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CITY OF Grand Junction COLORADO

GRAND JUNCTION CITY COUNCIL
MONDAY, JULY 19, 2021
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM AND VIRTUAL
625 UTE AVENUE

1. Discussion Topics

a. Community Center Update

b. Marijuana Stores Regulations Discussion and Direction

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?
Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more members of City Council (970-244-1504);

2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies

will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 6 p.m. at City Hall) and provide comments during “Citizen Comments.”

Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: July 19, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Community Center Update

EXECUTIVE SUMMARY:

At the request of City Council, the Community Center is being evaluated. On January 6, 2021, City Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan. Connected to this Master Planning effort for the entire parks, recreation, open space and trails system, was a feasibility study for the highest priority project. Extensive public engagement and feedback identified the community's highest priority for their parks and recreation system: a Community Center.

The most preferred funding mechanism for funding the priorities in the PROS plan was revenue from marijuana taxation. Separate from the PROS Master Plan process, the community increasingly expressed a desire for the City Council to consider referring ballot measures to legalize marijuana. In response to many forms of public input and direction, City Council referred ballot measures 2A and 2B for voter consideration on the April 6, 2021 ballot. These would reverse the moratorium on marijuana sales in the City of Grand Junction as well as establish a tax on those sales, with the majority of revenue going to implement the highest priorities in the PROS plan.

Following voter approval on April 6, 2021, the use of this new revenue source needs to be considered. We seek City Council direction regarding if this new revenue source should be directed towards a Community Center. The PROS plans identifies over $157,000,000 in priorities and marijuana revenue is projected to be $2,900,000 in the first year of collection. Staff seeks Council direction on the use of this new source of revenue, which is largely dedicated to improve the parks and recreation system.

Community members and City Council members have also requested further evaluation of the Community Center opportunity. In response, this workshop is being held so City Council can further consider and provide direction on a possible Grand Junction Community Center.

BACKGROUND OR DETAILED INFORMATION:

The scope of work for the 2020-21 Parks, Recreation and Open Space (PROS) Master Plan 2021 included completing a feasibility study of the highest articulated need according to the community, which is a community center. Although the feasibility study for the community center is growing out of the PROS Master Plan, it is important to note that they are stand-alone and separate documents. The PROS Master Plan is the over-arching plan describing in concept a multitude of priorities and projects including over $157 million in capital priorities. These will not all come to fruition but rather enable the department to be prepared when certain opportunities arise, such as grants that are seeking to fund certain types of projects. The feasibility study, on the other hand, tackles the community center as the highest priority project, and completes further planning to give the project definition and assess feasibility.

Several previous proposals to build a community center in Grand Junction have been brought forth but plans have yet to be strong enough to garner enough community support. An election in 2001 for Community Center at Matchett Park that asked voters for a 0.25% sales tax increase was defeated 25% in favor and 75% opposed. Another election occurred in 2019 for a Community Center at Matchett Park asking for a 0.39% sales tax increase was defeated 45% in favor and 55% opposed. The most recent evaluation of a Community Center occurred in 2021, in which a feasibility study was conducted.

The draft 2020-21 Community Center feasibility study report is enclosed. When the Community Center rose to the top in the PROS Master Planning effort, additional feedback was gathered as to why previous efforts failed. In direct response to concerns voiced, the 2020-21 feasibility study worked to address these issues and strengthen the plan. Namely, changes include a different site that is more central and new funding mechanisms. The feasibility study was discussed at the January 4, 2021 City Council workshop, but it was not adopted by City Council. The draft feasibility study report also incorporates questions heard from City Council at the January 4th workshop such as including debt service in the revenue and expense calculation.

Additional comment from that January 4th involved questions surrounding the statistically valid survey. One possible path forward, should City Council so desire, for addressing the citizen expressed need for a community center is more surveying to further decipher critical plan components such as location. This could be included in the 2022 budget. Another statistically valid survey would afford City Council the opportunity to be involved in the surveying process and the community would be able to continue informing the City about the path most desired by the public. The recently completed Community Center feasibility may serve as a starting point for reinitiating this community discussion.

The Parks and Recreation Advisory Board (PRAB) has been considering the Community Center as well as the best use of the new revenue source. A letter from the Board Chairperson, Dr. Bill Findlay, is enclosed in the Council packet as well as the draft minutes from the July 8, 2021 meeting. City Councilmember Pe'a is the liaison to PRAB, and he can also speak to these discussions.

Attachments include:

1. A letter from the Parks and Recreation Advisory Board (PRAB), who has been considering the Community Center as well as the best use of the new revenue source.
2. The DRAFT 2020-21 Community Center feasibility study report.
3. Meeting minutes from the July 8, 2021 PRAB meeting.
4. The adopted 2020-21 PROS Master Plan.

We look forward to hearing Council discussion and direction on this topic.

FISCAL IMPACT:

None

SUGGESTED ACTION:

For City Council discussion.

Attachments

1. PRAB input to City Council on a Community Center
2. GJCC - 2021.07.15 DRAFT Report v4
3. PRAB Minutes - 2021 - July 8, updated
4. PROS Master Plan

7/15/21

Dear Grand Junction City Council,

In anticipation of the upcoming City Council workshop on the Community Center, the Park and Recreation Advisory Board (PRAB) held a special meeting today to provide input to City Council about the Community Center opportunity. We also continued our lengthy discussion from last week's regularly scheduled PRAB meeting about how to best to use the anticipated marijuana tax income towards park and rec needs as per the recently passed ballot issue.

We reviewed the PROS statistically significant survey data regarding the priorities of our citizens, with a community center being the number one priority. We then reviewed the priorities for funding, with marijuana taxation, grants, and tobacco/vaping taxation being the top 3 by a longshot. We also reviewed the scope of community center options relative to size and amenities from the recently conducted feasibility study, ranging from a bare-bones 80k square feet to a more comprehensive plan of 109k square feet (for reference, the Durango center, serving about one third the population, is about 70k square feet; Fruita is about 53k square feet). With the recent plans for Glacier ice rink, that element of the center seems to now be off the table and the 109k square foot facility reflects that. We reviewed possible locations, especially Lincoln Park and Matchett Park, with a third site, the former Doug Jones Sawmill, coming up as another possibility.

After much deliberation and discussion, Board Member Nancy Strippel made the following motion:

> The Parks and Recreation Advisory Board advises City Council of their strong support for a community center and their concern about a number of unanswered questions regarding location, size of build, and community support for a tax on vaping products to support the cost of the project. The Board further recommends exploring those questions via survey in 2022. The Board strongly supports continued financial support of other Parks and Recreation capital projects.

The motion was seconded by Cindy Enos Martinez and the motion carried unanimously 6-0.

On a personal note, soon after I moved here in 1977, the first community center vote took place and failed. I have lost track of how many other plans have fallen short, while it seems like every town and city in western Colorado has found a way to build one. I sense and hope the tide might be turning with a new city council, an increased focus on health, recreation and quality of life, an increased support for the Park and Rec Dept. and its new projects, the marijuana tax income and the possibility for a tax on vaping. I hope you all decide to support the building of not just the smallest and least expensive community center but one most meeting all our present and future needs - the best community center west of the rockies. Grand Junction needs and deserves it.

Sincerely,

William Findlay, M.D. (retired)
PRAB Chairman

GRAND JUNCTION COMMUNITY CENTER FEASIBILITY REPORT

JANUARY 2021

DRAFT v.4

CITY OF Grand Junction COLORADO

PARKS & RECREATION

BARKER RINKER SEACAT ARCHITECTURE

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SECTION 1 | Project Team and Process

Grand Junction, Colorado
Grand Junction Parks and Recreation
1340 Gunnison Ave, Grand Junction| Grand Junction, CO 81501

Architecture / Planning
Barker Rinker Seacat Architecture
3457 Ringsby Court, Unit 200 | Denver, CO 80216

Site Planning
DHM Design
311 Main Street | Carbondale, CO 81623

Recreation Facility Planning
GreenPlay, LLC
1021 East South Boulder Road | Louisville, CO 80027

Recreation Center Planning

Craig Bouck, RA AIA LEED AP
Principal – Barker Rinker Seacat Architecture

Recreation Center Design

Andy Stein
Senior Associate – Barker Rinker Seacat Architecture

Site Planning

Jason Jaynes
Principal – DHM Design

Business Planning

Pat O'Toole
Principal – GreenPlay, LLC

The Feasibility Study Team was assembled with Barker Rinker Seacat Architecture leading recreation center planning and design, DHM Design as the site planner and GreenPlay LLC as the facility operation planners. The following report and recommendations are the result of a collaborative effort between the feasibility study team and the Mayor and City Council, Parks and Recreation Board, Parks, Recreation and Open Space Master Plan Advisory Committee and City Staff.

SECTION 2 | Executive Summary

THIS STUDY IS AN EXTENSION OF THE PROS MASTER PLAN, ADOPTED IN JANUARY 2021. THE GOAL OF THIS FEASIBILITY STUDY IS TO CONFIRM THE COMMUNITY'S PRIORITIES FOR RECREATION CENTER AMENITIES, ESTABLISH A FACILITY PROGRAM, DETERMINE THE BEST LOCATION, AND DEVELOP A SPACE DIAGRAM, A BUSINESS PLAN AND A CONCEPTUAL COST ESTIMATE IN ANTICIPATION OF A NEW CITY-WIDE, GRAND JUNCTION COMMUNITY CENTER. THE NEW FACILITY WILL INCLUDE COMMUNITY, RECREATION AND WELLNESS COMPONENTS.

Community Center Feasibility and the PROS Master Plan

In January of 2020, the Grand Junction Parks and Recreation Department contracted with GreenPlay, LLC to conduct a city-wide update to their Parks, Recreation and Open Space (PROS) Master Plan. The highest priority identified in the PROS Master Plan was the development of a community center.

As an extension of the PROS planning effort, Barker Rinker Seacat Architecture joined GreenPlay and DHM Design to study the feasibility of a new city-wide facility. The effort included:

1. Studying project history and priorities
2. Community engagement facilitation
3. Development of building program options
4. Analysis of building layout strategies
5. Modeling of an operational proforma
6. Creation of conceptual project cost estimates.

This report documents the recommendations and results of the Study.

A Grand Junction Community Center

One objective of the parks and recreation master planning process was to confirm community priorities for indoor as well as outdoor activity space. Through extensive public outreach, a community center was recognized as the highest development need. Indoor activity amenities identified as the highest priority include a warm water leisure pool, fitness areas, walk/jog track, multi-use gymnasiums, climbing wall, cool water lap pool, therapy pool, multi-use meeting and program rooms and an ice arena. The public outreach results also indicated a preference to study redeveloping the existing Lincoln Park outdoor pool as a centralized location for the new community center.

Building Size and Amenities

Since the City of Grand Junction does not have a dedicated community center, the Parks and Recreation Department currently provide indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all, of the indoor recreation amenities identified as the highest priority, accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park would therefore not replace existing facilities but would instead provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity.

The ultimate size of the community center project is a direct result of the number and scale of amenities selected and the land area available for development. The final selection of spaces and their capacities will be confirmed in a subsequent conceptual design study. Similarly, the building program will have a direct relationship to operating costs and the ability to recover those expenses. For the purposes of this report, it is assumed that a central, city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 80,000 to 145,000 square feet. This scale of a building, if strategically arranged on two floors, can be

accommodated at the existing Lincoln Park Moyer Pool location with minimal impact to adjacent park green space and trees.

Potential Partners

During the outreach process, several local organizations expressed interest in participating as either programming or capital partners in the project. While potential partnerships require much further study beyond the scope of this master plan, it is important to explore, at least conceptually, the potential space and operational implications when evaluating building size and development costs. For purposes of this master plan, 5-6 percent of additional building space and project costs would need to be added to allow for partnership possibilities.

Lincoln Park Location

The Outdoor Pool in Lincoln Park is at the end of its useful lifespan and was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round fitness and wellness programming, as well as recreation and leisure activities. In addition to its central location, Lincoln Park offers many cost-saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections, and outdoor recreation amenities such as tennis and pickleball courts, playgrounds, gardens and pathways.

Project Costs

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a detailed design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this master plan, project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 to $64,900,000, respectively.

Project Schedule

Typically, if a community decides to move forward with a project of this scale and potential complexity, there are 2.5 to 3 years before the doors are open for everyday use. Design and approvals require approximately 12-15 months and bidding, construction, testing, move-in, and training take another 16-18 months.

Operations Proforma

It is a goal to minimize the amount of tax subsidy necessary to operate the center. Normally it is extremely difficult for public recreation facilities to be run without subsidy and solely from the collection of fees and charges and alternative funding such as grants, philanthropic gifts, or volunteers. With this in mind, the operational budget planning for this facility uses a conservative approach to estimating reasonable expenses and a moderate approach to projecting revenues. Since recovering all the operating expenses

through revenues generated by the facility is not the norm and the envisioned outcome, revenues should view as “goals” as much as they are considered “projections.”

The Grand Junction Community Center's five-year proforma identifies the totals in the O&M budget for the first full year with anticipated expenditures and revenues for each of the next four years of operation. The cost recovery improves from 87% to 88% in the second year and remains at 87% and 86% for the next three years. If the project is built in phases as described later in this report, the Phase 1 five-year proforma identifies a cost recovery improves from 105% to 106% in the second year and decreases from 105% to 103% for the next three years.

SECTION 3 | Public Engagement

Public Engagement

Process Highlights:

1. 997 statistically valid Invited community needs survey responses.
2. 1,481 Open Link community needs survey responses.
3. 350 participants in focus groups and community meetings
4. 339 preliminary survey responses
5. 4 sets of process update meetings with City Council, Boards, and Committees

#1 Community-voiced Additional Amenity to be Provided: Community Center for indoor recreation, aquatic facilities, and community spaces.

#4 Community-voiced Additional Amenity to be Provided: Indoor warm water leisure pool.

Top Preferences for New Funding for Priority Projects According to the Community Survey:

1. Revenue from medical and recreational marijuana: 80% of statistically valid survey respondents
2. Grants and fundraising: 79% of statistically valid survey respondents.
3. Tax on tobacco and vaping: 71% of statistically valid survey respondents

Community Center Priority and Amenities

A community center was identified as the most needed new or additional facility in the PROS plan. About 80% of Invite respondents rated it "important" or "very important." Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community." This is particularly of note given the fact this survey was conducted in the middle of the pandemic. Across Colorado, community centers are generally unavailable or have limited availability, and many residents are steering clear of indoor spaces.

Grand Junction residents indicated that the indoor amenity most "needed" was an indoor, warm water leisure pool, followed closely by a fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums. All these amenities are included in the proposed programming options.

A Community Center as a Recreation Priority Since 2001

The 2001 Parks, Recreation and Open Space Master Plan identified a Community Center as a top recreation priority for the community. A subsequent vote following that planning to increase sales tax to build a multi-purpose Community Center at Matchett Park in 2001 was not successful. The next effort occurred in 2007 for a sales tax increase to build a multi-purpose Community Center at Las Colonias. This was pulled from the ballot prior to a vote occurring. The next effort was a 2018 feasibility study that led to an April 2019 vote. This question included building approximately two-thirds of the park space and a Community Center at Matchett Park. This did not pass, 45% yes to 55% no.

Statistically Valid Surveys

This feasibility study is an update to these previous planning efforts. Nearly all the desired amenities for a Community Center have remained consistent across the four planning initiatives. The most relevant content comes from the statistically valid 2018 Parks & Recreation Survey, the statistically valid 2019 Community Survey and the latest statistically valid 2020 Parks & Recreation Survey.

Highlights from the statistically valid 2018 Parks & Recreation Survey include the following. It is important to note that the amenities listed in this survey are included in the current Community Center design:

- In your opinion, how important is it to develop a new Community Center in the Grand Junction area?

  71% said very important.
  17% said somewhat important.
  12% were neutral or gave it low importance.

- In your opinion, how important are these facilities to the Grand Junction community (1=not at all important, 2 / 3 =neutral, 4 / 5 = very important)

  84% important or very important: Recreation swimming (splash pool, lazy river)
  84% important or very important: Fitness spaces
  82% important or very important: Recreation swimming (splash pool, lazy river)
  81% important or very important: Recreation/sports facilities (basketball, volleyball, pickleball)
  72% important or very important: Youth activity spaces (indoor playground, child care)
  73% important or very important: Teen center or game area
  68% important or very important: Lap swimming
  62% important or very important: Multi-purpose rooms

Highlights from the statistically valid 2019 Community Survey include the following:

- What Parks & Recreation facilities should be the highest priorities to add or improve in Grand Junction?

