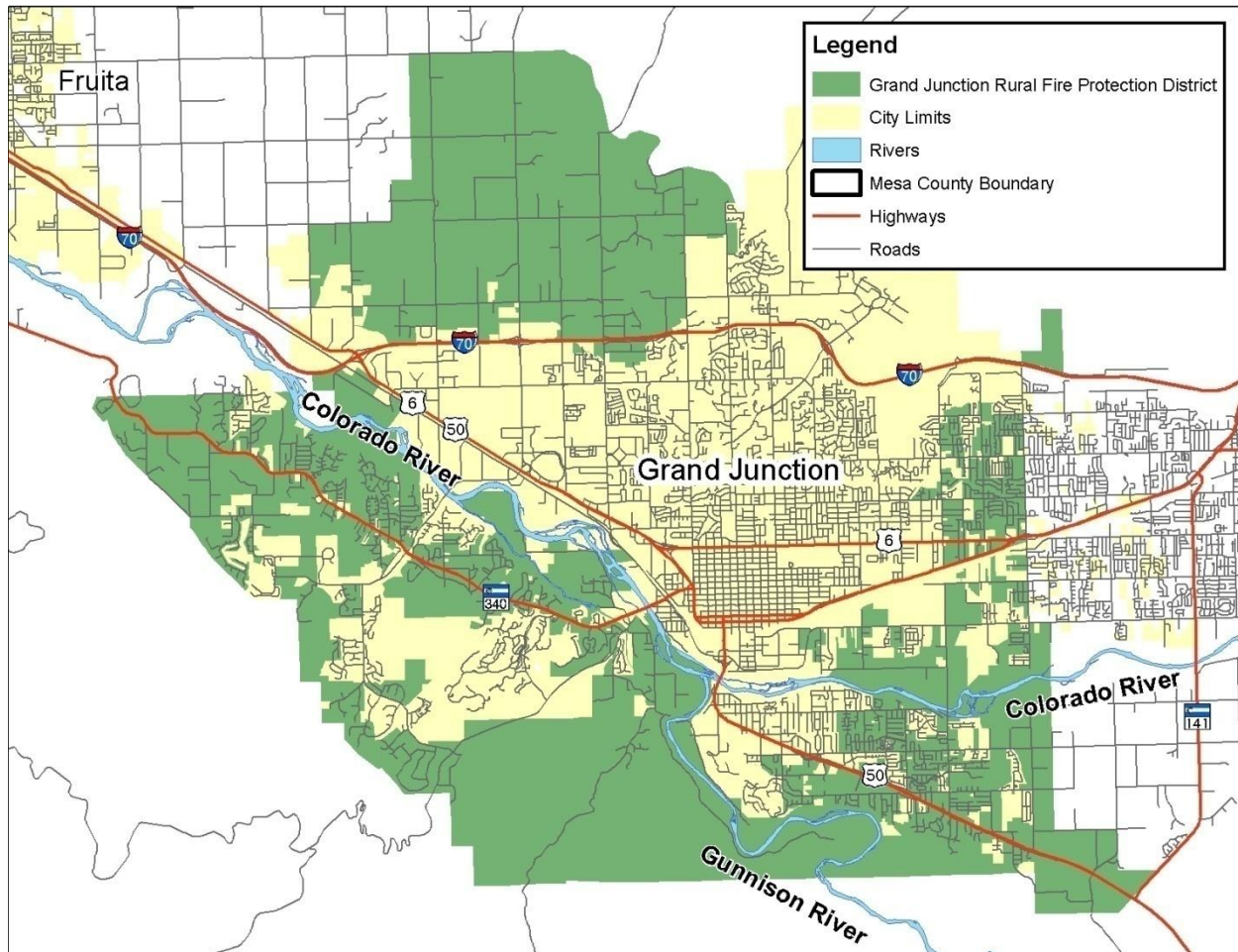
Administrative and Technical	Yes/ No
Emergency Manager	No
Floodplain Administrator	No
Community Planning:	
- Planner/Engineer (Land Devel)	No
- Planner/Engineer/Scientist (Natural Hazards)	No
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	Yes
StormReady	No
Other	

Lower Valley Fire Protection District has facilities in close proximity to rail line and the Interstate making their facilities vulnerable to hazardous materials incidents. While their facilities are not directly impacted by flooding, access routes to their facilities are.

Grand Junction Fire Department & Grand Junction Rural Fire Protection District

The Grand Junction Fire Department is an emergency organization that provides education, enforcement and emergency services to over 84,000 residents living within the City of Grand Junction and the Grand Junction Rural Fire Protection District. The Grand Junction Rural Fire Protection District is a taxing district surrounding the City Limits which contracts with the City of Grand Junction to provide these services. Grand Junction Fire Department serves a total of 77 square miles with five stations and 120 full-time personnel as shown in Figure 34.

FIGURE 34 GRAND JUNCTION FIRE DEPARTMENT & GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT



Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	No
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	No
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	No
Site Plan Review Requirements	No
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	No
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	No
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	No
- Community Development Block Grants	No
- Other	

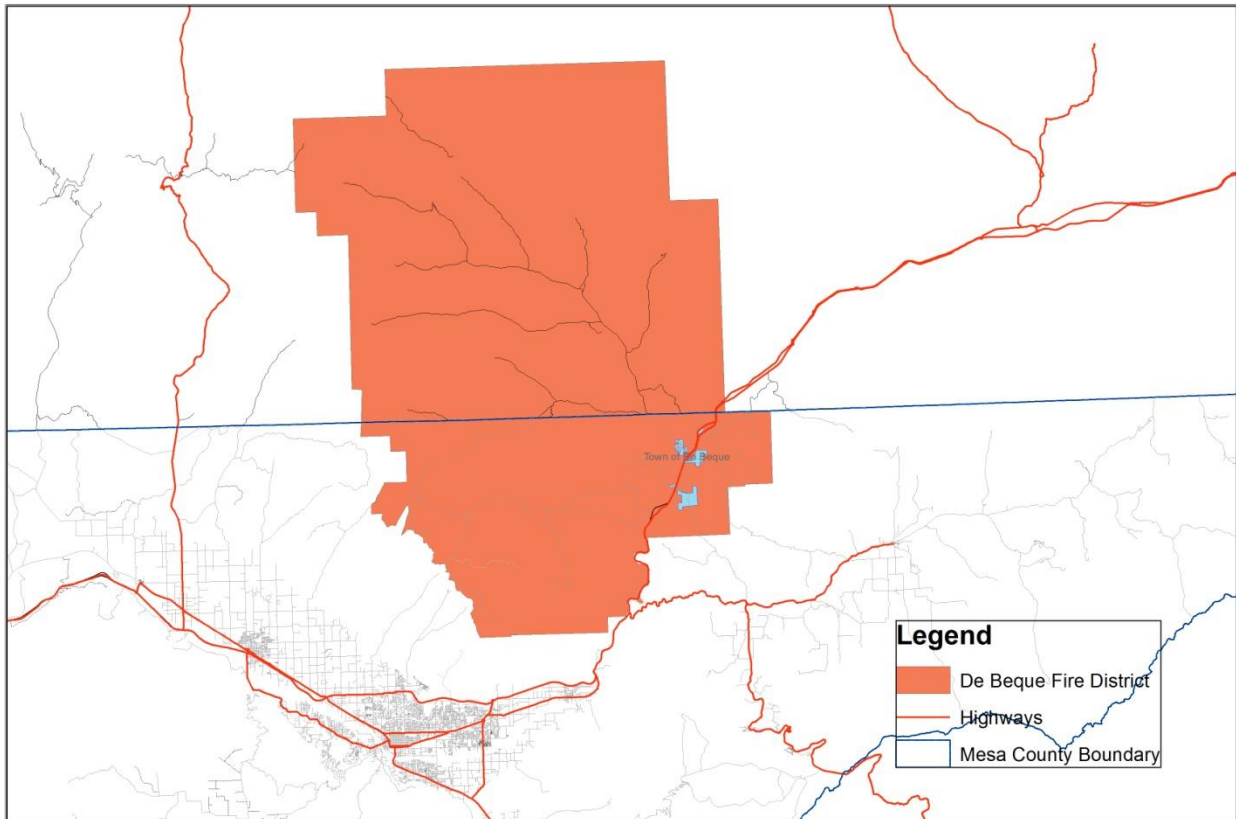
Administrative and Technical	Yes/ No
Emergency Manager	Yes
Floodplain Administrator	No
Community Planning:	
- Planner/Engineer (Land Devel)	No
- Planner/Engineer/Scientist (Natal Hazards)	No
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

The District has facilities located in the wildland urban interface and within the flood zone.

DeBeque Fire Protection District

The DeBeque Fire Protection District covers an area of 800 square miles shown in Figure 35, with a residential population of approximately 1,298 people, which includes district population residing in Garfield County. The district operates out of a single fire station with 7 full-time and 6 part-time paid staff.

FIGURE 35 DEBEQUE FIRE PROTECTION DISTRICT



Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	No
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	No
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	No
Comprehensive, Master, or General Plan	No
Economic Development Plan	No
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	No
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	No
Site Plan Review Requirements	No
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	No
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	No
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	No
- Community Development Block Grants	No
- Other	

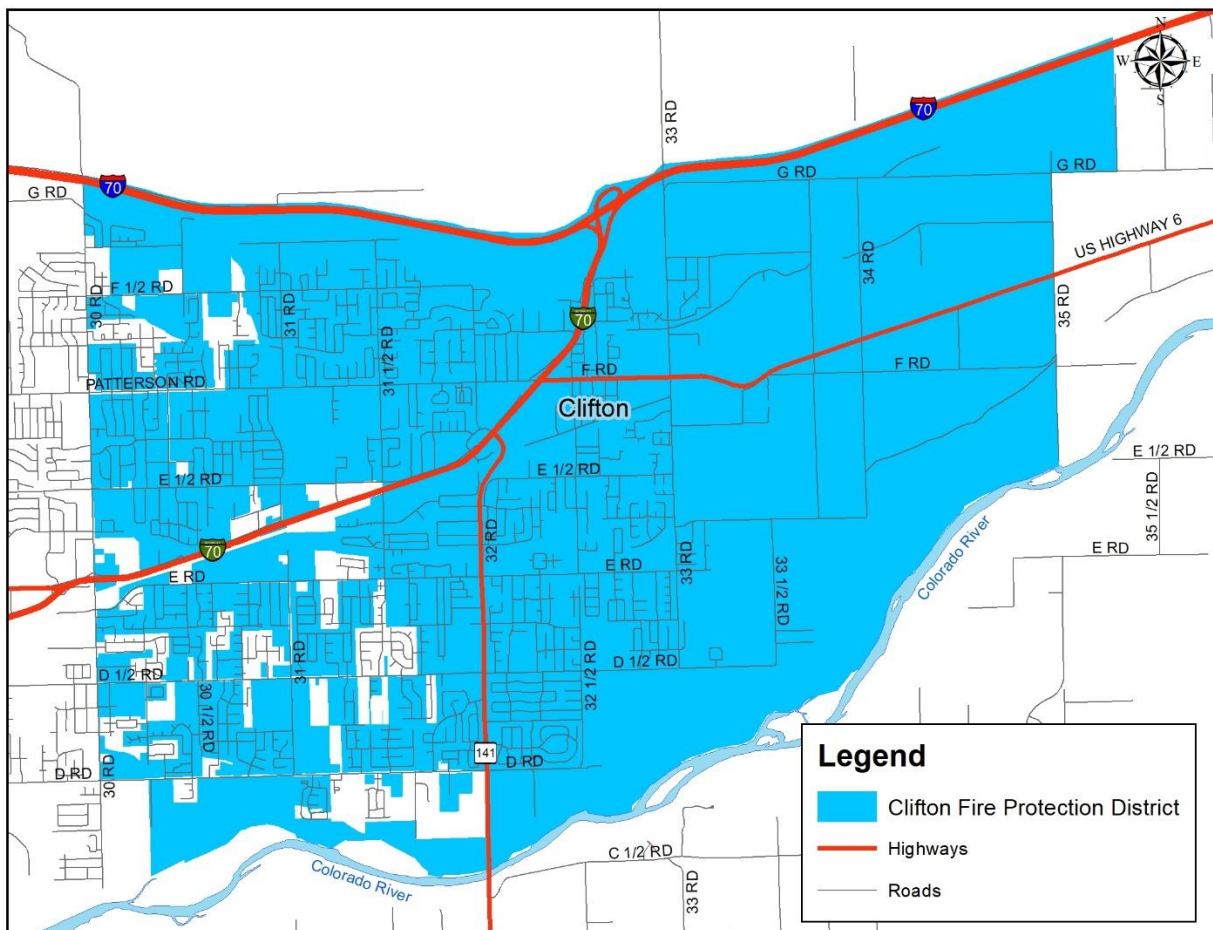
Administrative and Technical	Yes/ No
Emergency Manager	No
Floodplain Administrator	No
Community Planning:	
- Planner/Engineer (Land Devel)	No
- Planner/Engineer/Scientist (Natural Hazards)	No
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	Yes
StormReady	No
Other	

The District has facilities adjacent to the interstate that are vulnerable to hazardous materials incidents.

Clifton Fire Protection District

The Clifton Fire Protection District was formed in 1943 and the Fire Protection District boundaries are from 30 Road East to 35 Road, the Colorado River North to I-70. It encompasses approximately 15 square miles. The District is governed by a Board of Directors that are elected from the property owners that reside in the Fire District.

The Clifton Fire Protection District has two front line 1500 GPM pumps, a 75 foot ladder truck, one rescue/air/light truck, three ambulances, and one rescue boat.



Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/ No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	3/3 X
Capital Improvements Program (CIP) or Plan	Yes
Community Rating System (CRS)	No
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	Yes
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	No
Flood Insurance Study	No
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	Yes
NFIP	No
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	No
Financial	Yes/ No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	Yes
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	No
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	No
- Other	

Administrative and Technical	Yes/ No
Emergency Manager	Yes
Floodplain Administrator	No
Community Planning:	
- Planner/Engineer (Land Devel)	No
- Planner/Engineer/Scientist (Natural Hazards)	No
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	No
GIS Specialist and Capability	No
Grant Manager, Writer, or Specialist	No
Warning Systems/Services:	
- General	No
- Flood	No
- Wildfire	No
- Tornado	No
- Geological Hazards	No
Other	
Education & Outreach	Yes/ No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

The District has facilities at the junction of I-70B and Highway 6 that are vulnerable to hazardous materials incidents.

Hazard Identification and Profiles

As population continues to grow in Mesa County, development continues in the wildland urban interface areas, increasing the risk to wildfires. Continued assessments and mitigation efforts are needed throughout the county to reduce the risk and impacts to communities. More detailed analysis has been done for the specific communities and can be found in those sections.