77%: Community Center	*40%: Dog Parks*	*9%: Skate Park*
72%: Trails	*12%: Football/open play fields*	*8%: Pickleball*
61%: River Access	*12%: Basketball Courts*	
45%: Picnic Shelters	*11%: Ice Rink*	
44%: Playgrounds	*11%: Baseball/softball fields*	

Highlights from the statistically valid 2020 Parks & Recreation Survey include the following. Overall, there is the strongest support for an indoor community center, with 81 percent of Invite respondents and 86 percent of Open link respondents rating it important or very important. Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community."

The survey probed a long list of outdoor and indoor facility program needs. It is important to note that the amenities listed in this survey are included in the current Community Center design, except racquetball:

- In your opinion, how important is it to develop a new Community Center in the City of Grand Junction?

  65% said very important.
  19% said somewhat important.
  17% were neutral or gave it low importance.

- What indoor recreation amenities are most needed by you and your family?

55%: Indoor warm water leisure pool	*32%: Indoor lap lanes*	*22%: Teen space*
47%: Fitness and weight center	*30%: Aerobic studio*	*20%: Indoor ice arena*
44%: Indoor walk/jog track	*27%: Therapy space and pool*	*15%: Game area*
42%: Indoor multi-use gym	*25%: Community spaces*	*11%: Child watch*
33%: Climbing/bouldering wall	*27%: Indoor playground*	*10%: Racquetball*

- In concept, what funding mechanisms would you support to fund the priorities identified in PROS Master Plan?

  80%: Revenue from medical and recreational marijuana
  79%: Grants and fundraising
  71%: Tax on tobacco and vaping

Identifying Lincoln Park as a Site for a Community Center

Discussion for constructing a community center in Grand Junction has been ongoing for several decades. In fact, the 2000 Parks Master Plan Update recommended that a community center be built at Matchett Park. This eventually led to a ballot question that earned 25 percent support with 75 percent in opposition.

The 2014 Matchett Park Master Plan set out to evaluate if the possible programs offered at a new community center could be accommodated along with the full build-out of these 220 acres of undeveloped parkland. Resulting from this plan, a community center and aquatic center was master-planned on the southern area of the park site. Utilizing outcomes of a subsequent 2018 Feasibility Study, which further defined a Community Center at Matchett Park and a renovation of Orchard Mesa Pool, the citizen group, PLACE actively campaigned for the passing of the 2019 Community Center 2C ballot measure totaling $79 million. 2C would have increased sales tax by 0.39 percent but did not pass in April 2019, with 45 percent voting "yes" and 55 percent voting "no."

The reasons for 2C's falling short were tested in the 2020 PROS Master Plan using the Community Needs Assessment Survey. 81 percent of statistically valid survey respondents rated a community center as important or very important. The perception among statistically valid survey respondents was that the 2019 2C ballot proposal for a Community Center failed for seven primary reasons:

1. Too many other tax proposals on the same ballot
2. No sunset clause to the 0.39 percent sales tax increase
3. The overall cost was perceived to be too costly.
4. More specifics needed in the plan.
5. Other community needs were a higher priority.
6. Not the right funding mechanism
7. Not the right location

Notably, "not needed" was the least identified reason for the failure.

Not using the traditional mechanism for funding for City services, namely a sales tax, but instead tapping into revenue from marijuana, grants, and fundraising, and a possible tax on tobacco and vaping, would be a direct response to voter concern. This would also be the exception for western slope Community Centers, all of which were built using a sales tax increase including Delta at 1%, Durango at 0.5%, Cortez at 0.5%, Gunnison at 1% and Fruita at 1%.

The recent Community Needs Assessment Survey also inquired about the preferred site options for a community center at Lincoln Park, Matchett Park, or another unidentified site. Respondents were also able to indicate if they needed more information to indicate their preference. Statistically valid results were:

1. Lincoln Park (60% preferred this site)
2. Matchett Park (19% preferred this site)
3. Another Site (6%)
4. Need More Information (15%)

Clearly, responses indicate strong support for further evaluation of the Lincoln Park site, and it is preferred by a wide margin at this time. The survey found that there are some differences in opinions by geography. Those living closest to Matchett were relatively more likely to favor that site than residents from other parts of the City.

Acknowledging this possible shift in site location for a community center, the consultant team began to evaluate additional important elements to determine a recommended site. The elements assessed were:

1. Community desire for a central location
2. Site development cost savings
3. Adjacency to existing sports and park amenities
4. Proximity to athletic partners such as Colorado Mesa University (with whom the City actively promotes and administers sports tourism events and programs)

Upon assessment of sites, it was recognized that Lincoln Park achieves these aims.

Construction Costs and Financing

The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. The support for funding the top priorities that emerge from the PROS plan using revenue from medical and recreational marijuana was very strong and the top choice, with 77% in the Invite sample and 82% in the Open Link sample. This option even outpaced grants and fundraising, which came in at 75% in the Invite sample and 82% in the Open Link. The third most preferred funding mechanism was a tax on tobacco and vaping, with 71% in the Invite sample and 70% in the Open Link. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open Link sample would not support any additional resources to maintain and improve the Parks and Recreation system.

A community center was queried with respondents regarding the last proposal in April 2019. Thirty-eight percent (38%) of respondents in the Invite sample indicated support for a smaller sales tax increase

compared to 8% saying they would not support it. The majority, 55%, selected they would need more information about the proposal and the timing of it.

Current Community Center Feasibility

In direct response to the 2019 initiative for a 0.39% sales tax increase that was not approved by the voters, the current Community Center feasibility study aims to address reasons the community indicated it was not supported. The campaign group also completed their analysis, which aligns with the survey results that described reasons for failure. These would be directly addressed by the evolving plan in the following ways:

1. It would likely be the only proposal on the ballot.
2. The capital construction cost would be less.
3. The location would be different and more central although the building program would be similar.
4. The funding mechanism could be entirely different.

Next Steps

The timing for the next steps is dependent on funding alternatives currently under consideration. Once a funding strategy and project budget have been confirmed, a conceptual design study should begin to finalize the building program and phasing options, if any. This effort will also re-engage the public to develop the final building layout and three-dimensional aesthetic as well as refine the overall project cost estimate.

Once a concept design is finalized, the design can be developed, construction drawings produced, and construction activities can commence.

Typical durations for a community center of this scale and complexity are as follows:

Conceptual Design	3 - 4 months
Design Development and Engineering	10 -12 months
Permitting and Bidding	2 - 3 months
Construction	14 – 16 months
Move in and Training	1-2 months
Grand Opening	

Total duration 2.5 – 3 years once the conceptual design effort is initiated.

SECTION 4 | Facility and Site Design

Building Program

The proposed new facility includes indoor and outdoor aquatics, fitness and community gathering spaces that are in response to the surveys, community input and workshop process. Administrative, building support and circulation space must also be included, as appropriate for facilities of this type and size.

Recommendations for Community Center Recreation Programs from the PROS plan:

Aquatics

- Continue to provide drop-in aquatics as this is a key service provided to the community, particularly to youth and adults and to those with lower incomes.
- Continue to provide and promote swim lessons and lifeguard training.

Arts and Culture

- Divest from providing arts and culture classes (including those which are contracted)
- Invest in providing spaces for art exhibitions at facilities.

Athletics – Adult

- Expand pickleball classes, leagues, and tournaments as court capacity increases.
- Expand indoor volleyball as indoor court capacity increases.

Athletics – Youth

- Continue to provide recreation-level youth sports and expand as facility capacity allows.
- Explore recreational-level programming for identified areas not meeting community needs.

Camps

- Continue to provide sports-oriented camps for ages 8-18 independently or using contracted services.
- Provide out-of-school camps for school-aged youth and expand when facility capacity allows.
- Evaluate pricing of week-long summer camps relative to other options—in the past, the city camps have been priced well below market rates and filled up very rapidly.

Healthy Lifestyles

- Contract any non-duplicative arts and culture programs.
- Design activities that encourage young people to consult with and learn from the experience of family members or local leaders (mentorships)
- Offer family-oriented activities such as family fitness challenges (example: Let us Move! GJ) and gardening and nutrition-based classes and challenges should be explored.

Special Events

- Continue to combine physical activity with learning components (i.e., environmental education or healthy lifestyle demonstrations)
- Hold small family fitness.

Program Overview

The ultimate size of the community center project is a direct result of the number and scale of amenities selected and the land area available for development. The final selection of spaces and their capacities will be confirmed in a subsequent conceptual design study. The synergy between diverse amenities creates the opportunity for a high level of participation and a high level of cost recovery and financial sustainability. Also, with a sheet of ice no longer being available in Grand Junction, staff recommends including this in the program. For the purposes of this report, it is assumed that a central, city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 80,000 to 145,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Moyer Pool location with minimal impact to adjacent park green space and trees.

Listed below is the program for the community center at full build-out as well as a recommendation for an initial phase of construction should the City choose to develop the project in phases.

Full Built-Out Facility

Space	Gross SF
Facility Administration Spaces	3,320
Building Support	13,138
Locker Spaces	5,664
Child Watch	1,065
Indoor Playground	1,550
Senior Lounge	2,340
Teen / Games Area	1,609
Party / Class Room	936
160 Person Multipurpose Rooms	3,024
Teaching / Catering Kitchen	433
Gymnasium	17,100
Walk/Jog Track	6,825
Bouldering Wall	468
Fitness and Weights	8,925
Group Fitness Studio	2,340
Aquatics Support	866
Indoor Lifestyle Pool	15,855
Indoor Therapy Pool	3,528
Outdoor Activity Pool	1,346
Outdoor Splashground	474
Ice Rink / Arena	36,960
Juvenile Diversion Program	3,546
Physical Therapy Wellness Center	2,890
Total Facility Size	**145,800**

Phase 1 Facility

Space	Gross SF
Facility Administration Spaces	2,836
Building Support	6,450
Locker Spaces	5,594
Child Watch	1,065
Teen / Games Area	1,609
Party / Class Room	936
Gymnasium	17,100
Walk/Jog Track	6,825
Fitness and Weights	8,925
Aquatics Support	866
Indoor Lifestyle Pool	15,540
Outdoor Activity Pool	1,346
Total Facility Size	**80,344**

Plan Space Relationships

The building layout has been conceptualized to engage with existing Lincoln Park amenities and infrastructure as much as possible. Reoccupying the area of the Moyer outdoor pool facility centralizes the facility within the park and minimizes impacts to established trees and parkland. This location benefits from direct connections to the existing central parking area, utilities, pathways and access roads connecting Gunnison Avenue and N 12th Street. In addition to the practical and cost-saving efficiencies of re-occupying the Moyer Pool site, this location offers a unique opportunity to integrate new construction into a mature landscape. Lincoln Park is considered a central location within the city. This not only helps equalize resident access to the facility it is also an ideal location for facility users to visually connect with the iconic landscape surrounding the city. Upper-level activities spaces will have sweeping views of the Book Cliffs, Colorado National Monument and Grand Mesa.

The building is oriented north-south with the drop-off and main entry associated with the existing central parking lot. Adjacent to the entry are potential areas for project partners offering services in Juvenile Diversion and Physical Therapy. These spaces are strategically located to enable independent entries as well as interior access to the facility.

Upon entry into the lobby, users are immediately welcomed by staff at the central reception desk. They have access to public restrooms and can choose to enter the controlled area of the Community Center or head over to the Ice Center. During normal daytime operating hours, the main entry will serve both the Community Center and the Ice Center. However, if the Ice Center operates with extended hours, access to the Community Center can be secured and an auxiliary entry, also accessible from the drop-off and parking area, will be opened for the Ice Center. The desk is situated specifically to offer staff centralized control of both the Community Center and Ice Center facilities. Key to the development of the front desk and administration area will be ensuring staff has visual supervision of all major activity and circulation areas.

Once past the Community Center control point, users will have visual connections throughout the facility. The spaces on the right have a direct relation to the adjacent park and it is envisioned that programs extend out into the park with abundant windows as well as large doorways as much as possible. Activity spaces in this area of the building include an indoor playground, a child watch room, a group fitness space as well as a senior lounge and a divisible multipurpose room which share a teaching and catering kitchen.

To the left is a multi-purpose gymnasium space, large enough to accommodate 1 high school basketball, 3 middle school basketball, 3 volleyball or 9 pickleball courts. The circulation zone adjacent to the gym is intended to function as a social lounge, with a transparent separation from the gym.

Past the gym, users have access to a games area, bouldering wall as well as the locker rooms and indoor and outdoor pool areas.

The aquatic area offers a multitude of activities, water depths and temperatures to maximize participation and flexibility in aquatic program offerings. The indoor pools include a lifestyle pool and a wellness pool. The warm-water lifestyle pool will include features such as a zero-depth area, lazy river, whirlpool vortex, lap swimming, fitness class zone and water slides. The wellness pool will be slightly warmer than the lifestyle pool and be customized specifically for fitness, therapy and learn to swim programs.

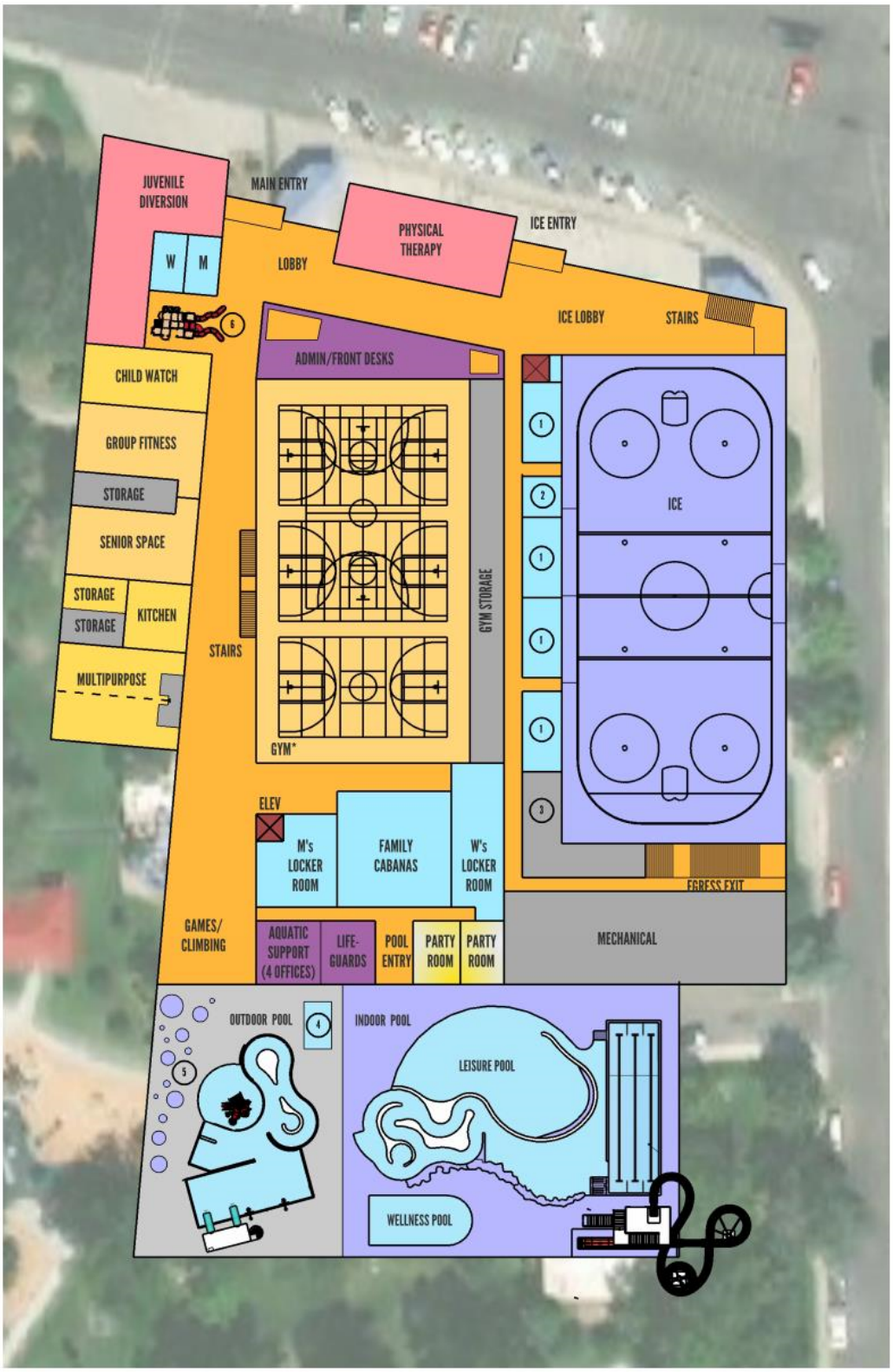
Outside aquatic amenities include a seasonal activity pool and a spray ground. A hot tub will also be located outside but will operate year-round.