Appendix A: Plan Adoption Resolutions

Appendix B: Kick-off Meeting Invitation List

Agency	Address	City	State	Zip
Town of Collbran	PO Box 387	Collbran	CO	81624
City of Fruita	325 E. Aspen Ave.	Fruita	CO	81521
City of Grand Junction	250 North 5th St.	Grand Junction	CO	81501
Town of DeBeque	PO Box 60	DeBeque	CO	81630
Town of Palisade	PO Box 128	Palisade	CO	81526
Central Orchard Mesa Fire Protection District	3253 B 1/2 Rd	Grand Junction	CO	81503
DeBeque Fire Protection District	PO Box 180	DeBeque	CO	81630
Glade Park Volunteer Fire Department	16400 DS Rd	Glade Park	CO	81523
Grand Junction Rural Fire Protection District	PO Box 4450	Grand Junction	CO	81502
Lower Valley Fire Protection District	168 N. Mesa St	Fruita	CO	81521
Palisade Rural Fire Protection District	PO Box 368	Palisade	CO	81526
Gateway-Unaweeep Fire Protection District	PO Box 126	Gateway	CO	81522
Clifton Fire Protection District	3254 F Rd	Clifton	CO	81520
East Orchard Mesa Fire Protection District	455 35 Rd	Palisade	CO	81526
Grand Junction Fire Department	625 Ute Ave	Grand Junction	CO	81501
Lands End Fire Protection District	34980 Pronghorn Dr	Whitewater	CO	81527
Palisade Fire Department	341 W 7th St	Palisade	CO	81526
Plateau Valley Fire Protection District	49084 KE 1/2 Rd	Mesa	CO	81643
Grand Mesa Metropolitan District	PO Box 485	Mesa	CO	81643
Southwest Mesa County Rural Services PID	PO Box 20000	Grand Junction	CO	81502-5086
Whitewater PID	PO Box 20000	Grand Junction	CO	81502-5095
Mesa County Lower Valley PID	PO Box 20000	Grand Junction	CO	81502-5086
Mesa County Whitewater Urban Services PID	PO Box 20000	Grand Junction	CO	81521-5086
Grand Valley Drainage District	722 23 Rd	Grand Junction	CO	81505
Redlands Mesa Metropolitan District	450 E. 17th Ave	Denver	CO	80203
Upper Grand Valley Pest Control District	PO Box 20000	Grand Junction	CO	81502-5087
Mesa Water & Sanitation District	PO Box 213	Mesa	CO	81643
Central Grand Valley Sanitation District	541 Hoover Dr	Grand Junction	CO	81504
Persigo Wastewater Treatment Plant/Service Area	2145 River Rd	Grand Junction	CO	81505
Clifton Sanitation District	3217 D Rd	Clifton	CO	81520
Clifton Water District	510 34 Rd	Clifton	CO	81520
Ute Water Conservancy District	560 25 Rd	Grand Junction	CO	81506
Colorado River District	PO Box 1120	Glenwood Springs	CO	81602
Colorado Division of Water Resources	2754 Compas Dr #102	Grand Junction	CO	81506

West Divide Water Conservancy District	PO Box 1478	Rifle	CO	81650
Colorado State Patrol	554 Jurassic Ct	Fruita	CO	81521
Collbran Town Marshall	1010 High St	Collbran	CO	81624
Fruita Police Department	101 W. McCune Ave	Fruita	CO	81521
Mesa County Sheriff's Office	215 Rice St	Grand Junction	CO	81502
Grand Junction Police Department	555 Ute Ave	Grand Junction	CO	81501
DeBeque Town Marshall	381 Minter Ave.	DeBeque	CO	81630
Palisade Police Department	175 East 3rd St	Palisade	CO	81526
Federal Bureau of Investigation	PO Box 1905	Grand Junction	CO	81502
National Weather Service - GJT	2844 Aviators Way	Grand Junction	CO	81506
Grand Valley Power	845 22 Rd	Grand Junction	CO	81505
Bureau of Land Management	2815 H Rd	Grand Junction	CO	81506
Mesa County Flood Plain Manager	PO Box 20000	Grand Junction	CO	81502
Xcel Energy	2538 Blichman Ave	Grand Junction	CO	81505
Redlands Water & Power Co.	2216 S. Broadway	Grand Junction	CO	81503
Bureau of Land Management	2774 Landing View Ln	Grand Junction	CO	81506
Colorado State Forest Service	3170 B 1/2 Rd	Grand Junction	CO	81503
CDHSEM	9195 E. Mineral Ave., Suite 200	Centennial	CO	80112
Colorado Dept. of Agriculture	700 Kipling St., Suite 4000	Lakewood	CO	81215- 8000
Grand Junction Regional Communications Center	555 Ute Ave	Grand Junction	CO	81501
Grand Junction Public Works	250 North 5th St.	Grand Junction	CO	81501
Mesa County GIS	544 Rood Ave	Grand Junction	CO	81501
Mesa County Engineering Department	PO Box 20000	Grand Junction	CO	81502
Mesa County Planning Department	PO Box 20000	Grand Junction	CO	81502
Mesa County Public Works	PO Box 20000	Grand Junction	CO	81502
Mesa County Health Department	510 29 1/2 Rd	Grand Junction	CO	81504
Colorado Water Conservation Board	1313 Sherman St., Room 721	Denver	CO	80203
Colorado Geological Survey	1500 Illinois St	Golden	CO	80401
Colorado National Monument	1750 Rim Rock Dr	Fruita	CO	81521
FEMA Region VIII - Mitigation Office	PO Box 25267	Denver	CO	80225- 0267
US Forest Service	2777 Crossroads Blvd	Grand Junction	CO	81506
US Forest Service	2250 Highway 50	Delta	CO	81416
Mesa County Fleet Services	PO Box 20000	Grand Junction	CO	81502- 5001
City of Grand Junction Water Department	333 West Ave. Bldg A	Grand Junction	CO	81501
5-2-1 Drainage Authority	PO Box 3389	Grand Junction	CO	81502
Bureau of Reclamation	445 W. Gunnison Ave	Grand Junction	CO	81501
Grand Valley Fire Protection District	124 Stone Quarry Rd	Parachute	CO	81635
Garfield County Emergency Management	107 8th St	Glenwood	CO	81601

		Springs		
Delta County Emergency Management	555 Palmer St.	Delta	CO	81416

Appendix C: Invitation Letter to Kick-Off Meeting

August 19, 2019

To Whom It May Concern:

Mesa County Emergency Management will be undertaking the task of updating the *2015 Mesa County Hazard Mitigation Plan*. This multijurisdictional plan is developed to assess risk from natural hazards and to identify actions that can be taken in advance to reduce long-term risk to the people and property of Mesa County. The Disaster Mitigation Act of 2000 requires all local governments to have an approved plan to be eligible for certain federal disaster assistance and mitigation funding programs.

The hazard mitigation planning process is heavily dependent on the participation of representatives from local government agencies and departments, the public, and other stakeholder groups. A Hazard Mitigation Planning Committee will be formed to support this project and will include representatives from the County, cities/towns, special districts, and other local, state, and federal agencies in or that serve Mesa County.

Your organization's participation on the planning committee is requested due to the information, technical knowledge or other valuable experience you have about your community or agency. Please designate a representative to serve on the committee and attend the kickoff meeting. If you have more than one department or individuals that you would like to attend, please feel free to invite them.

Mesa County Hazard Mitigation Plan Kick-off Meeting

September 3, 2019 (10:00 AM – 12:00 PM)

Mesa County Central Services Building – Room 40A

200 South Spruce St., Grand Junction, CO 81501

Sincerely,

Andrew Martsof, MBA

Mesa County Emergency Manager

Appendix D: HMPC Meeting Agendas, Sign-In Sheets, and Sample Worksheets

AGENDA

Mesa County Multi-Hazard Mitigation Plan Kick-off Meeting

September 3, 2019

10:00 a.m. – 12:00 p.m.

Mesa County Courthouse: Mesa County Services Building

10:00 a.m. – 10:15 a.m.	Opening Remarks
	Introductions
10:15 a.m. – 10:30 a.m.	Local Hazard Mitigation Plan Purpose & Requirements
10:30 a.m. – 10:45 a.m.	Identification of Multi-Jurisdictional Participation & Hazard Mitigation Planning Committee
	Planning for Public Involvement
10:45 a.m. – 12:00 p.m.	Hazard Identification and Data Collection Needs
	Worksheets 1-3
	Next Steps

Sign-In Sheet
Mesa County Hazard Mitigation Plan
Planning Kick-Off Meeting
September 3, 2019

Name	Jurisdiction/Department	Address	Phone	Email Address
Andy Mertsols	Mesa County Gen. Mgt	215 Rice St. ^{Bldg.}	970-244-4763	andrew.mertsols@mesacounty.us
Patrick Coie	The Engine Fire Protection District	4580 I-70 Frontage	970-283-8632	patrick.coie@deboquefire.org
Mark Krebs	Colorado Nat'l Monument	1750 R. in Rock Dr.	435 210-432011	MARK_KREBS@NPS.GOV
ED KEISE	Colorado Nat'l Monument	1750 Rimbault Dr. Fruita CO 81521	970-249-0685	ed.keise@state.co.us
ERIC PAUL	Colorado Nat'l Monument	1750 Rimbault Dr. Fruita CO 81521	970 216 2903	ERIC_PAUL@NPS.GOV
Frank Cavaliere	Lower Valley FD	165 N. Mesa St Fruita	970 855-3333	fcavaliere@lvfdfire.org
Kelsie Herrman	Gateway FD	42700 Hwy 141	970-344-1033	kherrman@gatewayfdco
PATRICIA GAVELDA	Colorado DHEM	FLC, 1000 Elm St. Durango, CO 81301	970-749-8230	patricia.gavelda@state.co.us
Ben Sandoz	USDA Forest Service	2777 Cross road.	541 520 1650	ben.sandoz@usda.gov
TRETT PAUL	CITY OF FRUITA	333 West Alva C	256-4647	trentpaul@cityoffruita.org
DAVE RAYNE	UTE WATER	2190 HWY ROAD	940-2974	dwayne@utewater.org
Brian Woods	Clifton Sanitation	32177 Rd	434-7452	bwoods@CliftonSanitation.com
Ryon Davison	Mesa County GIS	544 Road Ave	424-8410	ryon.davison@mesacounty.us
Charles Belle	Clifton Fire	3254 F Road	434-5448	cballe@CliftonFire.com
Joe White	" "	" " "	" "	joewhite@CliftonFire.com
DAVID BLANDE	FRUITA POLICE DEPT	157 S. MESA FRUITA	958 3008	DKBLANDE@FRUITA.CO.GOV
MIKE LOCKWOOD	FRUITA POLICE DEPT	49084 Ke 1/2 Rd MESA	268-5294	Mike.Lockwood@fruitapolice.org
Vincent Burkhardt	MCJ	510 29 1/2 Road	303-224-4838	Vincent.burkhardt@mesacounty.us

And 521 Mountain View

Mesa County
970-255-2121
971 Colfax, Montezuma, CO
Montezuma, CO
Mesa County, CO

Sign-In Sheet
Mesa County Hazard Mitigation Plan
Planning Kick-Off Meeting
September 3, 2019

Name	Jurisdiction/Department	Address	Phone	Email Address
Bill Edwards	US Forest Service	2777 Crossroads Blvd G5, CO 81566	970-765-6600	William.Edwards@usda.gov
Carrie Gudorf	Mesa County	200 S. Spruce Grand Jct 81501	970-241-1811	Carrie.Gudorf@mesacounty.us
El Jennings	Clifton Sanitation	3217 D Road Clifton, CO 81520	970-241-7422	ejennings@clifton-sanitation.com
Kamie Long	CO State Forest Svc	3170 B 1/2 Rd G-3 81503	248 7325	Kamie.Long@colostate.edu
Paula Creasy	GSRCC	555 Wk	970 549 5403	PaulaCreasy@city.org
William Baker	GSPD	555 Wk	970 549 5303	WilliamB@GSPD.org
Jeff Colton	NWS	2894 Aviators Way	970-243-7607	Jeff.Colton@noaa.gov
Aldis Straudins	NWS		970 243 7007	aldis.straudins@noaa.gov

AGENDA

Mesa County Multi-Hazard Mitigation Plan 2nd Planning Meeting

October 9, 2019

10:00 AM – 12:00 PM

Mesa County Courthouse: Mesa County Central Services Building

10:00 AM – 10:15 AM	Opening Remarks Introductions
10:15 AM – 10:45 AM	Review Hazard Scoring Model & Validate Mesa County & Jurisdiction Hazard Profiles Validate Plan Focus (High Hazards) Validate Plan Goals
10:45 AM – 11:30 AM	Review and validate hazard areas for the purpose of conducting vulnerability assessments
11:30 AM – 12:00 PM	Homework Discussion Worksheet 5 Mitigation Project Description (Required for each jurisdiction) Next Steps

Sign-In Sheet
Mesa County Hazard Mitigation Plan
2nd Planning Meeting
October 9, 2019

Name	Jurisdiction/Department	Address	Phone	Email Address
Frenk Cavalliere	LUFD	1645 N Mesa ST Fruite	970-270-4363	
Joe White	CFPD	3354 F Rd	970-484-5448	
Gustendrichs	GRural FPD	625 Ute Ave G58501	970-549-8802	gustendrichs@city.org
Dave Wolny	Col. Mesa Univ		970-255-7125	
Christmas Wharton	GVP	84500 Road	970-310-0012	CWharton@city.org
Bill Berland	"	"	970-270-8392	bberland@gvu.org
Mark Krebs	National Park Service Colorado Fire	1750 R. in Rock Drive Fruite, CO 81521	435-210-2011	mark-krebs@nps.gov
Mariane Martinez	Collbran	8050x 387 Collbran	487-2515	clerk@townofcollbran.us
Nick Peck	Fruite PD	157 S Mesa St. Fruite	971-858-3008	npeck@fruitema.org
Brian Woods	Clifton San	3217 D Rd Clifton 81502	434-7425	bwoods@cliftonsanitation.com
Eli Jennings	Clifton Sanitation	3217 D Road Clifton 81520	434-7422	e.jennings@cliftonsanitation.com
Vince Burkhead	MC PIT	510 2 1/2 Rd	303-229-9255	Vince.Burkhead@mcsecweb.us
Darren Starry	City PW	250 N. 5th St	970-244-1463	
Andy Martzell	Mesa County	215 Rice St.	244-1763	

AGENDA

Mesa County Multi-Hazard Mitigation Plan 3rd Planning Meeting

November 13, 2019

10:00 AM – 12:00 PM

Mesa County Central Services Building

10:00 AM – 10:15 AM Opening Remarks

Introductions

10:15 AM – 11:00 AM Review Community Asset Inventory

Review Hazard Mitigation Action Matrix for Project
Status

Prioritization of mitigation actions

11:00 AM – 11:30 AM Next Steps

Sign-In Sheet
 Mesa County Hazard Mitigation Plan
 3rd Planning Meeting
 November 13, 2019

Name	Jurisdiction/Department	Address	Phone	Email Address
Joe White	Clifton Fire	3054 F RD	970-548-5448	jwhite@cliftonfire.com
JANET HAWKINSON	PARISADE	175 E 3RD	970-296-0768	jhawkinson@townofpalisade.org
TRAY WARD	PARISADE	175 E 3RD	970 986 7594	ward@townofpalisade.org
Vince Burkhardt	MCPH	50 1/2 RD	303-309-1752	Vince.Burkhardt@mesacounty.us
Nick Peck	Fruita PD	157 S. mesa st	970-201-4627	npeck@fruite.org
Richard Rupp	Palisade Fire	341 W 7TH ST	970-270-4753	rrupp@townofpalisade.org
Jeff Colton	NWS	2844 ANTIKERS WAY	970-243-7000	Jeff.Colton@nwsa.gov
Gustavovich	GJ Rural FPD	625 UK AVE GJ 8151	970-549-5802	gusm@gjcity.org
LARE PAYNE	LITE WATER	2190 H/4 ROAD GJ 81505	360-2794	lpayne@jstewater.org
Mike Lockwood	Platteau Valley Fire	49084 KE 1/2 RD	201-8197	M.Lockwood@plattvalleyfire.org
Terran Allen	GJ City			terrane@gjcity.org
Andy Martell	Mesa County	215 Rice St. GJ	244-1768	andy.martell@mesacounty.us

Sign-in Sheet
 Mesa County Hazard Mitigation Plan
 3rd Planning Meeting
 November 13, 2019

Name	Jurisdiction/Department	Address	Phone	Email Address
Zach Adams	Palisade Fire	341 W 7th St. Palisade	469-4745	zadams@townofpalisade.org

AGENDA

Mesa County Multi-Hazard Mitigation Plan Final Planning Meeting

November 20, 2014

9:00 AM – 10:00 AM

Mesa County Courthouse: Mesa County Centralized Services Building

9:00 AM – 9:15 AM	Opening Remarks
	Introductions

9:15 AM – 10:00 AM	Review of updated plan elements
	Remaining planning gaps
	Next steps

Sign-In Sheet
Mesa County Hazard Mitigation Plan
Final Planning Meeting
January 8, 2020

Name	Jurisdiction/Department	Address	Phone	Email Address
Andy Merzbach	Mesa County	215 Rice St	970-241-1763	
Cass Hendricks	CJFD	625 Ute Ave	970-549-5802	
Vincent Burnett	MCPH	510 29 1/2 Rd	303-221-1212	
Mike Lockwood	DVFD	4900N N 1/2 Rd	970-268-5293	
Mike Harvay	DFPD	4580 Frontage DeBeque	970-283-8632	
Brian Woods	CSD	3217 D Rd	970-434-7422	
Eli Jennings	CSD	3217 D Road	970-434-7422	
Damon Starn	City PW	257 N. 5th St	970-244-1493	
David Reinboen	CUPON WATER	510 34th. Cupon	434-7328	
Megan Terlecky	MCSD	215 Rice Street	986-0950	Megan.Terlecky@mesacounty.gov
Care' McTannis	DeBeque Town		970-270-3900	
Kamiz Long	CFS	3170 A 1/2 Rd GJ	970-248-7325	
Carrie Grodof	MESACOUNTY	200S. Spruce	970-244-1811	
Jeff Colton	NWS	7824 Aintees Wt	970-243-7407	Jeff.Colton@noaa.gov
Nick Cook	Franklin			
Bob Dalley	DeBeque Marshal			b.dalley@debeque.com
Aldis Strautins	NWS		970-243-7407	aldis.strautins@noaa.gov
Richard Rapaport	Parishade Fire		970-220-4232	rrapaport@parishade.com

Troy Ward
Parishade

Appendix E: Data Collection Worksheets

Historic Hazard Event Data Collection Sheet

Worksheet #1

Instructions: Please fill out one sheet for each event with as much detail as possible. Attach supporting documentation, photocopies of newspaper articles or other original sources.

Type of natural hazard event:	
Date of event:	
Description of the nature and magnitude of the event:	
Location (community or description with map):	
Injuries:	
Deaths:	
Property damage:	
Infrastructure damage:	
Business/Economic impact:	
Road/School/Other closures:	
Other damage:	
Total damages:	
Insured losses:	
Fed/State Disaster relief funding (\$):	
Opinion on likelihood of occurring again:	
Source of information:	
Comments:	

Contact Information	
Name of Jurisdiction:	
Submitted By:	
Address:	
Phone:	

Vulnerability Assessment Worksheet #2

Instructions: Please complete to the extent possible the vulnerable buildings, populations, critical facilities and infrastructure for each hazard that affects your jurisdiction. This information will be used to estimate disaster losses, which can then be used to gauge potential benefits of mitigation measures. Attach supporting documentation, photocopies of engineering reports or other sources.

Hazard:

Location and Description of Potential Impact:

Building Inventory:

Residential	Count	Estimated Value
Comments		
Commercial	Count	Estimated Value
Comments		
Industrial	Count	Estimated Value
Comments		
Agricultural	Count	Estimated Value
Comments		
Other (Define, e.g., gov.)	Count	Estimated Value
Comments		

Capabilities Matrix Capabilities Worksheet #3

Local Mitigation Capabilities Tracker for Local and State Plan Updates

Planning and Regulatory	Yes/No
Building Codes	Yes
Building Codes Year	Yes
BCEGS Rating	No
Capital Improvements Program (CIP) or Plan	No
Community Rating System (CRS)	Yes
Community Wildfire Protection Plan (CWPP)	Yes
Comprehensive, Master, or General Plan	Yes
Economic Development Plan	No
Elevation Certificates	No
Erosion/Sediment Control Program	No
Floodplain Management Plan or Ordinance	Yes
Flood Insurance Study	Yes
Growth Management Ordinance	No
Non-Flood Hazard-Specific Ordinance or Plan (e.g.- Steep Slope, Wildfire, Snow Load)	No
NFIP	Yes
Site Plan Review Requirements	Yes
Stormwater Program, Plan, or Ordinance	No
Zoning Ordinance	Yes
Financial	Yes/No
Has community used any of the following to fund mitigation activities:	
- Levy for Specific Purposes with Voter Approval	No
- Utilities Fees	No
- System Development / Impact Development Fee	No
- General Obligation Bonds to Incur Debt	Yes
- Special Tax Bonds to Incur Debt	No
- Withheld Spending in Hazard-Prone Areas	No
- Stormwater Service Fees	No
- Capital Improvement Project Funding	Yes
- Community Development Block Grants	No
- Other	

Administrative and Technical	Yes/No
Emergency Manager	Yes
Floodplain Administrator	Yes
Community Planning:	
- Planner/Engineer (Land Devel)	Yes
- Planner/Engineer/Scientist (Natural Hazards)	Yes
- Engineer/Professional (Construction)	No
- Resiliency Planner	No
- Transportation Planner	No
Building Official	Yes
GIS Specialist and Capability	Partial
Grant Manager, Writer, or Specialist	Yes
Warning Systems/Services:	
- General	Yes
- Flood	Yes
- Wildfire	Yes
- Tornado	No
- Geological Hazards (West Salt Creek Landslide)	Yes
Other	
Education & Outreach	Yes/No
Local Citizen Groups That Communicate Hazard Risks	No
Firewise	No
StormReady	No
Other	

Mitigation Strategy - Identify Mitigation Actions Worksheet #4

Instructions: For each type of loss identified on previous worksheets, determine possible actions. Record information below.

Hazard:

Priority	Possible Actions (include Location)	Sources of Information (include sources you reference and documentation)	Comments (Note any initial issues you may want to discuss or research further)	Planning Reference (Determine into which pre-existing planning suggested projects can be integrated)

Contact Information:

Name of Jurisdiction:

Submitted By:

Address:

Phone:

Mitigation Project Description Worksheet

Worksheet #5

Instructions: Use this guide to record potential mitigation projects (1 or more pages per project) identified during the planning process. Provide as much detail as possible and use additional pages as necessary. These will be collected following HMPC meetings on mitigation goals and measures and included in the plan.

Jurisdiction:

Mitigation Project:

Issue/Background:

Other alternatives:

Responsible Agency:

Priority (High-Medium-Low):

Cost Estimate:

Benefits (Avoided Losses):

Potential Funding:

Schedule:

Worksheet Submitted By:

Name & Title:

Phone:

Address:

Appendix F: Mesa County Hazard Mitigation Planning Committee Members

Bill Barlow	Grand Valley Power
Christmas Wharton	Grand Valley Power
Brian Woods	Clifton Sanitation
Eli Jennings	Clifton Sanitation
Carrie Gudorf	Mesa County (Engineering)
Gus Hendricks	Grand Junction Rural Fire Protection District (Fire Department)
David Reinertsen	Clifton Water
Paula Creasy	Grand Junction Regional Communications Center
William Baker	City of Grand Junction (Police Department)
Trent Prall	City of Grand Junction
Richard Rupp	Town of Palisade (Fire Department)
Dave Krause	City of Fruita (Police Department)
Dave Payne	Ute Water District
Kamie Long	Colorado State Forest Service
Mike Harvey	DeBeque Fire Protection District
Aldis Strautins	National Weather Service
Vincent Burkhardt	Mesa County (Public Health)
Matt Ozanic	Colorado State Patrol
Jeff Colton	National Weather Service
Andy Martsof	Mesa County Office of Emergency Management
Chris Kadel	Mesa County (GIS)
Bob Dalley	Town of DeBeque (Town Marshal)
Frank Cavaliere	Lower Valley Fire Protection District
Ryan Davison	Mesa County (GIS)
Mike Lockwood	Plateau Valley Fire Protection District
Patrick Cole	DeBeque Fire Protection District
Mark Krebs	Colorado National Monument
Eric Paul	Colorado National Monument
Patricia Gavelda	Colorado Division of Homeland Security and Emergency Management
Charles Balke	Clifton Fire Protection District
Joe White	Clifton Fire Protection District
Care' McInnis	Town of DeBeque
Montana Cohn	Mesa County Weed and Pest
Bill Edwards	US Forest Service
Dan Love	Colorado Department of Agriculture
Ed Kline	Colorado Department of Agriculture
Dave Wolny	Colorado Mesa University
Nick Peck	Fruita Police Department
Darren Starr	City of Grand Junction
Janet Hawkinson	Town of Palisade
Troy Ward	Town of Palisade

Melonie Matarozzo Town of Collbran

Appendix G: Public Review and Comment Notice



AD PROOF

This is the proof of your ad scheduled to run in **Grand Junction Daily Sentinel** on the dates indicated below. If changes are needed, please contact us prior to deadline at (970) 242-1313.

Notice ID: 9abRVBdytkk6d0b2jqTF | Proof Updated: Jun. 26, 2020 at 11:40am MDT

FILER	FILING FOR
Andrew Martsof andrew.martsof@mesacounty.us	Self
Columns Wide: 1	Ad Class: Legals
Jul. 1, 2020 - Custom	\$49.00
Subtotal	\$49.00
Tax %	0.00
Processing Fee	\$4.90
Total	\$53.90

NOTICE OF 15 DAY PUBLIC COMMENT PERIOD

The public is advised to take notice of a 15 day public comment period concerning the five year review and update of the Mesa County Hazard Mitigation Plan. The intent of this public comment period is for the public to review, comment, and provide input into the planning process for this plan update. The purpose of Mesa County Hazard Mitigation Plan is to reduce or eliminate long-term risk to people and property from natural hazards. Mesa County originally completed its Hazard Mitigation Plan in 2005. The plan was subsequently updated in 2010 and 2015. This public comment period is to update the 2015 plan. The plan can be viewed, electronically, at the following link: <https://sheriff.mesacounty.us/emergency-management> Public Comments may be submitted to the Mesa County Office of Emergency Management, 215 Rice Street, Grand Junction, CO 81502. Questions and requests for hardcopies may be directed to the Emergency Manager at 970-244-1763. Published: July 1, 2020.

7/22/2020

Mesa County Mail - Fwd: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan - [https://mail.google.com/...](https://mail.google.com/)



Andrew Martsof <andrew.martsof@mesacounty.us>

Fwd: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan

Andrew Martsof <andrew.martsof@mesacounty.us>

Tue, Jun 23, 2020 at 10:30 AM

To: "Bornholdt, Chris" <cbornholdt@garcosheriff.com>, Valerie MacDonald <valerie.macdonald@pitkinsheriff.com>, kstewart@deltacounty.com, Scott Hawkins <shawkins@montrosecounty.net>

Cc: Drew Petersen Cdps <drew.petersen@state.co.us>

FYI colleagues. You are invited to review and provide comments on the 2020 update of Mesa County's Hazard Mitigation Plan.

Andy

[Quoted text hidden]

--

ANDY MARTSOLF, MBA
Emergency Services Director
Mesa County Sheriff's Office
215 Rice Street
Grand Junction, CO 81502
Phone: 970-244-1763
Cell: 970-216-2314
Email: andrew.martsof@mesacounty.us

7/22/2020

Mesa County Mail - Fwd: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan - [https://mail.google.com/...](https://mail.google.com/)



Andrew Martsof <andrew.martsof@mesacounty.us>

Fwd: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan

Megan Terlecky <megan.terlecky@mesacounty.us>
To: Andrew Martsof <andrew.martsof@mesacounty.us>

Tue, Jun 23, 2020 at 9:59 AM

<https://www.mcsoneews.com/2020/06/public-comment-sought-on-mesa-countys.html>

----- Forwarded message -----

From: Mesa County Sheriff's Office <PIO.Sheriff@mesacounty.us>

Date: Tue, Jun 23, 2020 at 9:51 AM

Subject: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan

To: <megan.terlecky@mesacounty.us>

Community information direct from within your local Sheriff's Office.

[View this email in your browser](#)



Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan

The Mesa County Office of Emergency Management is inviting the public to review and comment on the 2020 revision of Mesa County's Multi-Jurisdictional Hazard Mitigation Plan. The public is encouraged to review, comment, and provide input as part of the planning process for this important plan update.

The purpose of Mesa County's Multi-Jurisdictional Hazard Mitigation Plan is to reduce or eliminate long-term risk to people and property from natural hazards. Having a current plan makes participating agencies eligible for Federal Disaster Mitigation grant funds. The Mesa County Hazard Mitigation Plan is reviewed and updated every five years. This public comment period is to update the 2015 plan.

<https://mail.google.com/mail/u/0?ik=70495e5127&view=pt&search=all&permmsgid=msg-f%3A1670306063986725352&simpl=msg-f%3A16703060639...> 1/3

7/22/2020

Mesa County Mail - Fwd: Public comment sought on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan - <https://mail.google.com/...>

The public comment period is now underway. The public is invited to participate in the planning process in two ways:

- Review and comment on Mesa County's Multi-Jurisdictional Hazard Mitigation Plan
 - View online at <https://sheriff.mesacounty.us/emergency-management>
 - View in person at the Mesa County Sheriff's Office located at **215 Rice Street** in Grand Junction.
- Participate in the Public Hazard Perception Survey
 - Available online at bit.ly/Hazard_Survey
 - The public hazard perception survey helps emergency planners understand how hazards are perceived in our community. The information gathered from this survey will be included in the 2020 revision of Mesa County's Multi-Jurisdictional Hazard Mitigation Plan.

Comments may be submitted electronically through the Public Hazard Perception Survey available at bit.ly/Hazard_Survey, or by mail be submitted by mail **215 Rice Street, Grand Junction, CO 81502**.

Questions and requests for hard copies may be directed to the Emergency Manager at (970) 244-1763.

MCSO Blog

Contact us at:

Tel (970) 244-3500
<http://sheriff.mesacounty.us>

PIO Megan Terlecky:

Tel (970) 812-3849
PIO.Sheriff@mesacounty.us

Located at:

215 Rice Street
Grand Junction, CO 81501



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Appendix H: Public Hazard Perception Survey Results.

7/1/2020

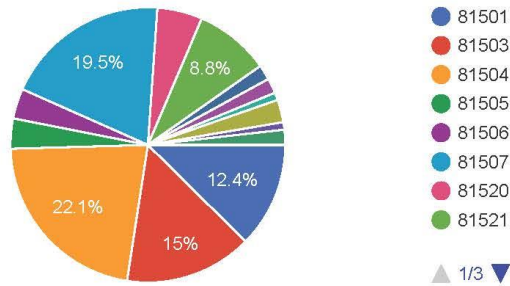
Hazard Perception Survey - <https://docs.google.com/forms/d/1nRfhBSBUwdmAcTa-Jzy4ya2wvXSdrqLW377ZUp4x7V4/viewanalytics>

Hazard Perception Survey

113 responses

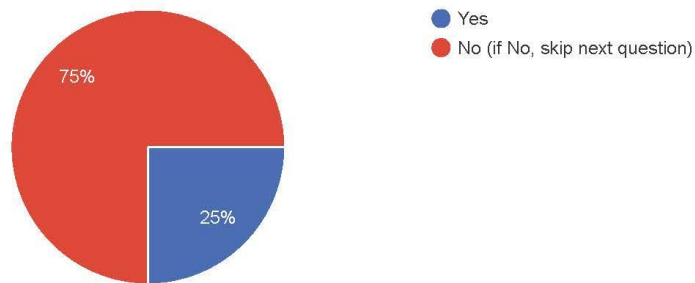
Zip Code of household

113 responses



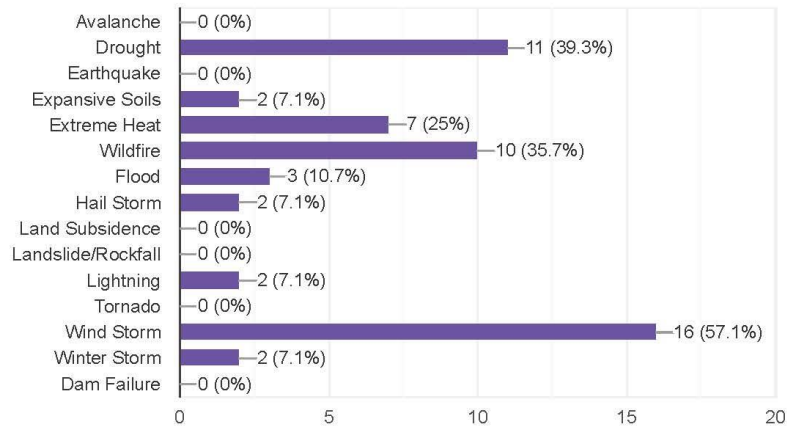
During the past five years in Mesa County, have you or someone in your household been directly impacted by a natural hazard such as wildfire, flooding, severe weather, etc?