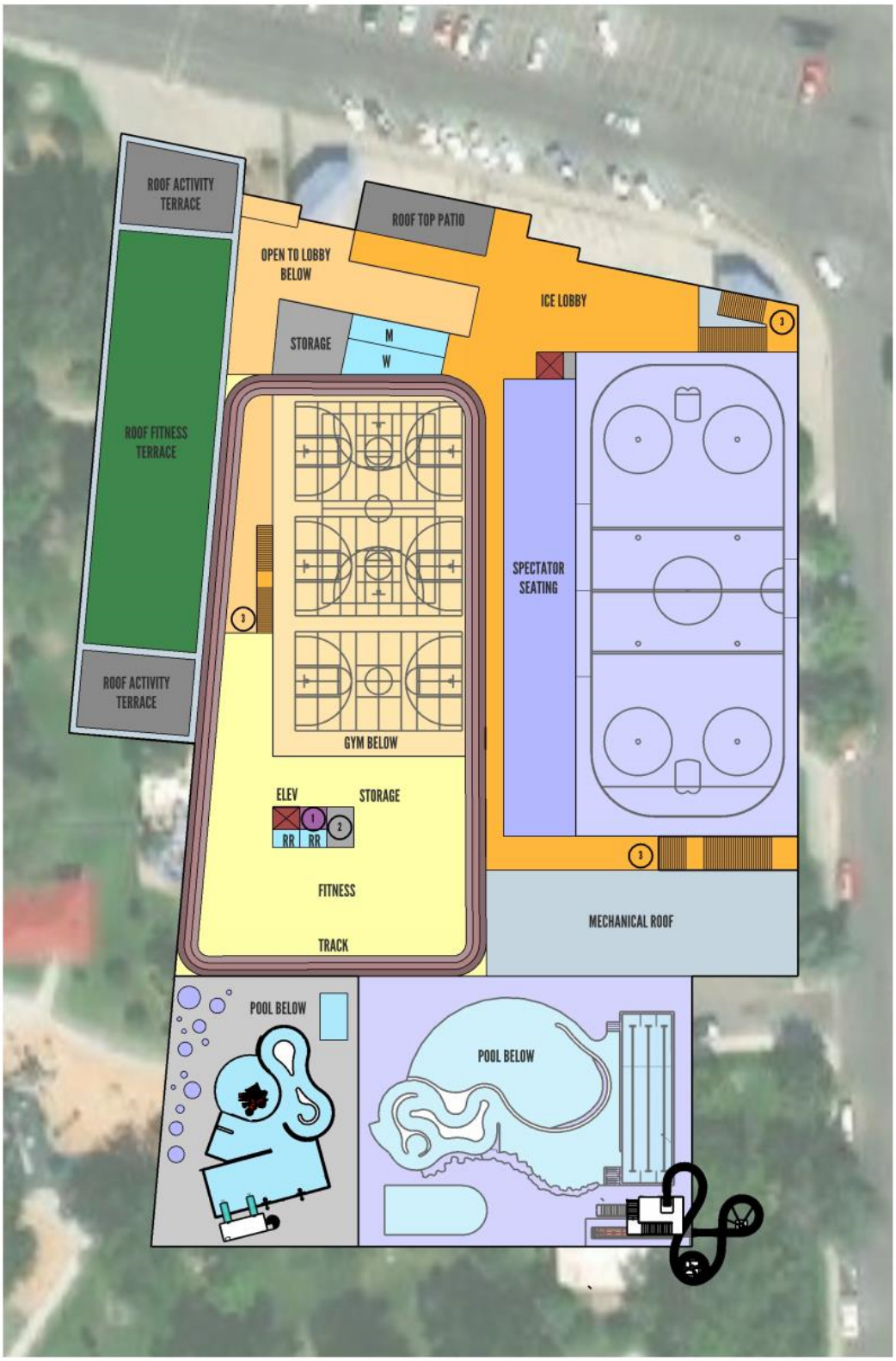
On the upper level of the Community Center, the opportunity for visual connection goes beyond Lincoln Park into the entire city and the marquee natural landscapes surrounding Grand Junction. In addition to areas for a modest amount of fitness equipment, the open plan of the upper level is intended to provide versatility and flexibility so staff can adapt fitness programs and activities based on user needs and desires. The feature element of this level is the extensive (approximately 9 laps/mile) walk/jog track which circumnavigates the facility offering views in all directions. Utilizing the first-floor rooftop areas is also a possibility, expanding activity and program opportunities outside onto turf or patio zones.

The Ice Center can, if desired, operate as a separate facility with extended hours which increases the flexibility and versatility of the facility without compromising the Community Center operations.

Operated from a centralized reception desk, staff can serve guests' needs including skate rentals and potentially concessions. The lobby area will serve as an informal gathering area and offer day lockers. In addition to direct access to the ice rink, from the lobby, skaters can access 4 team locker rooms and restrooms. Spectators travel up a generous staircase or elevator to access seating for 1,200 on the upper level. An upper lobby accommodates informal gatherings as well as restrooms and access to an outdoor patio.

SITE PLAN
NOT TO SCALE
BARKER RINKER SEACAT
ARCHITECTURE
SERVICE ENTRY
ICE ENTRY
MAIN ENTRY
ROOF TERRACE
ROOF FITNESS TERRACE
ROOF TERRACE
GUNNISON AVE


JUVENILE DIVERSION
MAIN ENTRY
PHYSICAL THERAPY
ICE ENTRY
W
M
LOBBY
ICE LOBBY
STAIRS
ADMIN/FRONT DESKS
CHILD WATCH
GROUP FITNESS
STORAGE
SENIOR SPACE
STORAGE
STORAGE
KITCHEN
MULTIPURPOSE
STAIRS
GYM*
GYM STORAGE
ICE
ELEV
M's LOCKER ROOM
FAMILY CABANAS
W's LOCKER ROOM
EGRESS EXIT
GAMES/ CLIMBING
AQUATIC SUPPORT (4 OFFICES)
LIFE-GUARDS
POOL ENTRY
PARTY ROOM
PARTY ROOM
MECHANICAL
OUTDOOR POOL
INDOOR POOL
LEISURE POOL
WELLNESS POOL
1. TEAM LOCKERS
2. REFEREE CHANGING
3. ICE RESURFACER
4. OUTDOOR HOT TUB
5. OUTDOOR SPLASH PAD
6. INDOOR PLAYGROUND
GYM INCLUDES
3 MIDDLE SCHOOL
1 HIGH SCHOOL
BASKETBALL COURTS,
3 VOLLEYBALL COURTS,
9 PICKLEBALL COURTS
FIRST FLOOR PLAN
SCALE: 1" = 60'-0"
BARKER RINKER SEACAT
ARCHITECTURE



1. FITNESS OFFICE
2. STORAGE
3. STAIRS

SECOND FLOOR PLAN

SCALE: 1" = 60'-0"

BARKER RINKER SEACAT ARCHITECTURE

Site and Landscape Design

Lincoln Park Pickleball Courts and Parking Improvements

Lincoln Park is the crown jewel and the central hub of the Grand Junction community, with civic character and community amenities serving nearly all types of park-centered recreation. Most of the park is in excellent condition and should be preserved but there are opportunities to improve the cohesiveness and connectivity of the variety of uses and facilities housed here. As the community center programming and design advances, the park should be evaluated with an overall master plan process that identifies other opportunities to best use and organize the space available.

For programs and amenities, the existing four tennis courts should be relocated to an expanded Canyon View tennis complex and replaced with 12-14 new lighted pickleball courts. North of the courts, the practice field could be reconfigured for additional parking and clearer access to the golf course driving range and chipping green.

New Community Center Location Within Lincoln Park

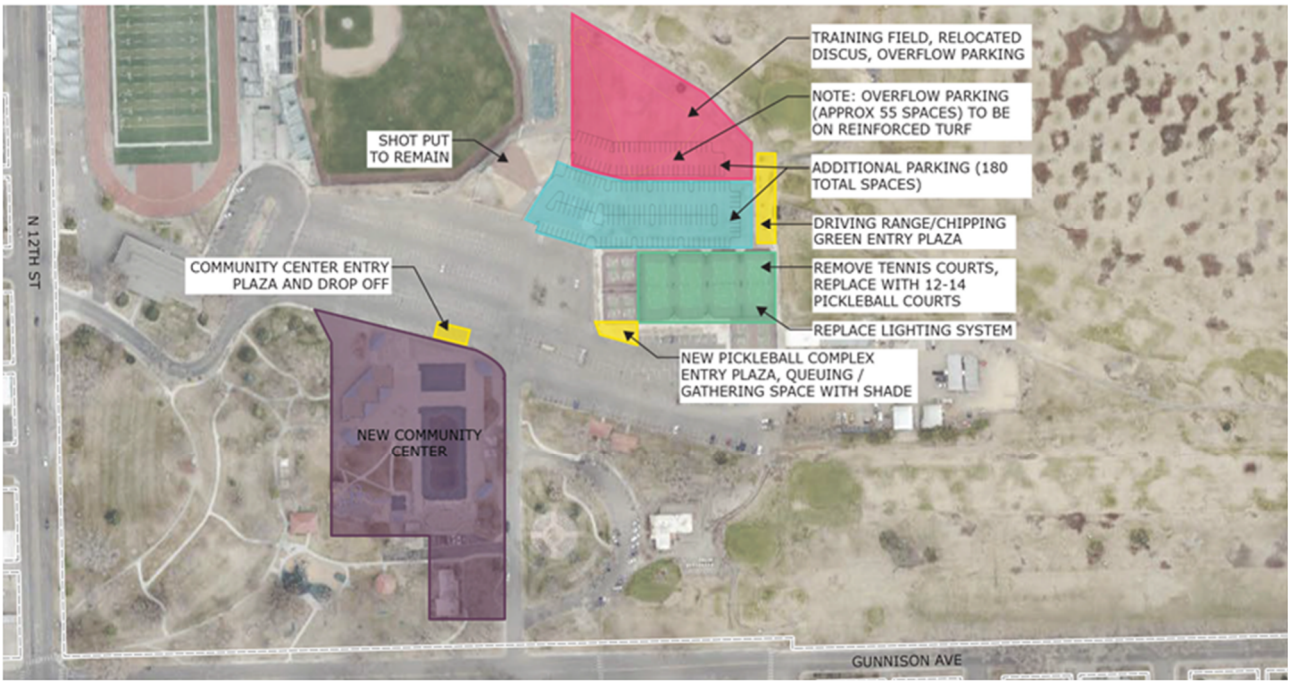
The community's original and first outdoor pool, Moyer Pool, was built nearly 100 years ago, in 1922. In 1955 and in 1986 the pool was replaced in this existing location. Keeping with this roughly 30-year intervals, it is time to replace the aging facility again. The siting of the new community center at the existing Moyer pool location has several advantages over other sites considered:

1. The new building would occupy previously developed park area in lieu of green space.
2. The new building can incorporate new indoor and outdoor swimming pools to replace the outdated existing pools.
3. This location enables the new facility to engage the open park spaces, playground and pavilions to the south and west, and entry plazas.
4. A new facility at this location will help create and reinforce a campus-like feel, linking the various elements of the park into a more cohesive whole.

The park is also an arboretum, and the existing canopy of mature trees should be carefully considered with any new plans, with a focus on preserving healthy trees wherever possible.

It was stated that Lincoln Park is the heart of the community, yet some have concerns about sufficient parking to support the additional users that a Community Center would bring. Currently the complex has 415 parking spots supporting the Stadium, tennis, pickleball, the Barn, Moyer Pool and general park users. This does not include 84 spaces currently available for golf in their circle drive and the row in front of the course entrance. Furthermore, this 415-space count does not include the current parking next to parks and recreation administration, north of the Stadium or west of the Barn. The Stadium renovation that is currently funded for a 2021-2022 construction includes site development to increase the total number of spaces to 500. In addition, to accommodate the Community Center, a portion of the practice field will be paved, with overflow parking on reinforced turf, to yield an additional increase of approximately 180 spaces. 180 spaces match a roughly projected need throughout the day from 5 am to 10 pm to support the Community Center. This makes a total of 680 parking spaces (not including golf, north side of stadium, west side of Barn) for the entire complex, which will well serve all uses at Lincoln Park including the Community Center. The paving of a portion of the practice field adjacent to the Stadium will still allow the multipurpose nature of this area to be realized including CMU tailgating and the state band competition. This area can be blocked off when tailgating and band competition is happening so these uses can

continue with 2/3 of the field becoming parking for most of the year. All told the 85 additional spaces with the Stadium renovation plus the 180 additional spaces at the practice field yields a total of 265 added spaces to support the complex, which is deemed sufficient to serve all uses.



The overflow parking at the practice field will remain turf to allow flexibility in use. The turf should be stabilized against damage and compaction with a product such as Tenax Turf Reinforcement or TurfProtecta, or another commonly available turf reinforcement product.

SECTION 5 | Business Plan & Pro Forma

Project Budgets

Capital Costs

For the purposes of this study, the full project program was utilized to develop a conceptual site plan, building layout and operations proforma with the understanding that a phased strategy may be required due to funding limitations. Below are projections for the full-build out as well as a recommended Phase 1 development.

Community Center Budget | Full Build-Out	
Community Center	= $46,000,000
Site Allowance	= $4,000,000
Soft Costs @ 30%	= $15,000,000
Total Project Cost	= $65,000,000

Community Center Budget | Phase 1	
Community Center	= $30,600,000
Site Allowance	= $4,000,000
Soft Costs @ 30%	= $10,400,000
Total Project Cost	= $45,000,000

* Conceptual budget based on 2020 estimated values escalated to May 2023, the midpoint of construction. Budget includes 132,383 SF of indoor space and 13,419 SF of space associated with the outdoor pool and splash ground. Site work includes the area immediately adjacent to the Community Center and an additional parking area for 180 cars.

Operational Budget Full Build Out Assumptions

Operating Budget Purpose

The operating budget is driven by the overall service philosophy, which should define the facility's purposes, including whom the facility is going to serve and at what level the service is going to be provided.

An operating budget developed in this preliminary stage serves several purposes:

- Assists in helping to establish goals and expectations with operations to match the desire to obtain the highest cost recovery possible.
- Provides a foundation for understanding what will be necessary to meet budget expectations and guides how marketing plans and strategies are developed and implemented.
- Offers a guide for future project decisions by providing a framework for understanding the impact of decisions about fees, operation systems, staffing levels, etc.
- Demonstrates potential overall impacts to the Department's budget.

Overall Budget

It is a goal to minimize the amount of tax subsidy necessary to operate the center. Normally it is extremely difficult for public recreation facilities to be run without subsidy and solely from the collection of fees and charges and alternative funding such as grants, philanthropic gifts, or volunteers. With this in mind, the operational budget planning for this facility uses a conservative approach to estimating reasonable expenses and a moderate approach to projecting revenues. Since recovering all the operating expenses through revenues generated by the facility is not the norm and the envisioned outcome, revenues should view as "goals" as much as they are considered "projections."

While this initial budget provides a baseline, it is anticipated that revenues during the first year of operation may exceed these projections for several reasons.

- Leading up to and during the first year of operation, marketing and promotion efforts and costs will be elevated to attract an expanded population.
- Particularly in years one and two, the attraction of the facility will be higher than in subsequent years when the "newness" of the spaces declines and interest in participation weakens.
- If the guest experience does not deliver as promised, people who initially utilized the facility will be disenchanted, resulting in lower retention and repeat visits, and potentially promoting negative word-of-mouth communications.

There is no guarantee that the estimates and projections will be met, and there are many variables that cannot be accurately determined during this conceptual planning stage or may be subject to change during the actual design and implementation process.

The budget that accompanies this document is a revised preliminary budget incorporating input from existing Colorado Community Center operators including Montrose, Fruita, Snowmass, Glenwood Springs, Northglenn, Gypsum, and the Glacier Ice Rink.