112 responses

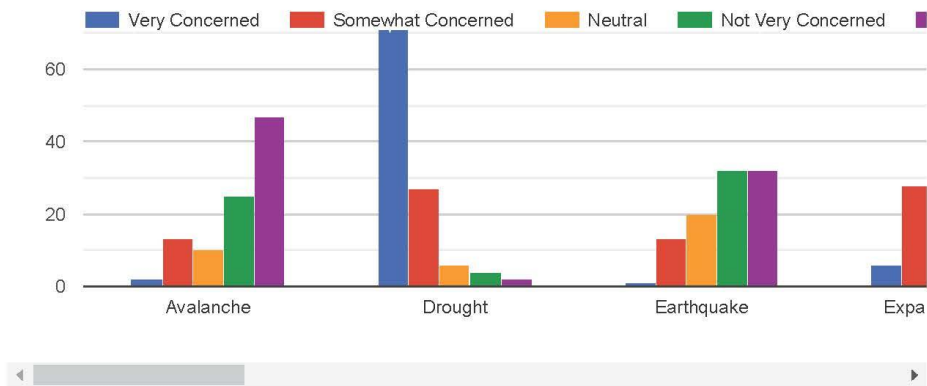


If Yes, which of these hazards have you or someone in your household experienced in Mesa County during the last five years? (check all that apply)

28 responses



How concerned are you with the following natural hazards affecting Mesa County?



Other hazard not listed

16 responses

Resident fires, fireworks

Virus carrying insects, pollution from neighboring states, smoke from Western Wildfires, pesticide oversprays

Virus/health hazard

Dead trees in valley

Too much government interference.

Social Uprising

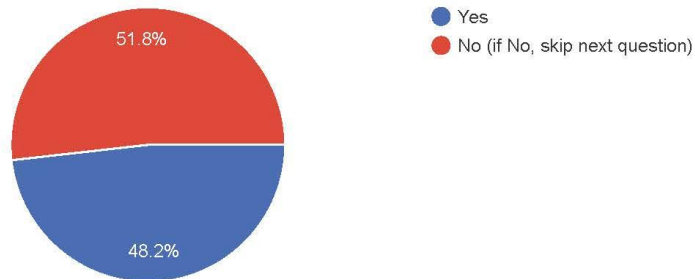
Fireworks

Things like this Covid, hazard material fallout

PANDEMIC

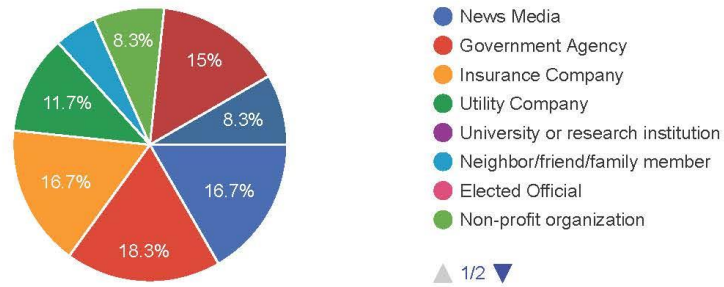
Have you ever received information about how to make your household and home safer from natural disasters?

112 responses



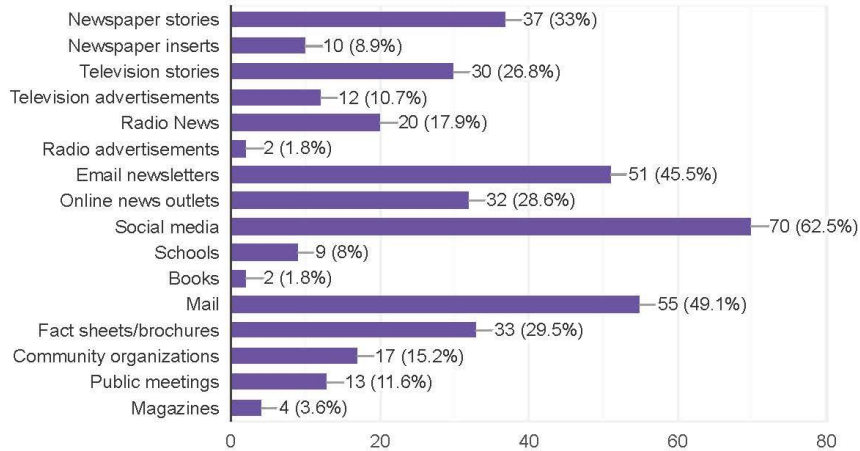
From whom did you last receive information about how to make your household and home safer from natural disasters (mark only one)

60 responses



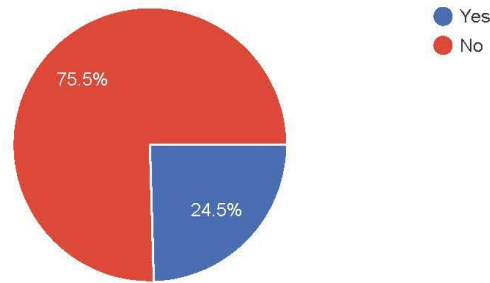
What is the most effective ways for you to receive information about how to make your household and home safer from natural disasters? (select no more than 5)

112 responses

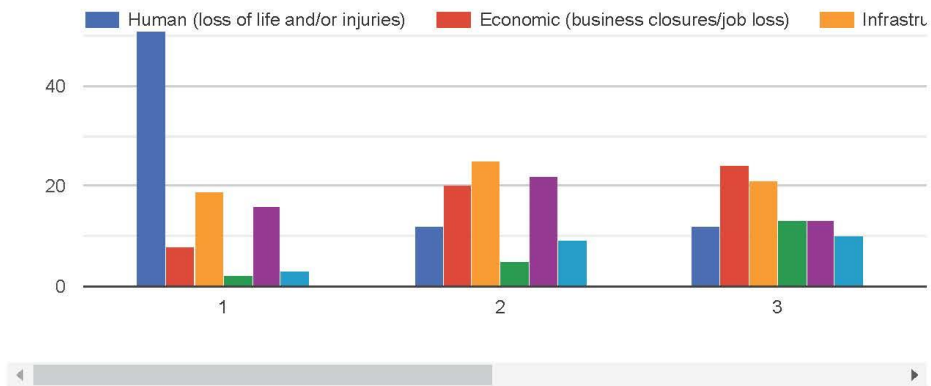


Prior to this survey, were you aware of the Mesa County Hazard Mitigation Plan?

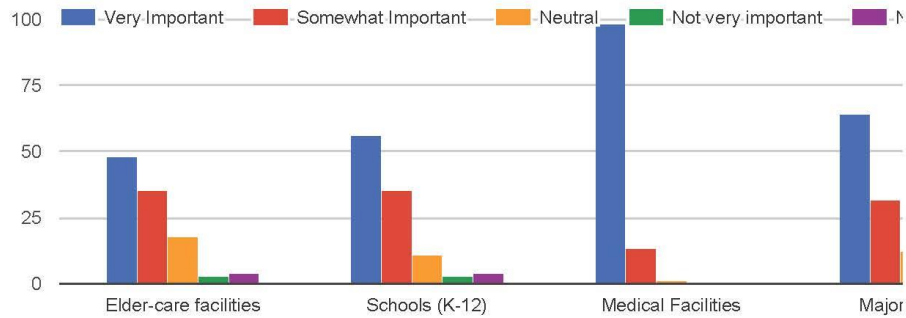
110 responses



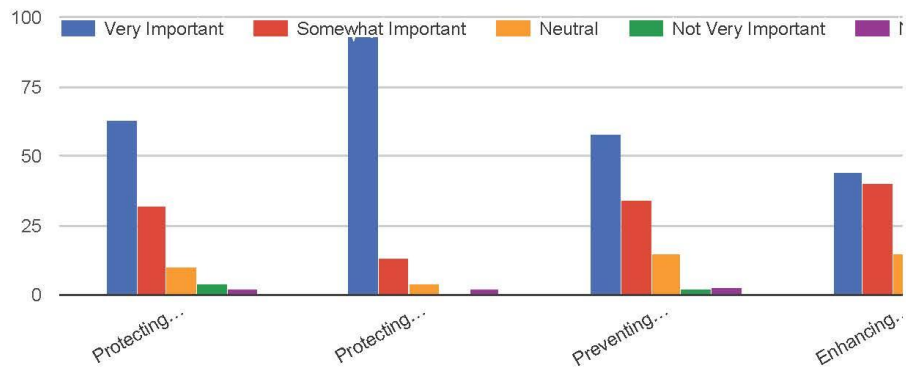
Which of the following categories are most susceptible to the impacts caused by natural hazards? (please rank the community assets in order of vulnerability with 1 being the most vulnerable and 6 being the least vulnerable)



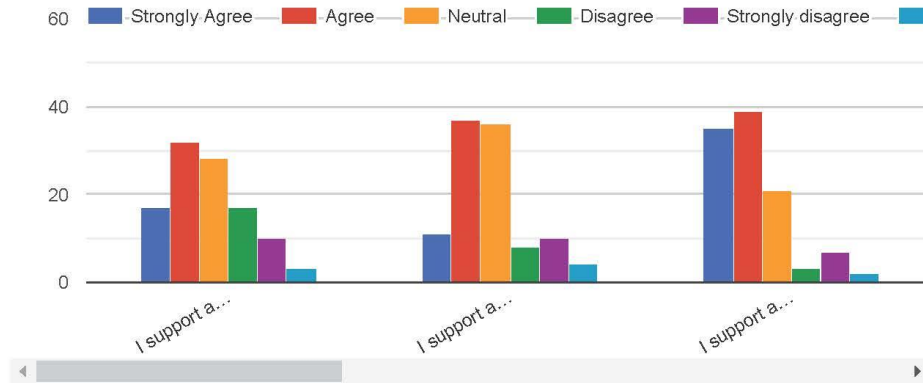
What types of community assets are most important to you (check the corresponding circle for each asset)



Natural hazards can have a significant impact on a community, but planning for these events can help lessen the impacts. The following statements will help determine citizen priorities regarding planning for natural hazards in Mesa County. Please tell us how important each one is to you.



A number of activities can reduce your community's risk from natural hazards. Please check the box that best represents your opinion of the best ways to reduce the risk and loss associated with natural disasters.



Please feel free to provide any additional comments in the space provided:

18 responses

I am one of many who would welcome help clearing brush to prevent wildfires near my home but lack the resources to be able to do it myself. I don't know if the county would be able to help with that but it seems to be a predominant issue. Utilities do some trimming around power lines but the overgrowth seems more than they can do. Programs to help seniors or low income property owners would be welcome- not regulations they cannot meet, but actual help.

It's vital to prevent building homes in high-hazard areas. If someone does insist on building, their insurance rates should be sky-high and not subsidized by properties not at risk.

Selling OR using fireworks should be outlawed and have a stiff fine. Only at Suplizio Field, etc.

People should be insured for and responsible for their own risks as well as pay damages when they inflict upon others. Like the kids shooting propane canisters and starting a fire. They or their parents should pay for the helicopter....not tax dollars!!

I think that Mesa County left out a major player in disaster relief, search and rescue /

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**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. _____-20**

**A RESOLUTION ADOPTING THE 2020 MESA COUNTY, COLORADO
HAZARD MITIGATION PLAN**

RECITALS.

The City of Grand Junction recognizes the threat that natural hazards pose to people and property within our community and it is imperative that undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences. The adoption of the Mesa County Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post- disaster mitigation grant programs if the City is participating in mitigation projects.

The Colorado Division of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII, officials have reviewed the 2020 Mesa County Hazard Mitigation Plan and have approved said plan as meeting the requirements of 44 C.F.R. 201.6. City of Grand Junction staff fully participated in the mitigation planning process to prepare the 2020 Mesa County Hazard Mitigation Plan and recommends approval by the City of Grand Junction.

NOW THEREFORE, BE IT RESOLVED THAT the City of Grand Junction hereby adopts the 2020 Mesa County Hazard Mitigation Plan as the multi-hazard mitigation plan for the City of Grand Junction.

Dated this 7th day of October 2020.

Duke Wortmann
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: October 7, 2020
Presented By: Trent Prall, Public Works Director
Department: Public Works - Engineering
Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-20

RECOMMENDATION:

Conduct a Public Hearing and Adopt Proposed Assessing Ordinance on Second Reading for Alley Improvement District ST-20.

EXECUTIVE SUMMARY:

Alley Improvement Districts are formed in partnership with property owners after a majority of owners petition the City for the district and corresponding alley improvements. The cost is then shared between the property owners and the City.

The alley running East to West from 10th to 11th Street, between Pitkin Avenue and Ute Avenue has been improved under this structure. The ordinance approves the assessable costs to the property owners and real property.

BACKGROUND OR DETAILED INFORMATION:

People's Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. Council may also establish assessment rates by resolution. Assessment rates for alleys are based on percentages of total assessable costs the City will contribute for three property uses: 85% per abutting foot for residential single-family uses, 75% per abutting foot for residential multi-family uses, and 50% per abutting foot for non-residential uses. A summary of the process that follows submittal of the petition

is provided below.

Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ Council conducts a public hearing and passes a Resolution creating the Improvement District. The public hearing is for questions regarding validity of the submitted petitions.
3. √ Construction contract is awarded.
4. √ Construction.
5. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
6. √ Council passes a Resolution approving and accepting the improvements, gives notice of a public hearing concerning a proposed Assessing Ordinance, and conducts a first reading of a proposed Assessing Ordinance.
7. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
8. The adopted Ordinance is published.
9. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

FISCAL IMPACT:

Expenses for this project are shared by the property owners and the City. The total cost of the project was \$102,778, with the owner's share being \$42,719.50 (41.6%) and the City's \$60,058.50 (58.4%) which is in the 2020 Budget for the .75% Sales Tax Capital Improvement Fund.

The assessment of the property owners share can be paid in a lump sum or through annual installments for a ten year period, at 6% simple interest per year which is billed and collected through the Mesa County Treasurer's Office on the property tax notice.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4957, an Ordinance approving the assessable cost of the improvements made in and for Alley Improvement District ST-20.