Assumptions

- The budget is calculated in 2023 figures.
- Total Grand Junction Community Center is approximately 146,000 square feet. Phase one is also defined at 80,300 square feet, which also has its own separate pro forma. Generally, with the first phase, there are fewer economies of scale and less volume with usage. Therefore, the cost recovery of phase 1 is lower than the cost recovery for full build-out.
- Facility Amenities: Indoor/Outdoor Activity Pools, Therapy Pool, Outdoor Spray Features, Gymnasium, Multipurpose/Classrooms, Catering/Teaching Kitchen, Cardio/Weight/Fitness Area, Aerobics/Dance Studios, Bouldering Wall, Teen/Games Room, Drop-In Child Watch Room, Indoor Playground, Indoor Elevated Walk/Jog Track, Senior Lounge, Men/Women Locker Rooms, Universal Changing Rooms, Juvenile Diversion Program space (shell only), Game Ice Rink, Partner Physical Therapy/Wellness space (shell only), Administration Offices/Spaces, Lobby, Storage, Support & Mechanical Spaces.
- Community Center Hours of Operation:

Monday -Friday	5:00am - 10:00pm
Saturday-Sunday	8:00am - 8:00pm (Ice Rink open until 10:00 pm if needed)

- Child Care Hours of Operation:

Monday -Friday	8:00am - 1:00pm and 4:00 – 7:00pm
Saturday	8:00am - 12:00pm

- Bouldering/Climbing Wall Hours of Operation:

Monday -Friday	4:00 - 8:00pm
Saturday-Sunday	12:00 - 6:00pm

Expenditures

Generally, personnel costs make up the single highest expense for most multi-purpose recreation facilities.

The estimated utility costs for the volume of space within the facility account for a high percentage of the commodities budget and needs to be verified by the design team as the use of solar power or other energy-saving construction practices may reduce utility expenses.

Other typical services include contracted instructional services, marketing and advertising, printing and publishing, travel and training, subscriptions and memberships, telephone, bank charges and administrative fees, miscellaneous service charges (permits, licenses, taxes, fees), building and equipment maintenance (contractual or rental services), other contracted services (custodial services, security and fire systems, elevator, garbage pick-up, etc.), and building maintenance and repair.

Expenditure estimates are based on the type and size of the activity and support spaces in the facility and the anticipated hours of operation. When possible and wherever available, calculations are based on actual best practice or methodology. All other expenses are estimated based on our research and reported experience at similar Colorado Community Center facilities.

- The budget is based on 109 hours/week x 51 weeks – 1 week for deep cleaning/repairs = 5,559 hours per year.
- One front desk employee is on duty during all open hours with additional staff operating as building monitors.
- Janitorial staff will keep the building clean and keep all equipment clean during the operational hours of the facility. A contractual janitorial service is included for deep cleaning of the building on a bi-weekly basis.
- Utilities are calculated at $3.60 per square foot based on the actual current expenses of other Colorado Community Centers to include inflationary estimates.
- Deferred Maintenance is accounted for in terms of Facility Accrual Maintenance and Capital Replacement Fund equating to 5% of the annual expense budget to purchase capital replacement items for the facility when necessary.

- All computers, registrations system, software, etc. will be included in the Furniture, Fixtures, and Equipment (FFE) list and funded through the capital budget at the design phase and is not included in the operational and maintenance budget.

- Contract Maintenance includes cable TV, internet, elevator monitoring, security monitoring, waterslide inspection, aquatics risk management, pest control, armor car service, window cleaning, and building fire testing.

Revenues

Revenues are forecast based on anticipated drop-in fees, punch card and pass sales, and rentals around anticipated scheduled programming. The preliminary budget projects program revenue at 100% cost recovery for direct costs. Revenue projections consider program and facility components, multiple admission and age discounts, and political and economic realities.

Revenue forecasts are based on the space components included in the facility, the demographics of the local service area, the current status of alternative providers in the service area, and a comparison to other facilities with similar components in Colorado communities. Actual figures will vary based on the final design of the facility and the activity spaces included the market at the time of opening, the designated facility operating philosophy, the aggressiveness of fees and use policies adopted, and the type of marketing effort undertaken to attract potential users to the facility. The revenue forecast will require a developed marketing approach by staff in order to meet goals.

- Pass holders can participate in self-directed activities and some group fitness classes but must pay additionally for most of the programs and classes.
- There will be no contracts, initiation fees, or registration fees associated with the passes.
- Automatic debits from checking accounts, savings accounts, or credit cards will be an option and not mandatory for passes.
- Pass Rates - Admission includes aquatics, fitness, gym, and ice arena.

A. RESIDENT DISCOUNT	Daily	20 Punch	3 Month	Annual	Monthly Cost
Child (under 3)	Free	Free	Free	Free	Free
Youth (3-17)	$5	$80	$78	$240	$20
Adult (18-59)	$8	$144	$168	$480	$40
Senior (60+)	$6	$108	$93	$264	$22
Silver Sneakers	N/A	N/A	N/A	$108	$9
Family (up to 4)	N/A	N/A	N/A	$912	$76

B. NON-RESIDENT	Daily	20 Punch	3 Month	Annual	Monthly Cost
Child (under 3)	Free	Free	Free	Free	Free
Youth (3-17)	$6	$96	$94	$288	$24
Adult (18-59)	$9	$155	$187	$576	$48
Senior (60+)	$7	$115	$103	$318	$26.50
Family (up to 4)	N/A	N/A	N/A	$1,095	$91.25

- Facility rentals include multipurpose rooms, pool, gymnasium, daily lockers, birthday parties, ice arena (youth hockey, Colorado Mesa University Hockey, drop-In hockey, stick time, hockey schools, broomball, figure skating, and private rentals).
- Facility program revenue includes general programs, fitness programs, aquatics programs (drop-in kayaking, swim lessons, swim camp, new aquatic programs, and contractual aquatic programs), ice arena programs (camps, clinics, lessons, birthday parties, and teen skate).
- Customer Services includes child care, skate rentals, skate sharpening, concessions/vending, and merchandise sales.
- Partnership Rental opportunities include the Juvenile Diversion Program and a Physical Therapy/Wellness group for a potential additional $130,000 in revenue per year combined on a square footage price. Selection of a Physical Therapy Partner could be achieved through a Request for Proposal (RFP) process.
- Comparisons on the City's annual 2019 expenditures and public participation levels of service for the Orchard Mesa Pool and the Lincoln Park Pool versus the 2023 projections that include all the Community Center amenities:

COMPARISONS – 2019 ACTUAL VS 2023 PROJECTIONS

City of Grand Junction – 2019
TWO SEPARATE POOLS

ANNUAL VISITATION:
82,110 (228 Average/Day)

Current General Fund Subsidies
Orchard Mesa Pool (built 1983) - $100,677
Lincoln Park Pool (built 1986) - $201,577
Total - $302,254

City of Grand Junction – 2023
REGIONAL COMMUNITY CENTER

ANNUAL VISITATION:
306,000+ (850+ Average/Day) for Phase 1
432,000+ (1,200+ Average/Day) for Full Build Out

General Fund Subsidy
Total Full Build Out
Community Center - $415,882

Full Build-Out Five-Year Pro-Forma

The Grand Junction Community Center's five-year proforma identifies the totals in the O&M budget for the first full year with anticipated expenditures and revenues for each of the next four years of operation. The cost recovery improves from 87% to 88% in the second year and remains at 87% and 86% for the next three years.

These numbers are based on conservative estimated increases in pricing and participation that are typical for new Community Centers in Colorado. We have no way of knowing what future price increases in supplies and services might be, but we included the increases based on the history of what facility operators tell us.

Usually, the increase of participation averages approximately 5% in the second year of the facility once the positive word of mouth about the value and great customer service of the facility infiltrates the community. Once the newness of the facility wears off some, we find an annual increase of 3% in participation. The proforma revenue includes a 5% increase for the second year and a 2-3% increase for the next three years in all revenue categories.

Based on past experiences of the information on expenses we get from recreation center operators around the country is to typically budget for an average of 3% staffing increases as well as an average of 3% increases for services and supplies. The proforma includes 3% staffing increases for each of the years and includes increases for services and supplies at a 2% increase for year two and a 3% increase for the last three years.

Grand Junction Community Center | Full Build Out Five-Year Pro-forma					
	Year 1	Year 2	Year 3	Year 4	Year 5
EXPENSES					
Staffing	$1,830,017	$1,884,918	$1,941,465	$1,999,709	$2,059,701
Commodities	$998,815	$1,018,791	$1,049,355	$1,080,836	$1,113,261
Contractual Services	$179,058	$184,430	$189,963	$195,662	$201,531
Capital Replacement Fund	$90,000	$92,700	$95,481	$98,345	$101,296
Annual Debt Service	$3,100,000	$3,100,000	$3,100,000	$3,100,000	$3,100,000
TOTAL EXPENSES	**$6,197,890**	**$6,280,839**	**$6,376,264**	**$6,474,552**	**$6,575,789**
REVENUES					
Resident Discount Passes	$1,774,283	$1,845,254	$1,882,159	$1,919,803	$1,958,199
Resident Daily Admission	$294,000	$308,700	$317,961	$324,320	$330,807
Non-Resident Passes	$46,575	$47,507	$48,932	$49,910	$49,910
Non-Resident Daily Admission	$17,025	$17,876	$18,591	$19,149	$19,532
Rentals	$231,325	$242,891	$252,607	$260,185	$267,991
Programs	$251,700	$259,251	$267,029	$272,369	$277,816
Customer Services	$67,100	$70,455	$73,273	$75,471	$77,736
TOTAL REVENUE	**$2,682,008**	**$2,791,934**	**$2,860,552**	**$2,921,208**	**$2,981,990**
NET	**-$3,515,882**	**-$3,488,905**	**-$3,515,712**	**-$3,553,344**	**-$3,593,798**
COST RECOVERY	**43%**	**44%**	**45%**	**45%**	**45%**
Based on Estimated 2023 Figures					

Grand Junction Community Recreation Center - Full Build Out							
Operational and Maintenance Budget Projections							
Acct #							
STAFFING PROJECTIONS						**$1,830,017**	29.53%
Full Time Staff (New)					$594,752		
	Average Benefit Percentage not included in wages	35.00%		$154,195			
5010	Cellular Telephone				$2,300		
5390	Overtime				$5,000		
Part Time Staff		Hours	Hourly Rate		$1,227,966		
	Front Desk	11935	$12.31	$146,920			
	Manager on Duty	6045	$14.50	$87,653			
	Child Care	4616	$12.31	$56,817			
	Custodians	10192	$14.50	$147,784			
	Fitness Staff	3060	$25	$76,500			
	Fitness Programs (Teen Fitness, Cancer Fit, etc.)	120	$20	$2,400			
	Water Aerobics	500	$25	$12,500			
	General Program Staff	4320	$12.31	$53,179			
	Climbing Wall	3443	$13.24	$45,579			
	Head Guard	5062	$13.24	$67,018			
	Lifeguards	20395	$12.60	$256,977			
	Swim Instructors	4260	$12.60	$53,676			
	Ice Rink Attendants	7350	$12.32	$90,552			
	Figure Skating Director	2000	$15.60	$31,200			
	Ice Skate Rentals/Sharpening/Proshop Attendants	2600	$12.32	$32,032			
	Ice Rink Supervisors	2800	$15.60	$43,680			
	Skating/Hockey Instructors	500	$20.00	$10,000			
	Hockey Officials	300	$45.00	$13,500			
OPERATING EXPENSES							
Commodities						**$998,815**	16.12%
6105	Operating Supply				$100,000		
6105_08	Operating Supply - Janitor				$49,500		
6105_11	Operating Supply - Office				$22,000		
6125	Uniforms/Clothing				$11,000		
6145	Chemicals/Fertilizers				$35,000		
6210	Repairs/Maintenance				$183,500		
6400	Advertising and Marketing				$14,500		
6510	Telephone				$3,015		
6550_01	Utilities - Electricity/Gas				$525,600		
6550_05	Utilities - Sewer				$4,000		
6550_06	Utilities - Solid Waste				$3,500		
6550_07	Utilities - Water				$35,000		
6830_01	Professional Development - Training				$10,700		
6835	Dues				$1,500		

Contractual Services						**$179,058**	2.89%
7310-02	Charges/Fees - Credit Card				$55,000		
7410	Contract Services				$24,000		
7430	Contract Maintenance				$23,360		
	Refridgeration Plant Maintenance				$5,000		
7585-04	Community Participation - Scholarship				$20,000		
7620-01	Data Process Charges - Basic				$45,198		
7620-02	Data Process Charges - Equipment Replacement				$4,500		
	Zamboni Maintenance				$2,000		
Deferred Maintenance						**$90,000**	1.45%
	Facility Accrual Maintenance				$20,000		
	Capital Replacement Fund				$70,000		
Annual Debt Service (30 year term @ 3% interest)						**$3,100,000**	50.02%
	TOTAL EXPENSES						**$6,197,890**
REVENUE							
Community Center/Ice Arena Resident Discount Passes						**$1,774,283**	
	Annual Passes (7204 Total)	Number	Price		$1,569,648		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	115	$240	$27,600			
	Adult (18-59 years old)	356	$480	$170,880			
	Senior (60+ years old)	1359	$264	$358,776			
	Silver Sneakers	1774	$108	$191,592			
	Family	900	$912	$820,800			
	3 Month Passes	Number	Price		$83,835		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	100	$78	$7,800			
	Adult (18-59 years old)	400	$168	$67,200			
	Senior (60+ years old)	95	$93	$8,835			
	20 Punch Passes	Number	Price		$120,800		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	250	$80	$20,000			
	Adult (18-59 years old)	400	$144	$57,600			
	Senior (60+ years old)	400	$108	$43,200			
Community Center/Ice Arena Resident Discount Daily Admissions		Number	Price			**$294,000**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	19500	$5	$97,500			
	Adult (18-59 years old)	16500	$8	$132,000			
	Senior (60+ years old)	10750	$6	$64,500			

REVENUE							
Non-Resident Community Center/Ice Arena Passes						**$46,575**	
	Annual Passes	Number	Price		$35,010		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	4	$288	$1,152			
	Adult (18-59 years old)	8	$576	$4,608			
	Senior (60+ years old)	30	$318	$9,540			
	Family	18	$1,095	$19,710			
	3 Month Passes	Number	Price		$4,725		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	5	$94	$470			
	Adult (18-59 years old)	20	$187	$3,740			
	Senior (60+ years old)	5	$103	$515			
	20 Punch Passes	Number	Price		$6,840		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	15	$96	$1,440			
	Adult (18-59 years old)	20	$155	$3,100			
	Senior (60+ years old)	20	$115	$2,300			
Non-Resident Community Center/Ice Arena Daily Admissions		Number	Price			**$17,025**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	900	$6	$5,400			
	Adult (18-59 years old)	825	$9	$7,425			
	Senior (60+ years old)	600	$7	$4,200			
Rentals						**$231,325**	
	Community Center				$60,000		
	Multipurpose Rooms			$30,000			
	Pool			$2,000			
	Gymnasium			$3,000			
	Daily Locker Rental			$10,000			
	Birthday Parties			$15,000			
	Ice Arena	Hours/Year	Hourly Rate		$171,325		
	Youth Hockey	180	$225	$40,500			
	Colorado Mesa University Hockey	90	$225	$20,250			
	Adult Hockey	138	$250	$34,500			
	Drop-In Hockey (per person)	700	$13	$9,100			
	Stick Time (per person)	1000	$11	$11,000			
	Hockey Schools	75	$225	$16,875			
	Broomball	80	$225	$18,000			
	Figure Skating	110	$110	$12,100			
	Private Rentals	40	$225	$9,000			
Programs						**$251,700**	
	Community Center				$204,000		
	General Programs			$50,000			
	Fitness Programs			$30,000			
	Aquatic Programs			$124,000			
	Drop-in Kayaking		$2,000				
	Group Swim Lessons		$50,000				
	Private/Semi-Private Swim Lessons		$30,000				
	New Aquatics Programming		$5,000				
	Swim Camp		$6,000				
	Contractual Aquatic Programs		$6,000				
	General Contract Programs		$25,000				
	Ice Arena	#/Year	Price		$47,700		
	Camps/Clinics (per person)	100	$150	$15,000			
	Lessons	300	$88	$26,400			
	Birthday Parties	40	$70	$2,800			
	Teen Skate (per person)	500	$7	$3,500			

REVENUE							
Customer Services						**$67,100**	
	Child Care				$20,000		
	Punch Card			$16,000			
	Hourly Fee			$4,000			
	Skate Rentals	3000	$3		$9,000		
	Skate Sharpening	300	$12		$3,600		
	Concessions/Vending				$20,000		
	Merchandise				$14,500		
	TOTAL REVENUE						**$2,682,008**
	TOTAL NET						**-$3,515,882**
	COST RECOVERY						**43%**

Phase I Five-Year Pro-Forma

The Grand Junction Community Center's five-year proforma for Phase 1 identifies the totals in the O&M budget for the first full year with anticipated expenditures and revenues for each of the next four years of operation. The cost recovery improves from 105% to 106% in the second year and decreases from 105% to 103% for the next three years.