Attachments

1. 2020 Alley Improvement District Summary
2. 2020 Alley Improvement District Map
3. 2020 Alley Improvement District Assessing Ordinance



SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 10TH STREET TO 11TH STREET PITKIN AVENUE TO UTE AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
John O. Spendrup Estate	50	32.12	1,606.00
** Bill J. Sparks	50	19.27	963.50
Carmen Cabrerra	50	32.12	1,606.00
** George E. & Debra L. Preuss	50	64.24	<u>3,212.00</u>
** US Housing Assistance, LLC	50	32.12	1,606.00
** Joshua J. Ketellapper	50	32.12	1,606.00
** The Ramstetter Family Trust	50	64.24	3,212.00
Emery Telecommunications & Video, Inc.	50	64.24	3,212.00
** George E. & Debra L. Preuss	250	64.24	16,060.00
** The Ramstetter Family Trust	100	64.24	6,424.00
** Desert Auto LLC	50	64.24	<u>3,212.00</u>
ASSESSABLE FOOTAGE	TOTAL	800	42,719.50

** indicates owners in favor of the district are 8/11, or 73%, and comprise 81% of the assessable footage

Cost to Construct	\$ 102,778.00
Absolute Cost to Owners	<u>\$ 42,719.50</u>
Cost to City	\$ 60,058.50

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 6% per annum on the declining balance.

PROPOSED ALLEY IMPROVEMENT DISTRICT
10TH STREET TO 11TH STREET
PITKIN AVENUE TO UTE AVENUE





ORDINANCE NO. ____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-20, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT.

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement District No. ST-20, in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement District No. ST-20, and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Alley Improvement District No. ST-20, in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on September 4, 2020, and the last publication thereof appearing on September 6, 2020); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained

in that certain Notice to property owners in Alley Improvement District No. ST-20, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Alley Improvement District No. ST-20, be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$102,778.00; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

ALLEY 10TH STREET TO 11TH STREET, PITKIN AVENUE TO UTE AVENUE		
TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-144-35-001	Lots 1 & 2, Block 134, City of Grand Junction	\$ 1,606.00
2945-144-35-002	Lots 3 & 4, Block 134, City of Grand Junction	\$ 1,606.00
2945-144-35-003	Lots 5 & 6, Block 134, City of Grand Junction	\$ 963.50
2945-144-35-004	Lots 7 & 8, Block 134, City of Grand Junction	\$ 3,212.00
2945-144-35-005	Lots 9 & 10, Block 134, City of Grand Junction	\$ 1,606.00
2945-144-35-006	Lots 11 & 12, Block 134, City of Grand Junction	\$ 1,606.00
2945-144-35-007	Lots 13 & 14, Block 134, City of Grand Junction	\$ 3,212.00
2945-144-35-008	Lots 15 & 16, Block 134, City of Grand Junction	\$ 3,212.00
2945-144-50-001	Lot 1, Preuss Subdivision	\$ 16,060.00
2945-144-35-013	Lots 27 through 30, inclusive, Block 134, City of Grand Junction	\$ 6,424.00
2945-144-35-009	Lots 31 & 32, Block 134, City of Grand Junction	\$ 3,212.00

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and

to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 6 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 6 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement District No. ST-20, shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement District No. ST-20, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

Introduced on First Reading this _____ day of _____, 2020.

Passed and Adopted on the _____ day of _____, 2020

Attest:

City Clerk

President of the Council



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: October 7, 2020

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

A Resolution to Authorize \$7 Million Loan Contract with the Colorado Water Conservation Board for the Purdy Mesa Flowline Replacement Project

RECOMMENDATION:

Staff recommends approval of a Resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of \$7,070,000.00 for the construction of the Purdy Mesa Flowline Replacement Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

EXECUTIVE SUMMARY:

A Resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board (CWCB) for a loan in the amount of \$7,070,000.00 for the construction of the Purdy Mesa Flowline Replacement Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

BACKGROUND OR DETAILED INFORMATION:

The Purdy Mesa Flowline is a water supply pipeline of approximately 17.5 miles between the City's watershed on the Grand Mesa and the City's Water Treatment Plant in Orchard Mesa. It is the primary structure that conveys raw water from the Juniata Reservoir to the water treatment plant. The Purdy Mesa Flow Line was originally constructed in 1955 of 18-inch and 20-inch diameter steel pipe. Steel pipe is subject to

corrosion and water line breaks, particularly in corrosive soils like we have in the vicinity of the Purdy Mesa Flow Line. The average useful life of steel water pipelines is 50 years and the Purdy Mesa Flow Line has exceeded its useful life. While portions of the flow line were lined with mortar in 1968 to extend the service life, the exterior of the pipeline is still subject to corrosion which can lead to waterline breaks.

Replacing the steel pipeline with PVC will provide a life expectancy of 100 years. In 2001, the City began replacing segments of the Purdy Mesa Flow with PVC pipe and completed a 6.1-mile segment. Another 3.7 miles were replaced in 2009 and 1.25 miles in 2019.

City staff began design to replace the remaining 6.5 miles of the Purdy Mesa Flow Line in 2020 with anticipated construction in 2021. Based upon the 30 percent design, the Engineer's estimate of probable construction costs is \$7,000,000. In addition to the pipeline, project costs include a pressure control tank which is necessary to alleviate a hydraulic bottleneck that causes air entrainment in the water and limits the flow capacity of the flow line. Replacement of the flow line and the addition of the pressure control tank will increase the level of service to deliver 9.8 million gallons of water per day to the water treatment plant. The existing pipeline is currently limited to 7 million gallons per day.

Typically, the Water Enterprise will borrow funds to pay for larger capital projects and pay back the loan overtime with revenue generated by water service charges. The Colorado Water Conservation Board (CWCB) Water Project Loan Program provides low-interest loans for municipal water supply projects. The current interest rate for low-income (for which Grand Junction qualifies) municipal loans is 1.5% for a 20-year term.

CWCB approved the loan at its September 16th board meeting. A City Council resolution is required by the terms of the loan contract. The resolution will authorize the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of \$7,070,000.00 for the construction of the Purdy Mesa Flowline Replacement Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

FISCAL IMPACT:

The City has four existing loans that requires debt service from the Water Enterprise Fund revenues; three from the Colorado Water Resources and Power Development Authority and one with CWCB. Total outstanding debt is \$4.95 million and annual debt service is \$656,000. The current average monthly water bill is \$22.65 and rates have been steady in recent years. Staff anticipates that rates will need to be increased by 2 to 5 percent per year in order to fund this project and several other capital improvements over the next ten years. Security for this loan will be a pledge of

Water Enterprise revenues.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 62-20, a resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of \$7,070,000.00 for the construction of the Purdy Mesa Flowline Replacement Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

Attachments

1. Contract
2. Resolution

**STATE OF COLORADO
INTERGOVERNMENTAL LOAN CONTRACT
COVER PAGE**

State Agency Colorado Department of Natural Resources Colorado Water Conservation Board (CWCB) 1313 Sherman St, Room 718 Denver, CO 80203	Loan Contract Number CMS 164192 CT2021-2857		
Borrower's Name and Address City of Grand Junction Acting by and through the water activity enterprise Entity type Governmental	Loan Contract Project Performance Beginning Date The Loan Effective Date Loan Contract Project Performance End Date Four (4) years from the Project Performance Beginning Date or upon the Project Performance End Date stated within CWCB's "Notice of Project Substantial Completion."		
Base Loan Amount (Amount in CORE) \$7,000,000.00 One Percent (1%) Loan Origination Fee \$70,000.00 Total Loan Amount (Includes One Percent (1%) Origination Fee) \$7,070,000.00	Loan Effective Date The date the State Controller or an authorized delegate signs this Loan Contract Loan Contract Terms 1.50% for 20 years		
Project Name Purdy Mesa Flowline Replacement Project	Contract Authority Authority to enter into this Contract exists in §37-60-119 (2), C.R.S., §37-60-120, C.R.S., and §37-60-121, C.R.S.		
Contract Purpose The purpose of the Project is ensure the City's continued ability to supply water to their customers by maintaining operation of the Purdy Mesa Flowline.			
Appendices and Order of Precedence The following Appendices are included with this Contract: <ol style="list-style-type: none"> 1. Appendix 1, Project Summary 2. Appendix 2, Sample Option Letter 3. Appendix 3, Promissory Note 4. Appendix 4, Resolutions or Ordinance 5. Appendix 5, Security Agreement In the event of a conflict or inconsistency between this Contract and any Appendices such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority: <ol style="list-style-type: none"> 1. Colorado Special Provisions in §24 of the main body of this Contract. 2. The provisions of the other sections of the main body of this Contract. 3. Appendix 3, Promissory Note 4. Appendix 5, Security Agreement 5. All other Appendices 			
Principal Representatives <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> For the State: Cole Bedford, Project Manager Colorado Water Conservation Board 1313 Sherman St., Room 718 Denver, CO 80203 cole.bedford@state.co.us 303-866-3441 ext. 3234 </td> <td style="width: 50%; border: none;"> For Borrower: Randi Kim, Utilities Director City of Grand Junction 250 N. Fifth Street Grand Junction, CO 81501 randik@gjcity.org 970-244-1429 </td> </tr> </table>		For the State: Cole Bedford, Project Manager Colorado Water Conservation Board 1313 Sherman St., Room 718 Denver, CO 80203 cole.bedford@state.co.us 303-866-3441 ext. 3234	For Borrower: Randi Kim, Utilities Director City of Grand Junction 250 N. Fifth Street Grand Junction, CO 81501 randik@gjcity.org 970-244-1429
For the State: Cole Bedford, Project Manager Colorado Water Conservation Board 1313 Sherman St., Room 718 Denver, CO 80203 cole.bedford@state.co.us 303-866-3441 ext. 3234	For Borrower: Randi Kim, Utilities Director City of Grand Junction 250 N. Fifth Street Grand Junction, CO 81501 randik@gjcity.org 970-244-1429		

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

Each person signing this Contract represents and warrants that the signer is duly authorized to execute this Contract and to bind the Party authorizing such signature.

<p>BORROWER City of Grand Junction, Acting by and through the water activity enterprise</p> <p>By: _____ (Signature)</p> <p>Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>STATE OF COLORADO Jared Polis, Governor Colorado Department of Natural Resources Dan Gibbs, Executive Director Colorado Water Conservation Board (CWCB)</p> <p>By: _____ (Signature)</p> <p>Name: Kirk Russell, P.E., Section Chief</p> <p>Date: _____</p>
<p>ATTEST:</p> <p>By: _____ (Signature)</p> <p>Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>LEGAL REVIEW Phil Weiser, Attorney General</p> <p>By: _____ N/A Assistant Attorney General</p> <p>Date: _____</p>
<p>In accordance with §24-30-202, C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.</p> <p>STATE CONTROLLER Robert Jaros, CPA, MBA, JD</p> <p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Effective Date: _____</p>	

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1. PARTIES

This Contract is entered into by and between Borrower named on the Cover Page for this Contract (the “Borrower” or “CCWCD”), and the STATE OF COLORADO acting by and through the State agency named on the Cover Page for this Contract (the “State” or ”CWCB”). Borrower and the State agree to the terms and conditions in this Contract.

2. TERM AND EFFECTIVE DATE

A. Loan Effective Date

The Loan Effective Date means the date on which this Contract is approved and signed by the Colorado State Controller or designee, as shown on the signature page for this Contract. This Contract shall not be valid or enforceable until the Loan Effective Date. The State shall not be bound by any provision of this Contract before the Loan Effective Date, and

shall have no obligation to pay the Borrower for any expense incurred before the Loan Effective Date or after the expiration or sooner termination of this Contract.

B. Project Term

The Parties' respective performances, of the Project, under this Contract shall commence on the Contract Project Performance Beginning Date shown on the Cover Page for this Contract and shall terminate on the Loan Contract Project Performance End Date shown on the Cover Page for this Contract unless sooner terminated or further extended in accordance with the terms of this Contract. **This Project Term does not include the full repayment period for the Loan or this Contract.**

C. Loan Expiration Date

The loan expiration date is the date on which this Contract expires. The loan expiration date is when the *full repayment period for the loan ends*.

D. Project Extension Term - State's Option

The State, at its discretion, shall have the option to extend the Project Performance End Date under this Contract under the same terms specified in the Contract (each such period a "Project Extension Term"). In order to exercise this option, the Borrower shall provide written justification to CWCB and CWCB will provide written authorization for the Project Extension Term.

E. Early Termination in the Public Interest

The State is entering into this Contract to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Contract ceases to further the public interest of the State, the State, in its discretion, may terminate this Contract in whole or in part. A determination that this Contract should be terminated in the public interest shall not be equivalent to a State right to terminate for convenience. This subsection shall not apply to a termination of this Contract by the State for breach by Borrower, which shall be governed by **§18**.

i. Method and Content

The State shall notify Borrower of such termination in accordance with **§21**. The notice shall specify the effective date of the termination and whether it affects all or a portion of this Contract, and shall include, to the extent practicable, the public interest justification for the termination.

ii. Obligations and Rights

Upon receipt of a termination notice for termination in the public interest, Borrower shall be subject to the rights and obligations set forth in **§20**.

iii. Payments

If the State terminates this Contract in the public interest, the State shall pay Borrower an amount equal to the percentage of the total reimbursement payable under this Contract that corresponds to the percentage of Work satisfactorily completed and accepted, as determined by the State, less payments previously made.

3. DEFINITIONS

The following terms shall be construed and interpreted as follows:

- A. **“Base Loan Amount”** means the amount disbursed to the Borrower, which does not include the one percent (1%) Loan Origination Fee.
- B. **“Breach of Contract”** means the failure of a Party to perform any of its obligations in accordance with this Contract, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against Borrower, or the appointment of a receiver or similar officer for Borrower or any of its property, which is not vacated or fully stayed within 30 days after the institution of such proceeding, shall also constitute a breach. If Borrower is debarred or suspended under §24-109-105, C.R.S. at any time during the term of this Contract, then such debarment or suspension shall constitute a breach.
- C. **“Business Day”** means any day other than Saturday, Sunday, or a Legal Holiday as listed in §24-11-101(1), C.R.S.
- D. **“Contract”** means this agreement, including all attached Appendices, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future modifications thereto.
- E. **“Contract Funds”** means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Contract.
- F. **“CORA”** means the Colorado Open Records Act, §§24-72-200.1, *et. seq.*, C.R.S.
- G. **“Incident”** means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or destruction of any communications or information resources of the State, which are included as part of the Work, as described in §§24-37.5-401, *et. seq.*, C.R.S. Incidents include, without limitation, (i) successful attempts to gain unauthorized access to a State system or State Information regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State’s knowledge, instruction, or consent.
- H. **“Loan Effective Date”** means the date on which this Contract is approved and signed by the Colorado State Controller or designee, as shown on the Signature Page for this Contract.
- I. **“Loan Origination Fee”** means CWCB’s Origination Fee of one percent (1%), added to the Base Loan Amount in accordance with CWCB Policy No. 16, resulting in the Total Loan Amount shown on the Cover page of this Contract.
- J. **“Parity Indebtedness”** means any existing parity debt and additional indebtedness that may be secured in the future.
- K. **“Party”** means the State or Borrower, and **“Parties”** means both the State and Borrower.
- L. **“Pledged Revenues”** means the revenues that consist solely of the Borrower’s revenues pledged for repayment of this loan, as defined in the Resolution and set forth in the Security Agreement.

- M. **“Project Extension Terms-State Option”** means the time period defined in §2.D.
- N. **“Project Term”** means the time period defined in §2.B.
- O. **“Promissory Note”** means the document issued to secure repayment of this loan.
- P. **“Resolution” or “Ordinance”** means the Borrower’s written authority to enter into this Contract.
- Q. **“Security Agreement”** means the document that provides a security interest in a specified revenue pledged to repay this loan.
- R. **“State Confidential Information”** means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, PHI, PCI, Tax Information, CJI, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Borrower which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Borrower without restrictions at the time of its disclosure to Borrower; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Borrower to the State; (iv) is disclosed to Borrower, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.
- S. **“State Fiscal Rules”** means that fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a), C.R.S.
- T. **“State Fiscal Year”** means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.
- U. **“State Records”** means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.
- V. **“Total Loan Amount”** means the total of the Base Loan Amount plus the Origination fee of one percent (1%).