These numbers are based on conservative estimated increases in pricing and participation that are typical for new community centers in Colorado. We have no way of knowing what future price increases in supplies and services might be, but we included the increases based on the history of what facility operators tell us.

Usually, the increase of participation averages approximately 5% in the second year of the facility once the positive word of mouth about the value and great customer service of the facility infiltrates the community. Once the newness of the facility wears off some, we find an annual increase of 3% in participation. The proforma revenue includes a 5% increase for the second year and a 2-3% increase for the next three years in all revenue categories.

Based on past experiences of the information on expenses we get from recreation center operators around the country is to typically budget for an average of 3% staffing increases as well as an average of 3% increases for services and supplies. The proforma includes 3% staffing increases for each of the years and includes increases for services and supplies at a 2% increase for year two and a 3% increase for the last three years.

Grand Junction Community Center | Phase I Five-Year Pro-forma					
	Year 1	Year 2	Year 3	Year 4	Year 5
EXPENSES					
Staffing	$1,329,582	$1,369,469	$1,410,553	$1,452,870	$1,496,456
Commodities	$755,845	$770,962	$794,091	$817,913	$842,451
Contractual Services	$166,058	$171,040	$176,171	$181,456	$186,900
Deferred Maintenance	$90,000	$92,700	$95,481	$98,345	$101,296
Annual Debt Service	$2,100,000	$2,100,000	$2,100,000	$2,100,000	$2,100,000
TOTAL EXPENSES	**$4,441,485**	**$4,504,171**	**$4,576,296**	**$4,650,585**	**$4,727,102**
REVENUES					
Resident Discount Passes	$1,147,456	$1,193,354	$1,217,222	$1,241,566	$1,266,397
Resident Daily Admission	$130,200	$136,710	$140,811	$143,628	$146,500
Non-Resident Passes	$29,441	$30,030	$30,931	$31,549	$31,549
Non-Resident Daily Admission	$7,560	$7,938	$8,256	$8,503	$8,673
Rentals	$26,000	$27,300	$28,392	$29,244	$30,121
Programs	$144,000	$148,320	$152,770	$155,825	$158,941
Customer Services	$32,900	$34,545	$35,927	$37,005	$38,115
TOTAL REVENUE	**$1,517,557**	**$1,578,197**	**$1,614,307**	**$1,647,319**	**$1,680,297**
NET	**-$2,923,928**	**-$2,925,974**	**-$2,961,989**	**-$3,003,265**	**-$3,046,805**
COST RECOVERY	**34%**	**35%**	**35%**	**35%**	**36%**
Based on 2023 Figures					

Grand Junction Community Recreation Center							
Operational and Maintenance Budget Projections - Phase I							
Acct #							
STAFFING PROJECTIONS						**$1,329,582**	29.94%
Full Time Staff (New)					$445,281		
	Average Benefit Percentage not included in wages	35.00%		$115,443			
5010	Cellular Telephone				$2,300		
5390	Overtime				$5,000		
Part Time Staff		Hours	Hourly Rate		$877,001		
	Front Desk	11730	$12.31	$144,396			
	Manager on Duty	5839.5	$14.50	$84,673			
	Child Care	4616	$12.31	$56,817			
	Custodians	10192	$14.50	$147,784			
	Water Aerobics	500	$25	$12,500			
	General Program Staff	4320	$12.31	$53,179			
	Head Guard	5062	$13.24	$67,018			
	Lifeguards	20393.5	$13	$256,958			
	Swim Instructors	4260	$13	$53,676			
OPERATING EXPENSES							
Commodities						**$755,845**	17.02%
6105	Operating Supply				$87,395		
6105_08	Operating Supply - Janitor				$31,500		
6105_11	Operating Supply - Office				$12,950		
6125	Uniforms/Clothing				$73,500		
6145	Chemicals/Fertilizers				$24,500		
6210	Repairs/Maintenance				$175,668		
6400	Advertising and Marketing				$12,500		
6510	Telephone				$3,015		
6550_01	Utilities - Electricity/Gas				$280,677		
6550_05	Utilities - Sewer				$4,000		
6550_06	Utilities - Solid Waste				$3,500		
6550_07	Utilities - Water				$35,000		
6830_01	Professional Development - Training				$10,700		
6835	Dues				$940		
Contractual Services						**$166,058**	3.74%
7310-02	Charges/Fees - Credit Card				$49,000		
7410	Contract Services				$24,000		
7430	Contract Maintenance				$23,360		
7585-04	Community Participation - Scholarship				$20,000		
7620-01	Data Process Charges - Basic				$45,198		
7620-02	Data Process Charges - Equipment Replacement				$4,500		
Deferred Maintenance						**$90,000**	2.03%
	Facility Accrual Maintenance				$20,000		
	Capital Replacement Fund				$70,000		
Annual Debt Service (30 year term @ 3% interest)						**$2,100,000**	47.28%
	TOTAL EXPENSES						**$4,441,485**

REVENUE							
Community Center Resident Discount Passes						**$1,147,456**	
	Annual Passes	Number	Price		$1,024,675		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	76	$240	$18,288			
	Adult (18-59 years old)	235	$480	$112,896			
	Senior (60+ years old)	897	$264	$236,808			
	Silver Sneakers	1064	$108	$114,955			
	Family	594	$912	$541,728			
	3 Month Passes	Number	Price		$50,301		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	60	$78	$4,680			
	Adult (18-59 years old)	240	$168	$40,320			
	Senior (60+ years old)	57	$93	$5,301			
	20 Punch Passes	Number	Price		$72,480		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	150	$80	$12,000			
	Adult (18-59 years old)	240	$144	$34,560			
	Senior (60+ years old)	240	$108	$25,920			
Community Center Resident Discount Daily Admissions		Number	Price			**$130,200**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	8400	$5	$42,000			
	Adult (18-59 years old)	6300	$8	$50,400			
	Senior (60+ years old)	6300	$6	$37,800			
Non-Resident Community Center Passes						**$29,441**	
	Annual Passes	Number	Price		$21,006		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	2	$288	$691			
	Adult (18-59 years old)	5	$576	$2,765			
	Senior (60+ years old)	18	$318	$5,724			
	Family	11	$1,095	$11,826			
	3 Month Passes	Number	Price		$4,331		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	3	$94	$282			
	Adult (18-59 years old)	20	$187	$3,740			
	Senior (60+ years old)	3	$103	$309			
	20 Punch Passes	Number	Price		$4,104		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	9	$96	$864			
	Adult (18-59 years old)	12	$155	$1,860			
	Senior (60+ years old)	12	$115	$1,380			
Non-Resident Community Center Daily Admissions		Number	Price			**$7,560**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	420	$6	$2,520			
	Adult (18-59 years old)	315	$9	$2,835			
	Senior (60+ years old)	315	$7	$2,205			
Rentals						**$26,000**	
	Pool				$2,000		
	Gymnasium				$3,000		
	Daily Locker Rental				$6,000		
	Birthday Parties				$15,000		

REVENUE							
Community Center Programs						**$144,000**	
	General Programs				$30,000		
	Fitness Programs				$7,500		
	Aquatic Programs				$106,500		
	Drop-in Kayaking			$2,000			
	Group Swim Lessons			$50,000			
	Private/Semi-Private Swim Lessons			$30,000			
	New Aquatics Programming			$5,000			
	Swim Camp	60	$100	$6,000			
	Contractual Aquatic Programs			$6,000			
	General Contract Programs			$7,500			
Customer Services		Hours	Amount	Multiplier		**$32,900**	
	Child Care				$20,000		
	Punch Card			$16,000			
	Hourly Fee			$4,000			
	Concessions/Vending				$10,000		
	Merchandise				$2,900		
	TOTAL REVENUE						**$1,517,557**
	TOTAL NET						**-$2,923,928**
	COST RECOVERY						**34%**

Parks and Recreation Advisory Board Draft Minutes
Regular Meeting – July 8, 2021
(approval set to be considered at the August 5th PRAB meeting)

Meeting Location:	Hospitality Suite – Lincoln Park

Roll Call

Board Members Present:	William Findlay, Chairperson Phil Pe'a, City Council Liaison Cindy Enos-Martinez Gary Schroen Nancy Strippel Lisa Whalen Byron Wiehe
Board Members Absent:	Austin Solko Michelle Vion
City Staff Present:	Greg Caton, City Manager Ken Sherbenou, Director of Parks and Recreation Allison Little, Administrative Specialist
Guests Present:	Libby Collins, Colorado West Land Trust

Meeting called to order by William Findlay at 12:03 p.m.
Due to the guests present, the Board will hear agenda items in a different order than previously published.

Approve Minutes from the May 6, 2021 Parks and Recreation Advisory Board Meeting
Gary Schroen made a motion to approve the minutes from the May 6 meeting. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 5 No 0 (1 Abstain)

Approve Minutes from the June 3, 2021 Parks and Recreation Advisory Board Meeting
Board members asked to clarify the minutes regarding the acreage at Dos Rios. Jen Taylor presented to PRAB at the June 3 meeting. Ms. Taylor owns 4.2 of the 56 acres in the total development area (south of Hale and west of Dos Rios Dr.). This is a portion of the area known as Dos Rios. The bulk of the area known as Dos Rios was owned by the City and was recently sold to another developer.

Gary Schroen made a motion to approve the minutes from the June 3 meeting, as amended. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 6 No 0

Options for Capital Funding

City Manager Caton thanked the Board for their service and talked with the Board about their critical role in the success of the City as an organization. Mr. Caton recognized Councilmember Pe'a's leadership and advocacy for Parks and Recreation in Council meetings. Mr. Caton further stated that the Parks and Recreation Advisory Board will be an excellent source of guidance for spending the additional funding provided by the end of the moratorium on marijuana sales in City Limits, as approved by voters in April. Mr. Caton reminded the board that there are many passionate user groups who are already advocating for their particular area of interest. PRAB will play a critical role in guiding how those funds should best be spent to help the community.

Ken Sherbenou talked with the board about 5 conceptual options for utilizing the marijuana funding moving forward. Ken reminded the board that the marijuana tax is projected to bring in roughly $3M per year and there are $157M in projects identified in the PROS plan. The survey from that plan highlights a community center as the top priority identified by the community.

Option A Spend revenues on projects as the funds come in. Each year, projects would be identified to spend the money generated by the tax. Smaller projects would be possible each year but the community center would not be possible. The rest of the options would require asking the voters to approve going into debt (backed by sales tax, but paid by the marijuana revenue) to fund larger projects.

Option B Ask voters to incur debt to fund the first phase of the community center construction and its operational subsidy. The first phase of the center would be about 80,000 square feet plus construction of additional parking spaces, according to the feasibility study completed in January of 2021. This would not allow for any of the other capital needs of the parks and recreation department to be met.

Option C Ask voters to incur debt to fund priority parks and outdoor recreation projects. This does not include a community center. Asking voters to create a project fund would enable multiple park renovations (such as Columbine Park and the Botanic Gardens), and development of parks (such as some outdoor facilities at Matchett and build out Horizon Park).

Option D Ask voters to incur debt and also to pass a tobacco and vaping tax and a small (.01%) sales tax increase, which would combine to create a larger project fund. These funds would allow for funding of a larger community center and also fund priority park projects (such as Matchett, filling the gap in the Colorado Riverfront Trail, and renovation of the Botanic Gardens).

Option E Ask voters to incur debt and build the 80,000 square foot community center and priority park projects. Again, this would require debt, and also likely asking voters to approve an additional tax on tobacco and vaping to create a larger project fund.

Gary Schroen asked what kind of interest was available for debt of this kind. City Manager Caton advised the board that in 2020 the City secured bonds at 2.5% interest. The current Stadium renovation is funded by Certificates of Participation (COP), where the building serves as collateral. Since federal regulation prohibits bonding on marijuana funding directly, the bonds would be backed by sales tax revenue and paid with marijuana funding. A bond would need to be approved by voters. Another option is a voter approved COP, whereby the facility could be used as collateral on the financing. The next feasible election possibilities are November of 2022 and April of 2023.

City Council is having a workshop discussion on July 19 to talk about the community center opportunity.

Cindy Enos-Martinez reminded the board that the community center was a driving factor in the master planning process and in asking for the use of marijuana revenues. Board member Enos-Martinez, who also served on the Parks, Recreation and Open Space (PROS) Master Plan Advisory Committee in 2020, further stated that the Community Center needs to be front and center in the use of marijuana revenues. She feels marijuana sales would not have been approved if the funding would not be used to help make a Community Center happen. She further said that is all she hears about. Lisa Whalen informed the board that for the neighborhoods around Matchett, and from a field sports perspective, seeing that park developed is important. Gary Schroen reminded the board that the community center was the most asked for and the most expensive project on the list. He informed the board that funding should be secured before 2023 to secure the lowest interest rate. Nancy Strippel wondered if the survey about the community center should be revisited. She's heard some confusion about the location and now that Glacier Ice Arena has been bought and pledged to keep in operation as ice, that may not be an amenity that is important or appropriate in a community center. Bill Findlay indicated it would be important to have a clear idea of exactly what projects could be funded by each option. Chairman Findlay stated a tobacco/vaping tax should be considered, to both deter members of the public from using those products, especially youth, and to also help enable a big enough community center and fund top priority park projects. It was also decided that PRAB will have a special meeting on Thursday, July 15 to further discuss the community center and prior feedback to City Council ahead of the July 22nd City Council workshop.

Colorado West Land Trust Presentation

Bill Findlay introduced Libby Collins of the Colorado West Land Trust (CWLT). Libby talked with the Board about the partnership the City has with CWLT, which began with the preservation of the Three Sisters. Since 2010, CWLT has preserved more than 2330 acres of open space. The most recent project allowed the completion of the Monument Trail corridor. CWLT helped fund trailhead improvements and shade shelters. The Colorado West Land Trust has built strong fundraising relationships throughout the valley and they are invested in providing access to the outdoors as an economic driver which promotes healthy lifestyles and builds community. Their next project is working on Phase 2 of the Monument Trail. They are working on fundraising and other legal processes, which would allow construction to begin as soon as 2023 (provided funding was in place).

2022 Proposed CIP List

Ken Sherbenou shared with the board a list of proposed Parks and Recreation capital improvement projects, most of which have been identified in the PROS plan. He distributed a document with descriptions of each project. Staff members are looking for feedback about which projects are the highest priorities for board members as there are more projects on the list than can be funded. The list also includes proposed projects for 2023 through 2025. Funding sources for the projects include the 0.75% sales tax (which is shared by all city departments), Lottery funds not already earmarked for other projects, parkland fees and about half a year's worth of revenue from marijuana. Staff expects about $2M in funds available from the dedicated sources of revenue for parks and recreation. There are $5.5M of projects on the list for 2022. Project costs can also be offset by grant funding. The board will have a special meeting on Thursday, July 15 to consider these projects.

For the Good of the Community
Byron Wiehe talked with the Board about the 7th fairway at the Lincoln Park Golf Course. He is aware of an employee of the VA Hospital who had their car window broken two separate times in ten days by a golf ball. Byron wondered if there had been talk of netting to help protect the cars on the VA property. Ken Sherbenou reminded the board that the Lincoln Park Golf Course is managed by the General Services Department and he would share the concerns with their department Director and then follow back up with Board Member Wiehe.

Nancy Strippel talked with the Board about the timing of the Fourth of July Fireworks. It was unfortunate that the fireworks were shot off at 10:45 pm. Ken Sherbenou advised the Board that the City is holding listening sessions on July 20th at the Lincoln Park Barn to collect feedback around fireworks. Additionally, a survey is being circulated to gather further feedback related to fireworks. Additionally, the Grand Junction Rockies have already committed to starting their remaining games with fireworks earlier, at 5:30pm, to hopefully prevent late fireworks even if the game runs as long as 4 hours and 45 minutes like happened on the 4th of July.