Any other term used in this Contract that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

4. AMENDMENTS AND OPTION LETTERS

In the event that the Borrower does not use the full amount authorized, the Parties shall amend this Contract or the State may exercise an Option Letter (attached as Appendix 2) and incorporated herein, to decrease the Total Loan Amount including an adjustment of the Origination Fee to reflect 1% of the actual amount disbursed to the Borrower. An amendment to this Contract shall be executed for the following changes including, but not limited to, a change in Pledged Revenues, an increase in Total Loan Amount, and a decrease in Total Loan Amount with a change in the annual loan payment. Additionally, upon substantial completion of the Project, the following applies:

- A. **Upon substantial completion of the Project** with a decrease in the Total Loan Amount and if the Borrower requests a change in the annual loan payment; the Parties may amend this Contract to modify the annual loan payment accordingly.

- B. **Upon substantial completion of the Project** with a decrease in the Total Loan Amount but no change in the annual payment, which then results in a shortened term of the loan, the State may exercise an option and shall provide written notice to the Borrower in form substantially equivalent to Appendix 2 to decrease the term of the loan. If exercised, the provisions of the Option Letter and supporting documentation shall become part of and be incorporated into this Contract for the total duration of this Contract.

5. CONTRACT AMENDMENT SERVICE FEES

Under certain circumstances, the Borrower may be assessed a service fee for amending the Contract.

- A. A service fee may be imposed on the Borrower for amendments processed for the benefit of the Borrower and necessary for the Borrower's course of business but not necessary for the CWCB, including, but not limited to, a change in the Borrower's name, assignment of Contract, substitution of Pledged Revenues, loan payment deferrals in excess of three (3) per loan, and loan consolidation. Amendments in the course of CWCB business will be processed at no additional charge to the Borrower.
- B. The amount charged shall be in accordance with the service fee rate structure set forth in the CWCB Loan Service Charge Policy in effect at the time the Borrower shall request an amendment. The current service fee for an amendment is one thousand and no/100 dollars (\$1,000).
- C. The Borrower shall remit the service fee to the CWCB prior to initiation of the amendment. Any service fee remitted to the CWCB cannot be refunded.

6. PROMISSORY NOTE PROVISIONS

The Promissory Note shall identify the Total Loan Amount. The CWCB agrees to loan to the Borrower an amount not to exceed the Total Loan Amount and the Borrower agrees to repay the loan in accordance with the terms as set forth in the Promissory Note, (attached as Appendix 3) and incorporated herein.

7. INTEREST PRIOR TO PROJECT COMPLETION

For all loan funds disbursed by the CWCB to the Borrower prior to the Contract Project Performance End Date, interest shall accrue on the disbursed funds at the rate set by the CWCB for this loan. The CWCB shall calculate the amount of the interest that accrued prior to the Project's substantial completion (as determined by the CWCB) and notify the Borrower of such amount. The Borrower shall repay that amount to the CWCB either (1) within thirty (30) days from the date of notification from the CWCB, (2) at the CWCB's discretion, said interest shall be deducted from the final disbursement of loan funds that the CWCB makes to the Borrower, or (3) at the CWCB's discretion, said interest shall be rolled into the Total Loan Amount due.

8. RETURN OF UNUSED LOAN FUNDS

Any loan funds disbursed but not expended for the Project in accordance with the terms of this Contract shall be remitted to the CWCB within thirty (30) calendar days from notification from the CWCB of either (1) completion of the Project or (2) determination by the CWCB that the Project

will not be completed. Any such loan funds so remitted to CWCB shall be applied to the principal payment of amounts due on the Loan.

9. BORROWER'S AUTHORITY TO CONTRACT

The Borrower warrants that it has full power and authority to enter into this Loan Contract. The execution and delivery of this Contract and the performance and observation of its terms, conditions and obligations have been duly authorized by all necessary actions of the Borrower. The Borrower's Authorizing Resolution(s) or Ordinance (attached as Appendix 4) and incorporated herein, include the authority to enter into this Loan Contract.

10. BOND COUNSEL'S OPINION LETTER

Prior to the final execution of this Contract the Borrower shall submit to the CWCB a letter from its bond counsel stating that it is the attorney's opinion that:

- A. The Contract has been duly executed by officers of the Borrower who are duly elected or appointed and are authorized to execute the Contract and to bind the Borrower; and
- B. The Resolutions (or Ordinances) of the Borrower authorizing the execution and delivery of the Contract were duly adopted by the governing bodies of the Borrower; and
- C. There are no provisions in the Borrower's articles of incorporation or bylaws or any state or local law that prevent this Contract from binding the Borrower; and
- D. The Contract will be valid and binding against the Borrower if entered into by the CWCB subject to typical limitations related to bankruptcy, police power and creditor's rights generally.
- E. The Borrower was formed as a water authority (or water conservancy district) pursuant to the provisions of C.R.S. 37-45.1-101, et. seq., and is operated as a water activity enterprise pursuant to the provisions of C.R.S. 37-45.1-101, et. seq., and is a government-owned business authorized to issue its own revenue bonds and receiving fewer than 10% of annual revenue in grants from all Colorado state and local governments combined within the meaning of Article X, Section 20 of the Colorado Constitution.

11. PLEDGE OF REVENUES

The Borrower irrevocably (but not exclusively) pledges to the CWCB, for the purpose of repaying the Total Loan Amount, the Pledged Revenues, in such amount as is necessary to make each annual payment due under this Contract. Such pledge of the Pledged Revenues is on parity with the debt identified in Section 5 of Appendix 1 (Schedule of Existing Debt) and any additional indebtedness that may be secured by the Pledged Revenues in the future that is incurred in accordance with Section 11.E., hereof, and together with the Existing Parity Debt, shall be the Borrower's "Parity Indebtedness."

- A. **Segregation of Pledged Revenues.** The Pledged Revenues shall be accounted for and maintained in an account separate from other Borrower revenues at all times. The Pledged Revenues shall be used first to pay debt service on the Total Loan Amount and all other Parity Indebtedness on an equal basis and thereafter may be used for any and all other expenses.
- B. **Establish Security Interest.** The Borrower has duly executed a Security Agreement, (attached as Appendix 5) and incorporated herein, to provide a security interest to the CWCB in the Pledged Revenues. The lien of this Contract on the Pledged Revenues shall have

priority over all other competing claims with respect to the Pledged Revenues, except for the parity lien on the Pledged Revenues of any Parity Indebtedness.

- C. **Assessment Covenant.** Pursuant to its statutory authority and as permitted by law, the Borrower shall take all necessary actions consistent therewith during the term of this Contract to establish, levy and collect rates, charges and fees as described in Appendix 5, in amounts sufficient to pay this loan as required by the terms of this Contract and the Promissory Note, to cover all expenditures for operation and maintenance and emergency repair services, and to maintain adequate debt service reserves.
- D. **Debt Service Reserve Account or Fund.** To establish and maintain the debt service reserve account or fund, the Borrower shall deposit an amount equal to one-tenth (0.1) of an annual payment into its debt service reserve account or fund on the due date of its first annual loan payment and annually thereafter for the first ten years of repayment of this loan. In the event that the Borrower applies funds from this account to repayment of the loan, the Borrower shall replenish the account within ninety (90) days of withdrawal of the funds. The debt service reserve account or fund requirement is in effect until the loan is paid in full.
- E. **Additional Debts or Bonds.** The Borrower shall not issue any indebtedness payable from the Pledged Revenues or have a lien thereon which is superior to the lien of this loan. The Borrower may issue parity debt only with the prior written approval of the CWCB, provided that:
- i. The Borrower is currently and at the time of the issuance of the parity debt in substantial compliance with all of the obligations of this Contract, including, but not limited to, being current on the annual payments due under this Contract.
 - ii. The Borrower provides to the CWCB a Parity Certificate from an independent certified public accountant certifying that, based on an analysis of the Borrower's revenues, for twelve (12) consecutive months out of the eighteen (18) months immediately preceding the date of issuance of such parity debt, the Borrower's revenues are sufficient to pay its annual operating and maintenance expenses, annual debt service on all outstanding indebtedness having a lien on the Pledged Revenues, including this loan, and the annual debt service on the proposed indebtedness to be issued. The analysis of revenues shall be based on the Borrower's current rate structure or the rate structure most recently adopted. No more than ten percent (10%) of total revenues may originate from tap and/or connection fees;
 - iii. The Borrower acknowledges and understands that any request for approval of the issuance of additional debt must be reviewed and approved by the CWCB prior to the issuance of any additional debt.
- F. **Annual Statement of Debt Coverage.** Each year during the term of this Contract, the Borrower shall promptly submit, to CWCB, a copy of the annual audit report of an audit performed on Borrower's records that relates to this Contract or the Project.
- G. **Pledged Revenues During Loan Repayment.** The Borrower shall not sell, convey, assign, grant, transfer, mortgage, pledge, encumber, or otherwise dispose of the Pledged Revenues, so long as any of the principal, accrued interest, and late charges, if any, on this loan remain unpaid, without the prior written concurrence of the CWCB.

12. RELEASE AFTER LOAN IS REPAID

Upon complete repayment to the CWCB of the entire principal, all accrued interest, and late charges, if any, as specified in the Promissory Note, the CWCB agrees to release and terminate any and all of the CWCB's right, title, and interest in and to the Pledged Revenues.

13. WARRANTIES

- A. The Borrower warrants that, by acceptance of the loan under this Contract and by its representations herein, the Borrower shall be estopped from asserting for any reason that it is not authorized or obligated to repay the loan to the CWCB as required by this Contract.
- B. The Borrower warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Borrower, to solicit or secure this Contract and has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this Contract.
- C. The Borrower warrants that the Pledged Revenues for this loan are not encumbered by any other deeds of trust or liens of any party other than the CWCB or in any other manner, except for the Existing Parity Indebtedness which sets forth the position of the lien created by this Contract in relation to any existing lien(s). Documentation establishing the relative priorities of said liens, if necessary, is attached to the Project Summary and incorporated herein.

14. OPERATION OF PROJECT

The Borrower shall, without expense or legal liability to the CWCB, manage, operate, and maintain the Project continuously in an efficient and economical manner.

15. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Confidentiality

Borrower shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Borrower shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Contract, permitted by law or approved in Writing by the State. Borrower shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. If Borrower or any of its Subcontractors will or may receive the following types of data, Borrower or its Subcontractors shall provide for the security of such data according to the following: **(i)** the most recently promulgated IRS Publication 1075 for all Tax Information and in accordance with the Safeguarding Requirements for Federal Tax Information attached to this Contract as an Exhibit, if applicable, **(ii)** the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, **(iii)** the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and **(iv)** the federal Health Insurance Portability and Accountability Act for all PHI and the HIPAA Business Associate Agreement attached to this Contract, if applicable. Borrower shall

immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Borrower may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Contract. Borrower shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Contract, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Borrower shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions.

C. Use, Security, and Retention

Borrower shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Borrower shall provide the State with access, subject to Borrower's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Contract, Borrower shall return State Records provided to Borrower or destroy such State Records and certify to the State that it has done so, as directed by the State. If Borrower is prevented by law or regulation from returning or destroying State Confidential Information, Borrower warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Borrower becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Borrower can establish that none of Borrower or any of its agents, employees, assigns or Subcontractors are the cause or source of the Incident, Borrower shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Borrower shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may, in its sole discretion and at Borrower's sole expense, require Borrower to engage the services of an independent, qualified, State-approved third party to conduct a security audit. Borrower shall provide the State with the results of such audit and evidence of Borrower's planned remediation in response to any negative findings.

E. Data Protection and Handling

Borrower shall ensure that all State Records and Work Product in the possession of Borrower or any Subcontractors are protected and handled in accordance with the requirements of this Contract, including the requirements of any Exhibits hereto, at all times.

16. CONFLICTS OF INTEREST

A. Actual Conflicts of Interest

Borrower shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Borrower under this Contract. Such a conflict of interest would arise when a Borrower's employee, officer or agent were to offer or provide any tangible personal benefit to an employee of the State, or any member of his or her immediate family or his or her partner, related to the award of, entry into or management or oversight of this Contract.

B. Apparent Conflicts of Interest

Borrower acknowledges that, with respect to this Contract, even the appearance of a conflict of interest shall be harmful to the State's interests. Absent the State's prior written approval, Borrower shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Borrower's obligations under this Contract.

C. Disclosure to the State

If a conflict or the appearance of a conflict arises, or if Borrower is uncertain whether a conflict or the appearance of a conflict has arisen, Borrower shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration. Failure to promptly submit a disclosure statement or to follow the State's direction in regard to the actual or apparent conflict constitutes a breach of this Contract.

17. INSURANCE

The Borrower is a "public entity" within the meaning of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA") and shall maintain at all times during the term of this Loan Contract such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the GIA. Borrower shall ensure that any Subcontractors maintain all insurance customary for the completion of the work done by that Subcontractor and as required by the State Risk Manager, Department of Personnel and Administration or the GIA.

18. BREACH OF CONTRACT

In the event of a Breach of Contract, the aggrieved Party shall give written notice of breach to the other Party. If the notified Party does not cure the Breach of Contract, at its sole expense, within thirty (30) days after the delivery of written notice, the Party may exercise any of the remedies as described in §19., for that Party. Notwithstanding any provision of this Contract to the contrary, the State, in its discretion, need not provide notice or a cure period and may immediately terminate this Contract in whole or in part or institute any other remedy in this Contract in order to protect the public interest of the State; or if Borrower is debarred or suspended under §24-109-105, C.R.S., the State, in its discretion, need not provide notice or cure period and may terminate this Contract in whole or in part or institute any other remedy in this Contract as of the date that the debarment or suspension takes effect.

19. REMEDIES

A. State's Remedies

i. Loan Default Remedies

Upon default in the payments to be made by the Borrower under this Contract, or default in the performance of any covenant or agreement contained herein, the CWCB, at its option, may do any of the following:

- a. Suspend this Contract and withhold further loan disbursements pending corrective action by the Borrower and if the Borrower does not cure the default as provided for below, permanently cease loan disbursements and deem the Project substantially complete.
- b. Declare the entire unpaid principal amount of the Promissory Note, accrued interest, and late charges, if any, then outstanding immediately due and payable.
- c. Exercise its rights under any appendices to this Contract, including, but not limited to, the Promissory Note and Security Agreement securing Pledged Revenues.
- d. Take any other action deemed appropriate by the CWCB.

The CWCB shall provide written notice to the Borrower of any such default and shall give the Borrower an opportunity to cure within sixty (60) days of receipt of such notice. All remedies described herein may be simultaneously or selectively and successively enforced. The CWCB may enforce the provisions of this Contract at its option without regard to prior waivers of previous defaults by the Borrower, through judicial proceedings to require specific performance of this Contract, or by such other proceedings in law or equity as may be deemed necessary by the CWCB to ensure compliance with provisions of this Contract and the laws and regulations under which this Contract is executed. The CWCB's exercise of any or all of the remedies described herein shall not relieve the Borrower of any of its duties and obligations under this Contract.

B. Borrower's Remedies

If the State is in breach of any provision of this Contract and does not cure such breach, Borrower, following the notice and cure period in **§19.A.i.d.**, and the dispute resolution process in **§20.**, shall have all remedies available at law and equity.

20. DISPUTE RESOLUTION

A. Initial Resolution

Except as herein specifically provided otherwise, disputes concerning the performance of this Contract which cannot be resolved by the designated Contract representatives shall be referred in writing to the board for review, who will determine a resolution to the dispute.