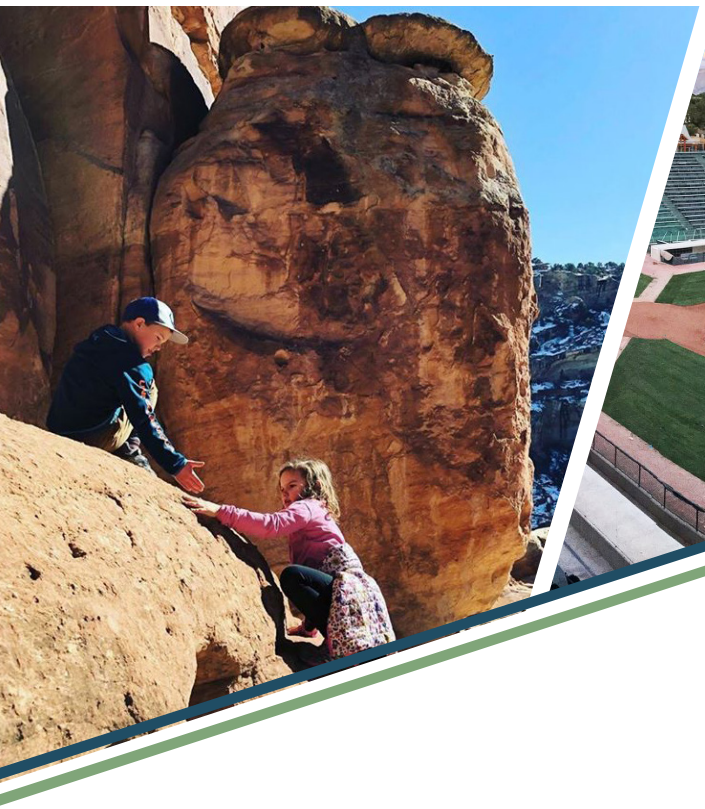
Future Agenda Topics
Future meeting at Westlake to see the changes and updates
Future meeting at Sherwood to see playground and fitness improvements

Next Meeting
Special Meeting July 15, 2021
Regular Meeting August 5, 2021

Item 7: Adjourn
The meeting adjourned by acclamation at 1:05 p.m.

Respectfully Submitted,

Allison Little
Administrative Specialist



CITY OF
Grand Junction
COLORADO

PARKS, RECREATION, AND OPEN SPACE MASTER PLAN
JANUARY 2021

ACKNOWLEDGMENTS

Mayor and City Council

Mayor Duke Wortmann
Mayor Pro Tem Kraig Andrews
Councilmember Rick Taggart
Councilmember Chuck McDaniel
Councilmember Phyllis Norris
Councilmember Phillip Pe'a
Councilmember Anna Stout

Parks and Recreation Board

William Findlay, Chair
Beau Flores
Marc Litzen
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalin
Byron Wiehe

Parks, Recreation, and Open Space Master Plan Advisory Committee

Micah Adams
Bennett Boeschenstein
Kevin Bray
Paul Cain
Ted Ciavonne
Libby Collins
Cindy Enos-Martinez
William Findlay
Kyle Gardner
Josh Niernberg
Kylie Holley
Joy Hudack
Andreya Krieves
Danette MacMillan
Diane Schwenke
Brandon Stam
Derek Wagner
Barbara Zind

City Staff

Greg Caton, City Manager
Ken Sherbenou, Parks and Recreation Director
Joe Brown, Parks Supervisor - Horticulture, Irrigation and Turf
Randy Coleman, Parks Superintendent
Rob Davis, City Forester and Open Space Supervisor
Ciara DePinto, Senior Administrative Assistant – Marketing
Ron Felt, Parks Supervisor - Facilities
Emily Krause, Recreation Supervisor
Allison Little, Administrative Specialist
Larry Manchester, Recreation Supervisor
Marc Mancuso, Parks Supervisor - Sports Facilities

Consultant Team

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EXECUTIVE SUMMARY

Process highlights:

- Over 3,000 people engaged
  - 997 statistically valid Invite community needs survey responses
  - 1,481 Open Link community needs survey responses
  - 350 participants in focus groups and community meetings
  - 339 preliminary survey responses
  - 4 sets of process update meetings with City Council, Boards, and Committees

Parks and Recreation Maintains:

- 350 acres of Developed Parks in 35 parks
- 598 acres of Open Space with Recreation Opportunities
- 55 acres of school playgrounds, fields, and exterior grounds
- 111 acres of cemeteries
- 500+ acres of right-of-ways, medians, and roundabouts
- 20+ miles of hard surface trails
- 37,000 publicly-owned trees
- 1 indoor pool
- 1 outdoor pool
- Landscaping and exterior grounds maintenance at many City facilities, such as Police and City Hall

#1 Community-voiced Additional Amenity to be Provided:
Community Center for indoor recreation, aquatic facilities, and community spaces

#2 Community-voiced Additional Amenity to be Provided:
Trail connections and expansions

#3 Community-voiced Additional Amenity to be Provided:
River conservation, access, and improvements

#4 Community-voiced Additional Amenity to be Provided:
Indoor warm water leisure pool

Top Preferences for New Funding for Priority Projects According to the Community Survey

- Revenue from medical and recreational marijuana: 80% of statistically valid survey
- respondents
- Grants and fundraising: 79% of statistically valid survey respondents
- Tax on tobacco and vaping: 71% of statistically valid survey respondents

OBJECTIVES

These implementation strategies are derived from the 2020 One Grand Junction Comprehensive Plan. The Parks, Recreation and Open Space Master plan seeks to implement these broadly articulated community goals for Parks and Recreation (Comprehensive Plan Principle 7: Great Places and Recreation Opportunities).

Goal 1: Provide a safe, well-maintained, and accessible network of parks, open space and trails and recreation services.

Objective 1.1: Evaluate, monitor and construct parks and recreation facilities to achieve targeted level of service as provided in the Parks, Recreation and Open Space Master Plan.

Objective 1.2: Ensure that large subdivisions dedicate and construct new neighborhood parks and/or public spaces.

Objective 1.3: Identify opportunities for preservation of open space, drainageways, and trails that provide connectivity throughout the city.

Objective 1.4: Pursue and prioritize the acquisition and development of the remaining sections of the Colorado Riverfront Trail.

Objective 1.5: Maintain or renovate parks and publicly owned spaces to ensure that these spaces are activated and used in ways that provide meaningful service to the surrounding neighborhoods.

Objective 1.6: Utilize best practices and staffing resources to ensures that the department's mission is met and spaces are well-maintained and safe.

Goal 2: Ensure parks, recreational and open space facilities and programs meet community needs and equity of location.

Objective 2.1: Adopt an updated Parks, Recreation, and Open Space Master Plan.

Objective 2.2: Identify and prioritize parks and open space opportunities in areas that are currently underserved.

Objective 2.3: Continue to explore long term funding strategies such as retail sales and processing of marijuana, among others, for parks and recreation programs and facilities including regional sports facilities, a field house, and a community center.

Objective 2.4: Implement the Lincoln Park Stadium Master Plan Adopted January 7, 2020, by the Parks Improvement Advisory Board.

Objective 2.5: Periodically review plans, assessments, programs, and offerings to ensure they continue to meet needs of residents as the population and preferences change over time. Instigate new efforts to meet newly identified needs.

Objective 2.6: Work with partners to identify key properties for future acquisition and conservation that meet multiple natural resource protection and recreation goals in adopted plans.

Objective 2.7: Collaborate with others, such as City boards and commissions, District 51, health, and wellness organizations, and the medical community to expand and increase awareness and advocacy of programs and offerings.

Objective 2.8: Continue to build new or expanded recreational activities/amenities along the riverfront, including expansion of the River Park and improvements to the Western Colorado Botanical Gardens.

Objective 2.9: Expand and increase awareness and advocacy of programs and offerings amongst the general community.

Goal 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.1: Continue to redevelop the city's riverfront utilizing both private and public investment.

Objective 3.2: Identify tools to promote safety in public spaces.

Objective 3.3: Enhance program portfolio to meet community needs.

Goal 4: Support a lively arts and culture community.

Objective 4.1: Identify opportunities in capital projects to create locations for or construct/erect public art.

Objective 4.2: Support the implementation of and periodic updates to the City's Strategic Cultural Plan and other City's Arts and Culture Commission planning efforts.

Objective 4.3: Continue to monitor and promote awareness of the economic impact of the arts within the city in partnership with arts and culture organizations.

Goal 5: Maintain access to public lands at the urban/rural interface.

Objective 5.1: Evaluate existing trail networks while funding and planning for new trails and ongoing maintenance of the network.

Objective 5.2: Review Grand Junction Municipal Code to ensure that it provides sufficient flexibility to encourage design innovations that provide open space and protect sensitive environmental resources, scenic vistas, and cultural resources.

Objective 5.3: Develop strong partnerships between the City and other agencies, non-profits, and jurisdictions that support, maintain and expand recreation opportunities in the Grand Junction area.

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I. Where We Are Today

A. Introduction

Grand Junction, Colorado, is the gateway to the mountains and canyon lands of Western Colorado and Eastern Utah. Centrally located between Denver, Colorado (250 miles east), and Salt Lake City, Utah (270 miles west), Grand Junction is surrounded by 1.2 million acres of public lands. Grand Junction also possesses easy access to the Rocky Mountains and western Colorado's incredible landscape. It is a unique confluence of rivers, deserts and mountains. The City of Grand Junction currently covers 39.8 square miles and serves an estimated population of 64,900 people.

In mid 2019, Great Outdoors Colorado (GOCO) awarded a grant to the City to fund about half of the cost of this Master Plan. The central purpose of this community-driven, long-range planning project is to create a Parks, Recreation and Open Space (PROS) Master Plan that is derived from citizen and stakeholder input and provides clear direction for services, facilities and amenities for the next eight to 10 years. This PROS Master Plan is in-step with Comprehensive Plan 2020: One Grand Junction, and it applies to the strategic action plan relative to parks and recreation.

The 2020 PROS Master Plan updates the 2011 Park Inventory and Future Needs Assessment and addresses the current and future needs of the Grand Junction community, the City, and the Department.

B. Community Involvement and Participation

It has been imperative, particularly in the midst of a pandemic, that meaningful community participation in the preparation of the plan occur and that substantial opportunities for citizen participation in the planning process have been provided. Although in new territory regarding conducting a community-driven Master Plan process in the midst of a pandemic, participation exceeded expectations. First off, embrace and dependence on parks, trails and outdoor recreation has been a lifeline for most in the pandemic. The essentiality of parks have been further affirmed with the events of 2020. According to the National Park and Recreation Association, 84 percent of adults find exercising at local parks, trails and open spaces essential to maintaining their mental and physical health during the COVID-19 pandemic.

This is especially evident locally. During the pandemic, Mesa County has seen a 144 percent increase in park visitation, the highest of any County in Colorado (https://www.google.com/covid19/mobility/). Such high utilization helped put parks and recreation in the forefront on the mind of the community. As such, engagement was at a level that exceeded expectations, especially with the statistically valid community survey. Driving the recommendations of this plan are: results of a statistically valid survey, public input from focus groups, community meetings, engagement with City Council and staff, and regular interaction with a City Council appointed PROS Master Plan Advisory Committee.

Focus Groups and Community Meetings

Initial engagement with the Grand Junction community began July 13-16, 2020, when a series of eleven public input sessions were held to garner input on the state of Grand Junction Parks and Recreation services and facilities. These sessions included one City Council workshop, four stakeholder interviews, three focus groups, two public forums, and four staff discussions. These meetings were held at The Barn in Lincoln Park where face covering and distancing protocols were in place. A central goal of these sessions was to gather as much information as possible to guide the development of the Community Needs Assessment Survey questions.

During the input sessions, more than 350 people participated from various groups including:

- City Council Members
- Users/community members, Parks and Recreation Advisory Board, the PROS Advisory Committee, the Arts and Culture Commission and the Foresty Board Non-Profit partners and organizations representing the diversity of Grand Junction

- Partner/governmental agency representatives
- City staff
- Youth and adult sports organization representatives
- Medical community
- Members of the business community
- Non-Profit partners and organizations representing the diversity of Grand Junction

Online Engagement in Response to a Pandemic

A preliminary survey provided stakeholders the opportunity to answer similar questions to the in-person sessions. This was posted at https://gjparksandrecreationplan.com/. This preliminary feedback provided a foundation for the content and questions asked on the more comprehensive and important community needs assessment survey. It is important to note that the preliminary survey responses gathered from 339 respondents are NOT statistically valid. The preliminary survey was only available to a select group of stakeholders making the results non-representative of the Grand Junction community. GjParksandrecreationplan.com and social media was used to provide updates on the planning process and the project timeline. It also served as a platform for presenting project-related materials such as the Findings Presentation in video and document format and the community needs assessment survey report.

For key stakeholders who were unable to attend these sessions in-person, whether due to coronavirus concerns or scheduling conflicts, an option to participate in an online survey was offered to garner additional input and validate what was heard in previous sessions.

Engagement in a Pandemic

Throughout the development of the PROS Master Plan, City Council, Parks and Recreation Advisory Board (PRAB) and the PROS Master Plan Advisory Committee were all engaged at key points in the process – Information Gathering, Findings, Draft Recommendation, and Final Plan - to confirm data received and to ensure the process was achieving engagement goals.

Community Needs Assessment Survey

This plan, working with staff, involved an in-depth examination of the current unmet parks, recreation and open space needs, and how to best increase the quality and quantity of service. The most representative way to achieve this was to complete a Needs Assessment using a statistically valid survey.

The community needs assessment survey consisted of two methods of distribution resulting in two categories of respondents:

- The “Invite” Sample: Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the survey program. Paper surveys were mailed to 6,000 randomly selected residents of the City. The survey packet included a cover letter in Spanish and English, a paper survey form, and a postage paid return envelope. The letter described the overall PROS Master Plan process and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper, or online through a password-protected website ensured on response per randomly selected person.

A total of 997 Invite survey responses were received in the randomly selected sample via paper or online response. Relative to other survey efforts, this level of participation is considered very strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1%. The results, therefore, are considered representative of the overall opinion of all Grand Junction voters.

- The "Open Link" Sample: An online version of the survey was also made available to residents in the Grand Junction area. Residents were encouraged to go to a website to complete a survey identical to the mailed survey. This Open Link survey was publicized through email lists, newsletters, ads on social media in Spanish and English, public meetings, etc. A total of 1,481 Open Link surveys were received. These results were kept separate from the Invite Survey responses to protect statistical validity. A more in depth description of the needs assessment survey is provided in ***Section II, the Future of Parks and Recreation in Grand Junction.***

C. Grand Junction Parks and Recreation Today

The City of Grand Junction Parks and Recreation Department operates and maintains 35 developed parks (350 acres), 6 school properties (55 acres), 9 open space – recreation (598 acres), open space – other maintained (443 acres), one golf course (209 acres operated through the General Services Department) and seven fully or partially undeveloped park lands (285 acres) equating to a total of 1,842 acres of land. The City of Grand Junction owns the following banked future properties that have been designated as undeveloped "park land":

- Flint Ridge (3.3 acres)
- Burkey Park South (10 acres)
- A portion of Horizon Park (13 acres, some of this acreage is Fire Station #6)
- A portion of Paradise Hills (2.79 acres)
- Saccomano Park (30 acres)
- A portion of Westlake Park (4.5 acres)
- Matchett Park (220 acres)

Major facilities include the Lincoln Park Stadium and Complex, two pools (one indoor and one outdoor), Regional Canyon View park and the Las Colonias Park that includes the Amphitheater and the River Park. Two cemeteries are also operated and there are over 37,000 publicly-owned trees across the City. The system includes recreation programs and facilities that provide a level of service of about 170,000 participants visits per year, which averages to nearly 500 people served per day.

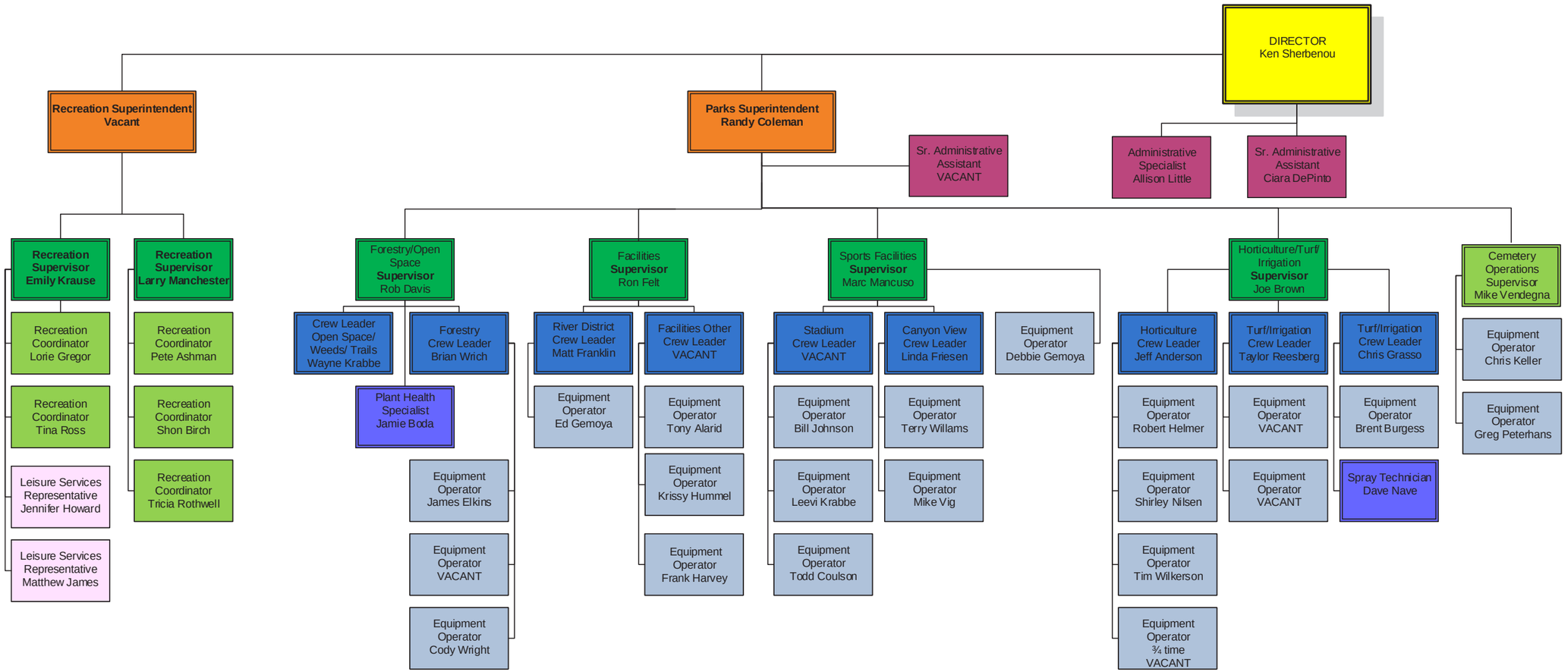
The Department is divided into Administration, Parks Operations, and Recreation Divisions. In 2020, the Department adopted budget totaled $10,031,928 – a five percent increase over the Department's 2019 Amended budget. These totals include labor and benefit costs, operating expenditures, and interfund charges (i.e., fleet, IT, liability insurance).

Table 1: Department Budget

	2018 Actual	2019 Amended	2020 Budget
Administration Total	$ 815,296	$1,127,872	$1,001,801
Parks Operations Total	$5,760,011	$6,087,333	$6,547,273
Recreation Total	$2,154,308	$2,283,291	$2,482,854
P&R Total	**$8,729,615**	**$9,498,496**	**$10,031,928**

Staffing for the department consists of 52 full-time and approximately 250 seasonal and part-time staff.

Figure 1: Grand Junction Parks and Recreation Organization Chart - November 2020



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City of Grand Junction Core Values

Continuous Improvement
Working together to be the best by challenging the status quo.

Collaborative Partnerships
We work together using all areas of expertise to achieve a common goal.

Exemplary Service
We excel at fulfilling the needs of our community through thoughtful interactions.

Administration

Parks and Recreation Administration is responsible for the overall leadership, coordination, and management of the department. Budget preparation and oversight, payroll, marketing and all personnel functions are coordinated with the Parks and Recreation Administration Division. This office is also the liaison with other City Departments, City Manager, City Council, and other agencies.

Parks Operations

The Parks Division includes park and trail maintenance, forestry and open space management, sports facilities, and horticulture. It is also responsible for 35 developed and seven fully or partially undeveloped parks within the City. In addition to developed parks, the division also maintains riverfront and urban trails, open space and street trees within City rights-of-ways.

Park and Trail Maintenance – This section maintains turf, irrigation systems, playgrounds, facilities, and park amenities, as well as facilitates maintenance for hundreds of rentals and events in City parks each year. Parks maintains 21 miles of riverfront and urban trails, almost 600 acres of open space – recreation, over 500 acres of open space - other areas maintained (such as City right-of-ways, medians and roundabouts), and facility maintenance for all park locations. Conventional parks are generally maintained by the facilities, irrigation, and turf teams, while trails are managed by weed abatement and open space/forestry.

The urban trail system provides over 20 miles of hard surface trails for walking, running, and bike riding, within Grand Junction city limits, as well as connecting with other entity-maintained trials. The trail system experiences heavy use from sun up to sun down, seven days a week all year long.

- River Front Trail System – travels along the Colorado River
- Subdivisions Trails – trails traveling through neighborhoods
- Park Trails – travels within a park site and may connect to other trails
- State Trails – state-maintained trails traveling outside of city limits
- County Trails – county-maintained trails traveling outside of city limits

Urban Forestry and Open Space – This division is dedicated to the protection, restoration, and maintenance of Grand Junction's urban forest and open spaces.

The Urban Forestry Program is responsible for the health, safety, and resiliency of the City's urban forest natural resource. Mitigation of tree risk in the interest of public safety within parks and along street public rights-of-way is a top priority for the program. Public tree protection, planting, pruning, removing and plant health care treatments are all under the guidance of the City Forester to ensure the good health and resiliency of over 5,000 park trees, 12,000 street trees, and 20,000 trees within native open space properties. Forestry crews plant –several hundred new park and street trees per year, and

continuously seek new innovations to improve the success and establishment of new plantings. While homeowners are responsible for the watering of street trees, the City plants, trims, and controls insects and diseases at no charge to the homeowner.

Grand Junction's urban forest is one of the City's most valuable natural resource assets that gives back to the community through a variety of ecosystem services. Trees in our parks and along city streets help clean the air our community breathes and provides shade that decreases the cooling loads on our energy infrastructure during hot months. The urban forest holds, cleans and infiltrates stormwater, decreasing the load on our storm sewer system. Healthy trees increase property values in neighborhoods, and increase public activity leading to healthier and more socially connected neighborhoods. Grand Junction's Urban Forestry Program has received numerous awards throughout the years, including the National Arbor Foundation Growth Award (15 years), Tree City USA award (37 years), the National Arbor Day Foundation Award for outstanding Arbor Day celebrations (1996, 2005), and the International Society of Arboriculture Gold Leaf Award for outstanding Arbor Day celebrations (1998).

The Open Space program is a relatively young component of the Parks and Recreation Department developing from strong public interest in the value it brings to a city. The program is comprised of two facets; City-owned and maintained natural areas that provide opportunities for recreation (referred to as Open Space - Recreation lands in this plan), as well as the code enforcement of weed violations on privately-owned properties within the City limits. Open Space - Recreation properties (598 acres) that provide access to public recreation are typically connected to BLM land and provide opportunities for recreational activities, such as hiking, single track trail mountain biking, etc. The code enforcement program receives concerns/complaints regarding overgrown weeds on private and City-owned properties. Weed Abatement staff inspects the complaint, records the problem, and issues a notice of action and fines. The City crew provides weed control on over 500 acres of city owned property and rights-of-way. By default, this program addresses the maintenance of open spaces and unimproved streetscapes due to its focus on weed management. There is a need to further develop the Open Space program to focus new attention towards restoration and protection of higher value native landscapes within City limits, and better connect residents to the beauty and value of the City's natural spaces.

Horticulture – Horticulture is responsible for thousands of annual flowers, shrubs and perennials in manicured planting beds. These areas include Lincoln Park, City Hall, the Downtown District, and Visit Grand Junction. Some of the lesser known landscapes include public facilities, right-of-way landscapes on Main Street, North Avenue, 1st Street, 7th Street, the Riverside Parkway, I-70 business Loop, Horizon Drive, and all City parks and facilities. In total, Horticulture manages more than 66 properties and over 121 acres of shrub beds, flowers, and passive landscapes.

Cemeteries – The Cemetery division maintains more than 80 acres of lands on Orchard Mesa and at Crown Point Cemetery (Appleton area) and works to maintain a warm, serene setting for eternal remembrance.

Sports Facilities – The division maintains high profile sport facilities at Lincoln Park, Canyon View Park, Columbine Softball Complex, and Kronkright Softball Complex. These facilities host more than 5,500 baseball, softball, football, soccer, lacrosse, rugby, track and tennis events each year, as well as, local and regional special events. These events include the 4th of July Extravaganza, High School and University graduations, and the Junior College World Series (JUCO). Suplizio Field is home to the Grand Junction Rockies.

Recreation

The Recreation Division encompasses programming and facility operation in recreation, aquatics, senior recreation, and arts and culture. The division provides all-age and nearly all ability programs including summer camps, athletics, special events, and general recreation programs.

Aquatics – The division manages one year-round swimming pool, Orchard Mesa Pool, which is jointly funded with School District 51 and Mesa County. The division also manages one seasonal pool at Lincoln Park. In addition, the division partners with the Town of Palisade to provide management services for the seasonal Palisade Pool. Aquatics offers traditional programs such as swimming lessons and aqua aerobics.

Recreation – The Recreation Division provides a wide variety of recreation programming elements for the community serving more than 10,000 participants of all ages and abilities and 400 adult sports teams annually. The division offers traditional programs such as adult and youth athletics, special events, including the Annual Southwest Arbor Fest as well as growing programs such as pickleball.

Boards and Commissions

Citizen participation at all levels of the governmental process is valued and encouraged in the City of Grand Junction. Five volunteer board/committees were influential in guiding the development of this plan.

A.) Forestry Board

The city recognizes the substantial economic, environmental and aesthetic importance of trees within the community. It is the policy of the city to protect its citizens and enhance the community's urban forest through recommended horticultural and arboricultural practices.

The Grand Junction Forestry Board is a five-member board with up to two alternate members which meets monthly to review and determine professional qualifications and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees. The Board, in accordance with City ordinances issues licenses to qualified applicants. The Forestry Board serves in an advisory capacity to the City Forester making recommendations to the City Council for the adoption of rules and regulations pertaining to the tree service business in the City. The Board is a governing body hearing complaint issues from citizens related to the tree service performed within the city limits. Community outreach and education about the value of trees and the urban environment is an important mission of this board.

B.) Parks and Recreation Advisory Board (PRAB)

PRAB is a City Council appointed board of citizen representatives who meet monthly. PRAB's role is to advise City Council on issues related to Parks and Recreation. These representatives also serve as a sounding board by engaging staff to understand operations and support the continued growth and maintenance of the community's parks and recreation system. PRAB was involved from the beginning of this planning process, and had several members present at each of the public meetings. The Parks and Recreation Advisory Board's role, as a volunteer board, is to assist in the planning and development of the City's park and recreation system. Their presence and support of the PROS Master Plan project was a necessity for the overall success of the project. The Board's guidance and expertise is strongly valued during all stages of planning and of park and recreation improvement and/or development.

C.) Grand Junction Commission on Arts and Culture

The division strives to enhance the quality, quantity, accessibility, and affordability of arts and culture for the citizens of Grand Junction and the surrounding valley. The division serves as the staff support for

the Arts and Culture Commission responsible for the one pecent for the Arts Program and the annual community grant program. The Parks and Recreation Department has a staff person who is the liaison to the Commission and facilitates many of its activities.

C.) Parks Improvement Advisory Board (PIAB)

PIAB is a partnership organization that is comprised of the Grand Junction Baseball Committee (who organizes the annual Junior College World Series at the Lincoln Park Stadium), the City of Grand Junction, Mesa County, School District #51 and Colorado Mesa University. This Board support capital projects throughout the City and the County, with a focus on the Lincoln Park Stadium Complex.

D.) PROS Master Plan Advisory Committee

The PROS Master Plan Advisory Committee is a group of community members appointed by Council who provided continual feedback throughout the Master Plan process. Application to this committee was broadly circulated resulting in over 40 applicants. The Advisory Committee, along with the Parks and Recreation Advisory Board, was centrally involved in ensuring this plan is community driven.

Relevant Plans

Several planning documents informed this PROS Master Plan. This helps connect previous planning efforts to the PROS Plan.

A.) 2019 Grand Junction Strategic Plan

The central purpose of the Strategic Plan is to provide the City of Grand Junction with a tool guiding goal setting and strategy. This Strategic Plan incorporates that is in use until the City's Comprehensive Plan is adopted by elected officials. This Strategic Plan incorporates the priorities identified as most important by City Council.

The Strategic Plan establishes four guiding principles, four strategic directives, and key initiatives that bring about action in support of the directives.

Guiding Principles

- Partnerships and Intergovernmental Relationships
- Fiscal Responsibility
- Communication and Engagement
- Leadership

Strategic Directives and 2020 Parks and Recreation Department Initiatives

- Planning and Infrastructure
- Diversification of our Economic Base
- JUCO, GJ Rockies
- Connectedness through Community Building
    - Engagement with Boards and Commissions

B.) One Grand Junction

It is anticipated that the City's long-range plan, Comprehensive Plan 2020: One Grand Junction, will be adopted by the end of 2020 – in-step with adoption of this Parks, Recreation and Open Space Master Plan. The Comprehensive Plan is now more than the traditional land use plan, and it covers all the essential services proved by all the city departments.

C.) 2019 Lincoln Park Stadium Renovation and Master Plan

The Parks Improvement Advisory Board (PIAB) led the charge with the creation of the 2019 Lincoln Park Stadium Master Plan. This plans for renovations and improvements based on a short-term (2-4 years), mid-term (10-12 years) and long-term (12+ years) priority basis. Short-term priorities include enhancing entry points, circulation, and seating at the stadium; upgrades to stadium features; outfield surface improvements; parking and pedestrian improvements increasing the parking from 415 to 500 spots; and, infrastructure upgrades. Short-term improvements are estimated to cost $9.4-11 million. Medium and long-term improvements are estimated to cost a total of $22.4-24.8 million.

D.) 2018 Community Center Feasibility Study

Beginning in November 2017 People for Local Activities and Community Enrichment (PLACE) partnered with the City to investigate a new community center. Along with a consultant team, the group conducted a robust community outreach process. Hundreds of members of the Grand Junction community participated in stakeholder meetings, focus groups, community presentations, two community open houses, and a statistically valid survey. The conclusion of the process was clear, with Lincoln Park being the other top preferred site. There is an unmet need in Grand Junction for a community center. Matchett Park was the chosen site. The following primary programming components were chosen:

- Community meeting rooms
- Indoor pool(s)
- Gymnasium
- Indoor walking track
- Individual and group fitness
- Child watch and party rooms
- Administrative and support spaces

This feasibility study led to Measure 2C on the April 2, 2019 ballot. This 0.39 percent sales tax measure was voted down 45 percent “yes” and 55 percent “no.” This ballot proposal included two sites where improvements would be made: a 98,000 square feet community center at Matchett Park and the surrounding park development of 75 acres; and, renovation of the 32,265 square feet Orchard Mesa pool. The total project cost for the new community center, development of the surrounding park, and the Orchard Mesa pool renovation was $79 million. This proposed 0.39 percent sales tax would have funded these improvements.

E.) 2011 Park Inventory

The purpose of the 2011 inventory and assessment report was to develop an extensive inventory of the existing amenities. Future needs of the community were identified, assessed, and anticipated and to ensure the community’s needs could be met through proper planning. The assessment re-evaluated outstanding issues based on the circumstance and conditions in 2011. This was intended to be a mechanism to address the community needs.

F.) 2014 Matchett Park Master Plan

The 2014 Matchett Park Master Plan helped prioritize the community’s vision and goals for the future of the park. Since Matchett Park was acquired, two sizable parks have been developed in the Grand Valley: Canyon View Park, in 1997, and Long Family Memorial Park in 2006 (owned by Mesa County). These two parks have been extremely beneficial to the entire valley; however, multipurpose field rentals increased 130 percent and shelter rentals increased 123 percent from 2006 to 2014. Usage rates identified these amenities as insufficient and not capable of keeping pace with the increasing demands from outdoor recreational user groups.

The neighborhoods surrounding Matchett Park were recognized as having only 7.8 acres of park that are accessible without crossing Patterson or going much further east or west. In 2012, City Council directed staff to complete a master plan for the park based on these pressing needs. The City was successful in obtaining a Great Outdoors Colorado grant to fund 75 percent of the total master planning cost. Matchett Park was identified as the park site to serve as a critical north-central location for regional activities. Matchett Park was the site for both community center ballot initiatives from 2001 to 2019, both of which failed to earn passage. The 2001 proposal received 25 percent "yes" votes and 75 percent "no" votes. The 2019 proposal received 45 percent "yes" votes and 55 percent "no" votes.