B. Resolution of Controversies, Not Involving Loan Default

If the initial resolution described in **§20.A.**, fails to resolve the dispute within ten (10) Business Days, Borrower shall submit any alleged breach of this Contract by the State to the Procurement Official of the State Agency named on the Cover Page of this Contract as described in §24-101-301(30), C.R.S. for resolution in accordance with the provisions of §§24-109-101.1 through 24-109-505, C.R.S., (the "Resolution Statutes"), except that if Borrower wishes to challenge any decision rendered by the Procurement Official, Borrower's challenge shall be an appeal to the executive director of the Department of Personnel and Administration, or their delegate, under the Resolution Statutes before Borrower pursues any

further action as permitted by such statutes. Except as otherwise stated in this Section, all requirements of the Resolution Statutes shall apply including, without limitation, time limitations.

21. NOTICES AND REPRESENTATIVES

Each individual identified as a Principal Representative on the Cover Page for this Contract shall be the principal representative of the designating Party. All notices required or permitted to be given under this Contract shall be in writing, and shall be delivered (A) by hand with receipt required, (B) by certified or registered mail to such Party's principal representative at the address set forth below or (C) as an email with read receipt requested to the principal representative at the email address, if any, set forth on the Cover Page for this Contract. If a Party delivers a notice to another through email and the email is undeliverable, then, unless the Party has been provided with an alternate email contact, the Party delivering the notice shall deliver the notice by hand with receipt required or by certified or registered mail to such Party's principal representative at the address set forth on the Cover Page for this Contract. Either Party may change its principal representative or principal representative contact information, or may designate specific other individuals to receive certain types of notices in addition to or in lieu of a principal representative by notice submitted in accordance with this section without a formal amendment to this Contract. Unless otherwise provided in this Contract, notices shall be effective upon delivery of the written notice.

22. STATEWIDE CONTRACT MANAGEMENT SYSTEM

If the maximum amount payable to Borrower under this Contract is \$100,000 or greater, either on the Effective Date or at any time thereafter, this section shall apply. Borrower agrees to be governed by and comply with the provisions of §§24-106-103, 24-102-206, 24-106-106, and 24-106-107, C.R.S. regarding the monitoring of vendor performance and the reporting of contract performance information in the State's contract management system ("Contract Management System" or "CMS"). Borrower's performance shall be subject to evaluation and review in accordance with the terms and conditions of this Contract, Colorado statutes governing CMS, and State Fiscal Rules and State Controller policies.

23. GENERAL PROVISIONS

A. Assignment

Borrower's rights and obligations under this Contract are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Borrower's rights and obligations approved by the State shall be subject to the provisions of this Contract

B. Binding Effect

Except as otherwise provided in §23.A., all provisions of this Contract, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

C. Authority

Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party's obligations have been duly authorized.

D. Captions and References

The captions and headings in this Contract are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Contract to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

E. Counterparts

This Contract may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

F. Entire Understanding

This Contract represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Contract. Prior or contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

G. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

H. Modification

Except as otherwise provided in this Contract, any modification to this Contract shall only be effective if agreed to in a formal amendment to this Contract, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Contract, other than Contract amendments, shall conform to the policies issued by the Colorado State Controller.

I. Statutes, Regulations, Fiscal Rules, and Other Authority.

Any reference in this Contract to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Contract.

J. External Terms and Conditions

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Borrower's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Contract.

K. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract, which shall remain in full force and

effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

L. Survival of Certain Contract Terms

Any provision of this Contract that imposes an obligation on a Party after termination or expiration of this Contract shall survive the termination or expiration of this Contract and shall be enforceable by the other Party.

M. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described in §23.A., this Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

N. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

O. CORA Disclosure

To the extent not prohibited by federal law, this Contract and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

P. Standard and Manner of Performance

Borrower shall perform its obligations under this Contract in accordance with the highest standards of care, skill and diligence in Borrower's industry, trade, or profession.

Q. Licenses, Permits, and Other Authorizations.

Borrower shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

R. Indemnification

i. General Indemnification

Borrower shall indemnify, save, and hold harmless the State, its employees, agents and assignees (the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Borrower, or its employees, agents, Subcontractors, or assignees in connection with this Contract.

ii. Confidential Information Indemnification

Disclosure or use of State Confidential Information by Borrower in violation of §15., may be cause for legal action by third parties against Borrower, the State, or their respective agents. Borrower shall indemnify, save, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys' fees and costs) incurred by the State in relation to any act or omission by Borrower, or its employees, agents, assigns, or Subcontractors in violation of §15.

iii. Intellectual Property Indemnification

Borrower shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys' fees and costs) incurred by the Indemnified Parties in relation to any claim that any Work infringes a patent, copyright, trademark, trade secret, or any other intellectual property right.

24. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts except where noted in italics.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees.

Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. **VENDOR OFFSET AND ERRONEOUS PAYMENTS.** §§24-30-202(1) and 24-30-202.4, C.R.S.

[Not applicable to intergovernmental agreements] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

K. **PUBLIC CONTRACTS FOR SERVICES.** §§8-17.5-101, et seq., C.R.S.

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to Contractor that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor (i) shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, (ii) shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if Contractor has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, (iii) shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and (iv) shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or §§8-17.5-101, et seq., C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, Contractor shall be liable for damages.

L. PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, et seq., C.R.S.

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Contractor (i) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of §§24-76.5-101, et seq., C.R.S., and (iii) has produced one form of identification required by §24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

Special Provisions
Version 0919

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APPENDIX 1, PROJECT SUMMARY

Loan Contract Number CT2021-2857

Section 1 –Borrower’s Name

City of Grand Junction, acting by and through the water activity enterprise

Section 2 – Project Description

- A. Description of Project: The Borrower applied to the CWCB for a loan to be used for the Purdy Mesa Flowline Replacement Project (Project), located in Mesa County, at a total estimated Project cost of \$7,000,000.00. The Purpose of the Project is ensure the City’s continued ability to supply water to their customers by maintaining operation of the Purdy Mesa Flowline.
- B. Description of Feasibility Report: Staff of the City’s Utilities Department Water Services Division prepared the Loan Feasibility Study titled “Loan Feasibility Study: City of Grand Junction Purdy Mesa Flow Line.” The feasibility study was prepared under the direction of Randi Kim, PE., is in accordance with CWCB guidelines and includes an analysis of alternatives and estimated costs. The feasibility study is incorporated herein by this reference. Based upon the feasibility report, the CWCB determined the Project to be technically and financially feasible.

Section 3 – Authority

This loan is made pursuant to the provisions of §§39-29-109(1)(a)(I), 37-60-119 and 37-60-120, C.R.S., which authorize the CWCB to loan money for water projects from the CWCB Severance Tax Perpetual Base Fund for the benefit of the people of the state, provided that the Borrower assures repayment of that money.

Section 37-60-122(1)(b) C.R.S., authorizes the CWCB to make loans of up to \$10,000,000 from CWCB’s Severance Tax Perpetual Base Fund without prior approval from the General Assembly.

Section 4 - CWCB Approval

At its September 2020 meeting, the CWCB approved a Project Loan from the Severance Tax Perpetual Base Fund, to the Borrower, in an amount up to \$7,000,000.00 for Project Costs. CWCB’s Origination Fee of 1% in the amount of \$70,000.00, in accordance with CWCB Policy No. 16, added to the Base Loan Amount results in a Total Loan Amount of **\$7,070,000.00**, at an interest rate of 1.50% per annum for a repayment term of twenty (20) years

Section 5 – Schedule of Existing Debt

As of the date of the CWCB loan approval, the City has four existing loans tied to its water fund revenue; three from the Colorado Water Resources and Power Development Authority and one with CWCB. CWCB Loan Contract CT2017-916 for the Hallenbeck Reservoir No. 1 Dam Rehabilitation was executed in July 2016 for \$1,010,000 and went into repayment in March 2017. The City’s payments on this loan are currently up-to-date. The existing obligations constitute *Existing Parity Indebtedness* under the Contract, and will require a Parity Certificate.

EXISTING DEBT

Lender	Original Balance	Current Balance	Annual Payment	Maturity Date	Collateral
2002 CWRPDA	\$3,566,522	\$721,924	\$270,000	2022	Water revenues
2010 CWRPDA	\$3,783,923	\$2,247,881	\$244,738	2030	Water revenues
2016 CWRPDA	\$1,615,100	\$1,310,493	\$91,315	2036	Water revenues
2017 CWCB (CT2017-916)	\$764,821	\$673,759	\$49,759	2037	Water revenues
TOTAL		\$4,954,057	\$655,812		

The Borrower shall provide, to the CWCB, a Parity Certificate from an independent certified public accountant certifying that, based on an analysis of the Borrower’s revenues, for twelve (12) consecutive months out of the eighteen (18) months immediately preceding the date of issuance of the CWCB loan, the debt service requirements related to the portion of existing debt and the proposed loan do not exceed the maximum annual and total repayment cost parameters and that the Borrower has sufficient authorization for the issuance of the loan. The Lenders and the CWCB hereby agree that the CWCB’s interest in the pledges revenues resulting from the referenced loan contract shall be on parity with the Lender’s existing loans to the Borrower, and in the event of default by the Borrower, the Lenders and the CWCB will divide the available assets on a pro-rata basis. The analysis of revenues shall be based on the Borrower’s current rate structure or the rate structure most recently adopted. No more than ten percent (10%) of total revenues may originate from tap and/or connection fees.

Section 6 – Loan Security

The Security for this loan, as evidenced by the executed Security Agreement (Appendix 5) and incorporated herein, shall be: (i) an irrevocable (but not exclusive) pledge, to the CWCB, of water activity enterprise revenues in such amount as is necessary to make each annual payment due under this Contract; and (ii) an assessment covenant as evidenced by annual financial reporting All Loan Security shall be in accordance with CWCB Policy No. 5.

Section 7 – Additional Conditions and Requirements

None.

Section 8 – “Loan Program” Procedures for Projects

- A. The Borrower shall employ an engineer, registered in the State of Colorado to prepare plans and specifications for the Project.
- B. Engineering contracts and the plans and specifications must be submitted to the CWCB staff for verification of compliance with the terms of this Contract when available prior to bidding. Any

modifications, to the plans and specifications that effect changes to the construction costs must be approved in writing by CWCB.

- C. For plans and specifications for all jurisdictional dams and reservoirs, as defined by §37-87-105 C.R.S., the Borrower shall provide a letter of approval from the State Engineer's Office prior to construction.
- D. The Borrower shall notify CWCB of the bid opening date, time and location. CWCB staff may elect to attend the bid opening.
- E. The Borrower shall contract for the construction of the work with responsible and capable Construction Firms, selected by the Borrower and found acceptable by the CWCB staff. CWCB must approve the award of the construction contract.
- F. The Borrower must provide a copy of the following construction contract documents: executed contractor's proposal, executed construction contract, executed performance bond, executed payment bond, executed notice of award, proposed notice to proceed, sample change order, and sample field order, as well as the advertisement for bid. After the CWCB staff verifies that these documents comply with the terms of this Contract, the Borrower may issue the notice to proceed to the Construction Firms.
- G. The Borrower shall conduct a pre-construction conference at which time the CWCB staff shall have the opportunity to review and approve the construction schedule.
- H. If the CWCB staff determines that the Project requires a resident inspector during construction, the Borrower shall employ an inspector who has been approved by the CWCB staff.
- I. The Borrower shall construct the Project in accordance with the approved plans and specifications.
- J. Upon completion of the Project construction, the Borrower shall provide as-built drawings of the Project to the CWCB staff, or, if required by §37-87-105, C.R.S., the Borrower shall provide the as-built drawings to the State Engineer's Office for approval and filing.
- K. Upon completion of the Project construction, the Borrower shall arrange a final inspection for the CWCB staff.
- L. The Borrower shall pay all of the expenses related to the Project when such bills are due.

Section 9 – Eligible Expenses

The Borrower shall initiate disbursement requests by invoice to CWCB, in a form and manner approved by CWCB. The following items are eligible for loan disbursements:

- A. Engineering associated with the feasibility report prepared as a requirement for this loan.
- B. Preparing final designs and specifications for the Project.
- C. Preparing bid and construction contract documents.
- D. Preparing environmental assessment or environmental impact statements, and otherwise complying with the Federal National Environmental Policy Act.
- E. Complying with all federal, state, and local regulatory requirements, including the obtaining of all required permits.

- F. Fish and wildlife mitigation measures required by federal, state, or local laws and regulations.
- G. Actual construction as called for in the design documents and in change orders approved by the CWCB and the Borrower.
- H. Engineering services for construction management, including design and construction management for CWCB approved change orders.
- I. Interest prior to completion of the Project pursuant to Section 7., of the Contract.
- J. Legal services for reviewing engineering services contracts, reviewing this Contract, reviewing construction contract documents, and for complying with all federal, state, and local regulatory requirements.
- K. Project related expenses incurred prior to the Effective Date of this Contract in accordance with the approval of this loan.

Section 10 – Disbursement Schedule

For Project expenses: The Borrower shall prepare a periodic progress report that sets forth a statement of the Project costs expended for that period and shall forward said statement to the CWCB. After receipt of the periodic progress report from the Borrower, and review and acceptance of the items therein as eligible expenses, as described above, the CWCB will pay to the Borrower the amount set forth in the report or such portion as has been approved by the CWCB. Such payment shall be made within thirty (30) days from the CWCB’s approval of each progress report.

Section 11 – Time for Performance

Project To Begin: Loan Effective Date.

Project To End: Four (4) years from the Effective Date of this Contract or based upon the date stated within the CWCB Notice of Project Substantial Completion.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK]

**APPENDIX 2, SAMPLE OPTION LETTER
(TO BE USED AT SUBSTANTIAL COMPLETION OF PROJECT)**

State Agency Department of Natural Resources Colorado Water Conservation Board (CWCB) 1313 Sherman St, Room 718 Denver, CO 80203	Option Letter Number
Borrower	Original Contract Number CMS CT
	Option Contract Number
	Loan Contract Effective Date
	Loan Contract Expiration Date

1. OPTIONS:

- a. Option to decrease total Contract amount and revise Contract expiration date upon CWCB *Notice of Project Substantial Completion*.

2. REQUIRED PROVISIONS:

- a. The amount of the current Loan Contract Amount is decreased by (\$ amount of change) from \$ _____ to \$ _____ in consideration of substantial completion of the Project. The Total Loan Amount is hereby modified accordingly.
- b. This change does not include a change to the annual payment and interest rate.
- c. This Option Letter and supporting documentation shall become part of and be incorporated into this Contract for the total duration of the Loan Contract.
- d. This Option Letter shall include the written *Notice of Project Substantial Completion*.
- e. The Contract Maximum Amount table on the Contract Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown above.

3. OPTION EFFECTIVE DATE:

- a. The effective date of this Option Letter is upon approval of the State Controller or an authorized delegate.

<p align="center">STATE OF COLORADO Jared Polis, Governor Department of Natural Resources Dan Gibbs, Executive Director Colorado Water Conservation Board</p> <p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p align="center">In accordance with §24-30-202, C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate.</p> <p align="center">STATE CONTROLLER Robert Jaros, CPA, MBA, JD</p> <p>By: _____</p> <p>Name: _____</p> <p>Title: _____</p> <p>Option Effective Date: _____</p>
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APPENDIX 3, PROMISSORY NOTE

Date: _____, 2020

Borrower: City of Grand Junction, acting by and through the water activity enterprise

Total Loan Amount: \$7,070,000.00

Interest Rate: 1.50% per annum

Term of Repayment: Twenty (20) years

Loan Contract Number: CT2021-2857

Annual Loan Payment: \$411,797.35

Payment Initiation Date*: _____
(To be filled in at Substantial Completion of Project)

Maturity Date*: _____
(To be filled in at Substantial Completion of Project)

* Payment Initiation Date and Maturity Date fields are filled in *after* the Project has been substantially completed.

1. For Value Received, the Borrower promises to pay the Colorado Water Conservation Board ("CWCB"), the Principal Amount plus Interest for the Term of Repayment, pursuant to the Contract and this Promissory Note.
2. Principal and interest shall be payable in annual equal payments as set forth in "Annual Loan Payment" above, with the first payment due and payable one year from the Payment Initiation Date (the date the CWCB determines that the Project is substantially complete), and annually thereafter. All principal, interest, and late charges, if any, then remaining unpaid shall be due and payable on or before the Maturity Date.
3. Payments shall be made to the Colorado Water Conservation Board at 1313 Sherman Street, Room 718, Denver, Colorado 80203.
4. The CWCB may impose a late charge in the amount of five percent (5%) of the annual payment if the CWCB does not receive the annual payment within sixty (60) calendar days of the due date. At the discretion of the CWCB, and if the Borrower requests in writing with sufficient justification, the late fee may be waived by the CWCB. CWCB will review the request from the Borrower, and may, in its sole discretion, choose to waive the late fee.
5. This Promissory Note may be prepaid in whole or in part at any time without premium or penalty. Any partial prepayment shall not postpone the due date of any subsequent payments or change the amount of such payments.
6. This Promissory Note is issued pursuant to the Contract between the CWCB and the Borrower. The Contract creates security interests in favor of the CWCB to secure the prompt payment of all amounts that may become due hereunder. Said security interests are evidenced by a Security Agreement of even date and amount herewith and cover the Pledged Revenues. The Contract and Security Agreement grant additional rights to the CWCB, including the right to accelerate the maturity of this Promissory Note in certain events.
7. If any annual payment is not paid when due or any default under the Contract or the Security Agreement securing this Promissory Note occurs, the CWCB may declare the entire outstanding principal balance of the Note, all accrued interest, and any outstanding late charges immediately due and payable, and the indebtedness shall bear

interest at the rate of seven percent (7%) per annum from the date of default. The CWCB shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) days of receipt of such notice before the Borrower shall be considered in default for purposes of this Promissory Note.

- 8. The Borrower hereby agrees that if this Note or interest thereon is not paid when due or if suit is brought, then it shall pay all reasonable costs of collection, including reasonable attorney fees. In the event of any bankruptcy or similar proceedings, costs of collection shall include all costs and attorney fees incurred in connection with such proceedings, including the fees of counsel for attendance at meetings of creditors' committees or other committees.
- 9. This Promissory Note is authorized pursuant to and in accordance with the Constitution of the State of Colorado and all other laws of the State thereunto enabling. Specifically, but not by way of limitation, the Contract and this Promissory Note are authorized pursuant to and under the authority of Title 31, Article 35; Title 37, Article 45.1; and Title 11, Article 57, Part 2, C.R.S., and in full conformity therewith. Pursuant to Section 11-57-210, C.R.S., and Section 31-35-413, C.R.S., this recital shall be conclusive evidence of the validity and the regularity of the issuance of this Promissory Note and the Promissory Note shall be incontestable for any cause whatsoever after its delivery for value.

City of Grand Junction, acting by and through the water activity enterprise

By: _____
Signature

Name: _____

Title: _____

Date: _____

Attest:

By: _____
Signature

Name: _____

Title: _____

Date: _____

APPENDIX 4

APPENDIX 5, SECURITY AGREEMENT

Date: _____, 2020

Borrower: City of Grand Junction, acting by and through the water activity enterprise

Secured Party: Colorado Water Conservation Board

Promissory Note: \$7,070,000.00

Terms of Repayment: 1.50% per annum interest for twenty (20) years

Loan Contract Number: CT2021-2857

Pledged Revenues: All pledged revenues from the water activity enterprise in such amount as is necessary to make each annual payment due under this Contract and all of Borrower's right to receive said revenues to repay the loan as described in Pledged Revenues provisions of the Contract and Borrower's Resolutions adopted _____, 2020.

To secure payment of the loan evidenced by the Promissory Note payable in accordance with the terms of repayment, or until all principal, interest, and late charges, if any, are paid in full, the Borrower grants to Secured Party a security interest in the above described Pledged Revenues.

BORROWER EXPRESSLY WARRANTS AND COVENANTS:

1. That except for the security interest granted hereby and any other security interests described in Appendix 1, Project Summary, Section 5, the Borrower is the owner of the Pledged Revenues free from any adverse lien, security interest or encumbrances; and that the Borrower will defend the Pledged Revenues against all claims and demands of all persons at any time claiming the same or any interest therein.
2. That the execution and delivery of this agreement by the Borrower will not violate any law or agreement governing the Borrower or to which the Borrower is a party.
3. Except in accordance with Section 11.E., of the Loan Contract, to not permit or allow any adverse lien, security interest or encumbrance whatsoever upon the Pledged Revenues and not to permit the same to be attached or replevined.
4. That by its acceptance of the loan money pursuant to the terms of the Contract and by its representations herein, the Borrower shall be estopped from asserting for any reason that it is not authorized to grant a security interest in the Pledged Revenues pursuant to the terms of this agreement.
5. To pay all taxes and assessments of every nature that may be levied or assessed against the Pledged Revenues.
6. That the Borrower's articles of incorporation and by-laws do not prohibit any term or condition of this agreement.

UNTIL DEFAULT Borrower may have possession of the Pledged Revenues, provided that Borrower keeps the Pledged Revenues in an account separate from other revenues of Borrower and does not use Pledged Revenues for any purpose not permitted by the Contract. Upon default, Secured Party shall have the immediate right to the possession of the Pledged Revenues.

BORROWER SHALL BE IN DEFAULT under this agreement upon any of the following events or conditions:

CMS 164192
CT2020-2857
Appendix 5

- a. default in the payment or performance of any obligation contained herein or in the Promissory Note or Contract; or
- b. dissolution, termination of existence, insolvency, business failure, appointment of a receiver of any part of the property of, assignment for the benefit of creditors by, or the commencement of any proceeding under any bankruptcy or insolvency law of, by or against the Borrower; or
- c. the making or furnishing of any warranty, representation or statement to Secured Party by or on behalf of the Borrower which proves to have been false in any material respect when made or furnished.

Upon such default and at any time thereafter, Secured Party shall have the remedies of a secured party under Section 11-57-208, Colorado Revised Statutes. Secured Party may require the Borrower to deliver or make the Pledged Revenues available to Secured Party at a place to be designated by Secured Party, which is reasonably convenient to both parties. Expenses of retaking, holding, preparing for sale, selling or the like shall include Secured Party's reasonable attorney's fees and legal expenses.

The Secured Party shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) Business Days of receipt of such notice before the Borrower shall be considered in default for purposes of this Security Agreement. No default shall be waived by Secured Party except in writing, and no waiver by Secured Party of any default shall operate as a waiver of any other default or of the same default on a future occasion. The taking of this Security Agreement shall not waive or impair any other security Secured Party may have or hereafter acquire for the payment of the above indebtedness, nor shall the taking of any such additional security waive or impair this Security Agreement; but Secured Party shall retain its rights of set-off against the Borrower. In the event court action is deemed necessary to enforce the terms and conditions set forth herein, said action shall only be brought in the District Court for the City and County of Denver, State of Colorado, and the Borrower consents to venue and personal jurisdiction in said Court.

All rights of Secured Party hereunder shall inure to the benefit of its successors and assigns; and all promises and duties of the Borrower shall bind its successors or assigns.

City of Grand Junction, acting by and through the water activity enterprise

By: _____
Signature

Attest:

By: _____
Signature

Name: _____

Title: _____

Name: _____

Date: _____

Title: _____

Date: _____

RESOLUTION NO. xx-20

**A RESOLUTION AUTHORIZING A LOAN CONTRACT OF
STATE FUNDS FOR PURDY MESA FLOWLINE REPLACEMENT PROJECT**

NOW THEREFORE BE IT RESOLVED THAT the Grand Junction City Council, having been duly advised and considered the matter, hereby authorizes City Manager Greg Caton to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan for the construction of the Purdy Mesa Flowline Replacement Project (Project.)

Furthermore, the Grand Junction City Council hereby resolves to perform and observe all contractual terms, conditions and obligations, and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

The Project will be funded solely by funds made available under Colorado Water Conservation Board (CWCB) Water Project Loan Program which authorizes CWCB to loan money for water projects from the CWCB Severance Tax Perpetual Base Fund for the benefit of the people of the state, provided that the Borrower assures repayment of the money.

The total construction cost of the Project may be up to \$7,000,000. The total loan amount will not exceed \$7,070,000.00 (\$7,000,000.00 for Project costs and CWCB's origination fee of 1% in the amount of \$70,000.00) at an interest rate of 1.50% per annum for a repayment term of twenty (20) years.

The Project will benefit the City's water enterprise, which is a government owned business that may incur debt as provided in Article X, Section 20 of the Colorado Constitution, and C.R.S. 37-45.1-101 *et. seq.*

IN CONSIDERATION OF THE FOREGOING, THE RESOLUTION IS PASSED AND APPROVED this 7th day of October 2020.

C.E. "Duke" Wortmann
President of the City Council

Attest:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: October 7, 2020

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

A Resolution Supporting Ballot Measure 2A

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to declare support for Ballot Measure 2A.

BACKGROUND OR DETAILED INFORMATION:

The City Council has referred a question to the November 3, 2020 election ballot asking the City electors to consider lifting the revenue limitation imposed on the City by the 1992 Taxpayers Bill of Rights (TABOR Amendment) and approving the use of those funds for City services and projects. The ballot question is known as Measure 2A and a copy of Measure 2A is included with the agenda materials.

Currently funds above the TABOR limit are being used to pay for transportation improvement projects and if 2A is approved those projects will continue; however, voter support of 2A will also allow the TABOR funds, without an increase in taxes or debt, to be retained and spent on other City projects and services.

Measure 2A does not repeal TABOR. Instead it asks that the City not be burdened by an artificial capping of revenue. That cap may create substantial financial problems for the City and in turn hinder it from meeting service demands after the COVID-19 economic downturn.

The passage of Measure 2A is vitally important to the City; however, the City Council knows that the TABOR Amendment is highly regarded by many citizens and accordingly the City Council, by and with this Resolution, confirms its commitment to those aspects of TABOR that will not change when 2A passes.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 63-20, a Resolution Supporting Ballot Measure 2A.

Attachments

1. Resolution Supporting Ballot Measure 2A

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION SUPPORTING BALLOT MEASURE 2A

RECITALS:

The City Council has referred a question to the November 3, 2020 election ballot asking the City electors to consider lifting the revenue limitation imposed on the City by the 1992 Taxpayers Bill of Rights (TABOR Amendment) and approving the use of those funds for City services and projects.

The ballot question is known as Measure 2A. A copy of Measure 2A is attached.

Currently funds above the TABOR limit are being used to pay for transportation improvement projects and if 2A is approved those projects will continue; however, voter support of 2A will also allow the TABOR funds, without an increase in taxes or debt, to be retained and spent on other City projects and services.

Measure 2A does not repeal TABOR. Instead it asks that the City not be burdened by an artificial capping of revenue. That cap may create substantial financial problems for the City and in turn hinder it from meeting service demands after the COVID-19 economic downturn.

The passage of Measure 2A is vitally important to the City; however, the City Council knows that the TABOR Amendment is highly regarded by many citizens and accordingly the City Council, by and with this Resolution, confirms its commitment to those aspects of TABOR that will not change when 2A passes.

In 1992 voters amended the Colorado Constitution by the passage of TABOR. The TABOR Amendment requires among other things that any time fiscal year revenues exceed the limitation imposed by the TABOR Amendment for the fiscal year, then the local government must return the so called excess revenues unless the voters approve otherwise. While the voters have in the past agreed to use those funds for transportation improvements, with Measure 2A the City Council has given the City voters the opportunity to “approve otherwise” and allow the funds to be further allocated by the City Council to other programs and services in the interest of our community.

The City Council is aware that some citizens that support TABOR may think that if Measure 2A passes then the City voters will not in the future be asked to vote for new taxes or before the City goes into debt. That thinking is incorrect. Voters will vote for new taxes and debt if proposed in the future; the passage of Measure 2A will not change those parts of TABOR.

[ALTERNATE TO THE ABOVE PARAGRAPH – While the passage of Measure 2A will remove the artificial capping of revenues, 2A does not change the requirement that the City bring to its citizens any question to increase taxes or debt, if proposed. The passage of 2A will not change those parts of TABOR].

While there are some people that believe that government should not grow, the reality is that as the population increases, the economy changes and as the citizens' demand for essential services expands, some of which has been necessitated by COVID-19, government must be responsive to those changing economic conditions and most importantly the needs of its citizens. Everyone wants effective and efficient government and there may be no better way to encourage that than through the ballot box. Voting on new taxes and to authorize debt is a reasonable means of ensuring responsible growth of government, the revenue cap is not. By using their votes to release the revenue cap now and vote on taxes and debt in the future, the citizens of the City have an extraordinary opportunity to shape the fiscal policies of their City.

The City Council fully supports the citizens exercising the right to decide tax and debt questions and to that end the City Council does support and affirm those aspects of TABOR that will remain law following the passage of Measure 2A.

The City Council does not support the current artificial and arbitrary cap on City revenue, and especially so as the consequences of COVID-19 remain unknown. The TABOR revenue limitation creates a government that is restricted by complicated rules that make government less effective, less efficient and unnecessarily constrains the ability to deliver services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

The City Council confirms its commitment to the citizen's right to vote for new taxes and/or before the City goes into debt. The City Council further confirms that with the passage of Measure 2A the citizens shall keep and retain those rights.

FURTHERMORE, BE IT RESOLVED THAT, the City Council supports Measure 2A and finds that the passage thereof is in the best interests of the citizens of Grand Junction in order to provide important public services to our growing community, continue to fund transportation improvement projects and provide a government that will support a strong, growing and dynamic community post COVID-19 and into the future.

The Grand Junction City Council declares its support for Ballot Measure 2A and urges all qualified voters to vote for Measure 2A in the upcoming election.

INTRODUCED, READ, APPROVED, AND ADOPTED this 7th day of October 2020.

C.E. Duke Wortmann
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

WITHOUT ANY INCREASE IN TAXES OR DEBT (UNLESS THE VOTERS AUTHORIZE ANY INCREASE IN THE FUTURE), SHALL THE CITY OF GRAND JUNCTION, COLORADO BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ALL REVENUES OVER THE AMOUNTS WHICH THE CITY IS PERMITTED TO COLLECT UNDER ARTICLE X, SECTION 20 (ALSO KNOWN AS THE TABOR AMENDMENT) OF THE COLORADO CONSTITUTION TO PAY FOR POLICE, FIRE, PARKS AND ANY OTHER GOVERNMENT SERVICES AND IMPROVEMENTS INCLUDING STREET IMPROVEMENT PROJECTS AND TRANSPORTATION INFRASTRUCTURE?

_____ YES


_____ NO

DRAFT

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 10-7-20
Citizen's Name	Curtis Comeau / Patricia Whistler	
Subject	petition.	
Phone Number (optional)	970-846-6661	Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 10/7/2020
Citizen's Name	Raymond Plieness	
Subject	Petition for land Purchase Easter Hill	
Phone Number (optional)	970-640-5327	Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Dence Schmeller	
Subject	Lauryn House ethics	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

 PLEDGE OF ALLEGIANCE	Meeting Date 10/7/2020
	Organization
Guest Iraland Hayworth Iralind	