G.) Mesa County Community Health Needs Assessment 2018-2020

In collaboration with Colorado Canyons, Community Hospital, St. Mary's Medical Center, and West Springs Hospital, Inc., Mesa County Public Health conducted a health needs assessment to understand the health status of the county's population. The assessment presents information and analysis on health indicators and identifies areas of concern. It develops understanding of the population groups experiencing significant differences in health outcomes and the barriers impeding their access to resources and opportunities. This assessment offers relevant data regarding physical activity, transportation, nutrition, and mental health.

H.) 2015 Pathways to Nature

Conducted for Mesa County Health Department by Colorado Mesa University, Pathways to Nature sought to understand county residents' perceptions and barriers regarding access to nature. The 2015 study, based on engagement with residents, found a number of challenges preventing people from connecting to nature.

Challenges to Connecting with Nature

- Time it takes to go outdoors
- Safety at playgrounds
- Cost of equipment, transportation, participation fees, etc.
- Proximity to outdoor recreation sites
- Transportation
- Technology
- Lack of awareness
- Lack of facilities such as bathrooms
- Cultural barriers
- Uneven distribution of green infrastructure city wide

Pathways to Nature provided suggestions for outdoor programs, reducing cultural barriers, park improvements, and ways to alleviate costs.

2020 Bicycle/Pedestrian Transportation Priorities List

The Urban Trails Committee acts in an advisory capacity to the Grand Junction City Council on matters pertaining to safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities through the community, as well as other forms of transit. One of the Urban Trail Committee's (UTC) main responsibilities is to review the City's active transportation network on an ongoing basis and recommend enhancements for the purpose of increasing the extent and connectivity of well-maintained sidewalks, bike lanes, and pathways within the urbanized area that emphasize safety, connectivity, and efficiency for multimodal users of all ages and abilities. The list below has been extracted from the 2020 UTC priorities list and focuses on connections which necessitate the inclusion of Grand Junction Parks and Recreation due to current or future responsibility for maintaining the connection. These are listed in

priority order and should be pursued by the department as it implements this master plan.

- Westlake Park Access
- Audubon Trail Asphalt Section
- Dos Rios Bicycle/Pedestrian Bridge
- Broadway Trail
- South Camp Road Trail
- Colorado Riverfront Trail Connector – West Orchard Mesa Bridge
- Riverfront Trail Redlands Boat Ramp Asphalt Section
- Redlands Parkway Trail
- The Ridges Trail System
- Orchard Mesa Irrigation District Canal Trails
- Portland Loo-style Bathrooms Downtown

Partners and Intergovernmental Relationships

Grand Junction Parks and Recreation partners with an array of community organizations, regional agencies, and sports user groups to fulfill its mission and deliver services.

List of Key Partners and Intergovernmental Relationships:

- Grand Valley Parks and Recreation Foundation
- School District 51
- Colorado Mesa University
- Mesa County
- Strive
- Greater Grand Junction Sports Commission
- Commission on Arts and Culture
- Parks and Recreation Advisory Board
- Parks Improvement Advisory Board
- Forestry Board
- Downtown Development Authority
- Bureau of Land Management
- National Parks Service
- United States Forest Service
- Grand Junction Area Chamber of Commerce
- Junior College Baseball World Series (Grand Junction Baseball Committee)
- Grand Junction Rockies
- Rivers Edge West
- Pinnacle Venue Services
- Colorado West Land Trust
- Western Colorado Conservation Corps
- Grand Junction Economic Partnership
- One Riverfront
- City of Fruita
- Town of Palisade
- Chamber of Commerce
- Colorado Parks and Wildlife
- Museums of the Mountain West

Sports User Groups:

- Fire FC
- Thunder Mountain Soccer
- Grand Junction Tennis Club
- Western Slope Pickleball Club
- Grand Valley LAX
- Grand Valley Adult Soccer
- Grand Valley Youth Football
- NZone Sports
- Mavs Sports Club
- District 51 Football, Baseball, Softball, Lacrosse, Track
- CMU Baseball and Football

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II. The Future of Parks, Recreation, and Open Space in Grand Junction

A. Community Profile

It should be noted that Grand Junction provides active recreation programs and facilities for a large portion of Mesa County, not just those residing within city limits. The data referenced throughout this section is sourced from Esri Business Analyst, which are point estimates for the current (2020) and forecast years (2025). Esri balances the Census 2010 against local data sources such as building permits, residential postal delivery counts, and county data from the Internal Revenue Service to generate estimates. Population projections are derived from a combination of models and data sources on both a local and national level. The complete Demographic Profile has been provided as a Staff Resource Document.

Population within City Limits

While most of the data in this report is sourced from the Urban Development Boundary, it is important to also note the population of the current city limits. The City population numbers are listed below along with the annual growth rate.

Table 2: City of Grand Junction Population Estimates

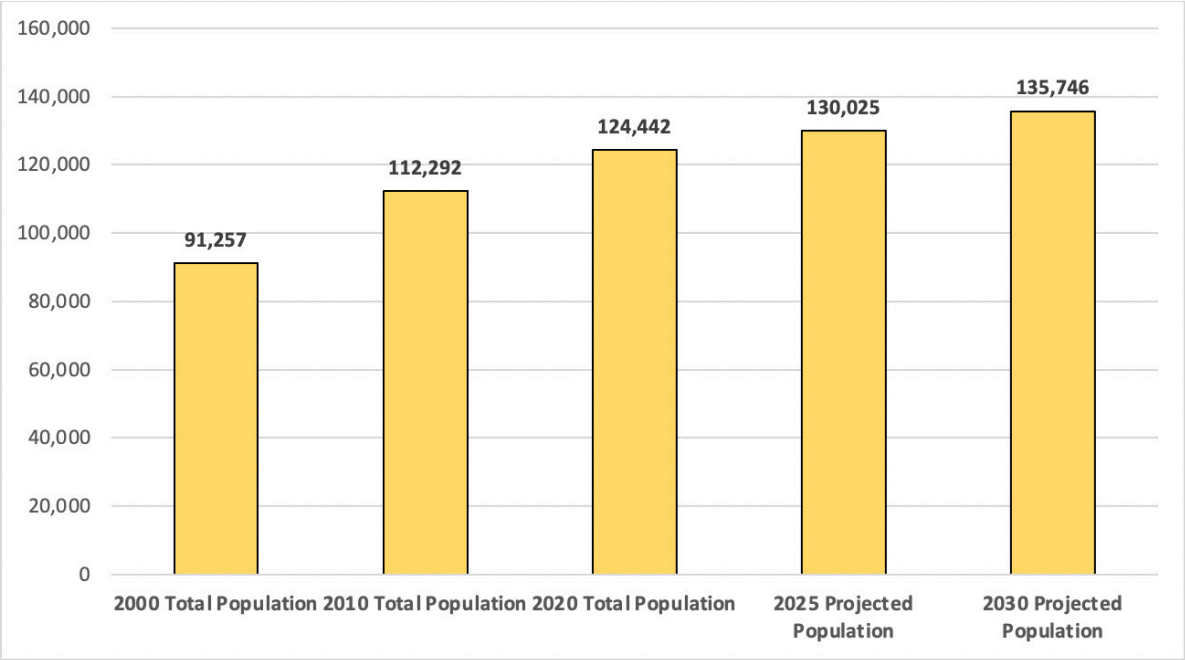
	City of Grand Junction
2000 Total Population	48,221
2010 Total Population	59,471
2020 Total Population	66,764
2025 Total Population	69,829
2010-2020 Population: Annual Growth Rate	1.13%
2020-2025 Population: Annual Growth Rate	0.90%

Source: Esri Business Analyst

Population within the Urban Development Boundary

For the purposes of future planning, the geographic boundary of the City's service area has also been matched with the City's Comprehensive Plan which utilizes the Urban Development Boundary (UDB) to determine demographic data. By 2025, the UDB population is projected to reach 130,025 with a growth rate of 0.88 percent per year. If that growth rate continues, the population could reach over 135,000 within the UDB by 2030.

Figure 2: Grand Junction Urban Development Boundary Population Trends from 2000 to 2030

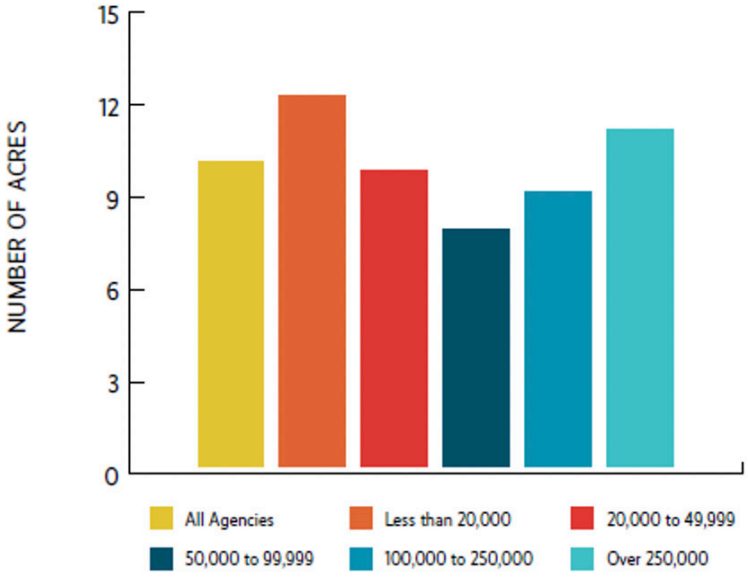


Source: Esri Business Analyst

B. Benchmarking Analysis

NRPA offers recommended guidelines for acreages of park development, as well as the amenities that should be provided to communities based upon population. The City of Grand Junction parks system currently totals 1,842 acres which includes 350 acres of developed parks; 598 acres of open space parcels which offer recreation opportunities; 55 acres of D51 school sites used via intergovernmental agreements; and 111 acres of cemeteries. This number falls well-above the NRPA recommended 490 acres for 63,597 residents (based on NRPA's 7.7 acres per 1,000 residents). Additionally, there is a vast amount of public recreation land adjacent to the City. Families, businesses, and organizations are drawn to Grand Junction and Mesa County due in large part to the abundance of outdoor recreation opportunities, both within and outside of the City limits. Grand Junction compares favorably with similar size communities in the United States related to outdoor facilities. Indoor facilities, however, are lacking from a community and public recreation perspective. It is the largest community on the western slope of Colorado yet the only sizable City or town to lack a multi-purpose indoor Community Center.

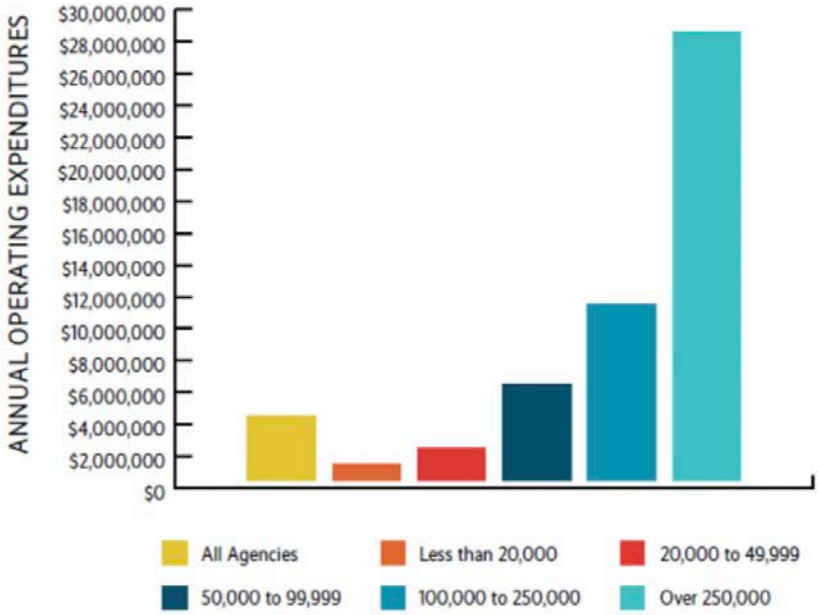
Figure 3: 2020 NRPA Agency Performance Review Acres of Parkland per 1,000 Residents



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
Median	9.9	12.0	9.6	7.7	8.9	10.9
Lower Quartile	5.1	5.2	5.4	4.7	5.0	5.3
Upper Quartile	17.1	20.8	15.0	17.1	14.9	17.9

According to NRPA's 2020 Agency Performance Review, the median annual operating expenditure of developed park and non-park sites managed is $7,160 per acre. Parks and Recreation is responsible for managing 1,114 acres of developed park and non-park sites (excludes golf, undeveloped parks, and open space properties managed for weed abatement and as right-of-way). At $7,160 per acre, the budget should be $7,976,240 according to NRPA benchmarking. The Parks Operations budget for labor, benefits, and operating expenses is $5,412,398 in 2020. According to NRPA standards, Grand Junction Parks and Recreation is below the median in annual operating expenditures. This analysis should be taken with a grain of salt since not all acres maintained are created equal. Each acre varies in the amount of maintenance required to complete maintenance.

Figure 4: 2020 NRPA Agency Performance Review Annual Operating Expenditures



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
Median	$4,342,495	$1,075,780	$2,885,847	$6,185,614	$11,795,773	$28,664,747
Lower Quartile	$1,487,022	$496,365	$1,587,057	$3,292,562	$6,054,529	$10,929,857
Upper Quartile	$11,833,313	$1,997,524	$5,497,877	$11,005,308	$19,906,718	$47,492,476

C. Community Needs Assessment

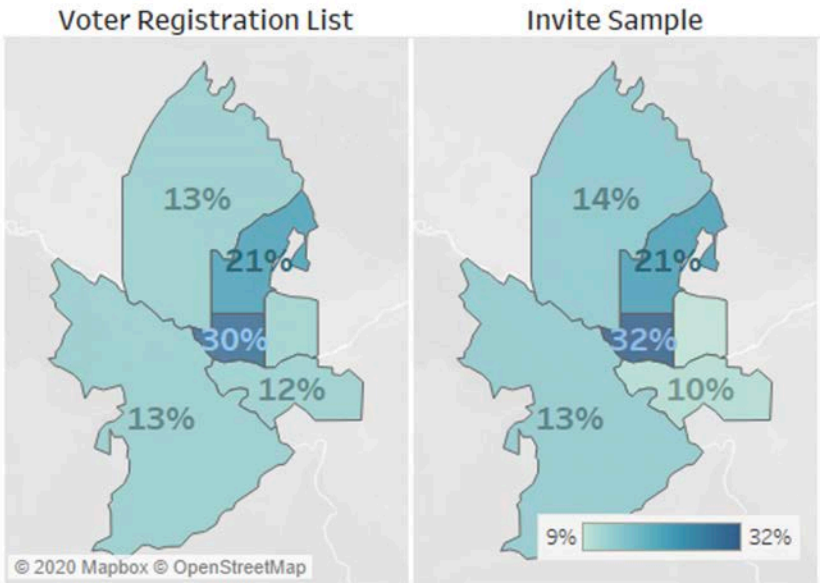
This plan used three different types of surveys to achieve different but related goals. The first, the online preliminary survey, was designed as an explorative tool for more open-ended feedback from 334 residents. The second, the statistically valid survey, was designed as a more precise tool to prioritize investment and ensure results were representative of resident needs by capturing a representative sample of community members. The third, the open link survey, was made available to all residents and was used to acknowledge any variances between it and the statistically-valid survey. While all samples are important, particular attention should be given to the statistically-valid random invite sample as it best represents registered voters in the City of Grand Junction.

Statistically-Valid (Random Invite) Survey

A paper version statistically-valid survey packet was mailed to 6,000 rented and owned households within city limits. Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the plan's engagement program. This group of responses is categorized as the "Invite" sample.

The survey packet included a cover letter in English and Spanish, a paper survey form, and a postage paid return envelope. The letter described the overall Parks and Recreation Planning process, and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper version or online using a password protected website ensuring only one response per randomly selected person.

Figure 5: Distribution of Registered Voters and Invite Sample Respondents



Of the 6,000 randomly selected households, a total of 997 statistically valid surveys were received. Compared to most community surveys, this level of response is strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1 percent. The results, therefore, are representative of the overall opinion of all Grand Junction voters.

Open Link Survey

Two weeks after the Invite survey was initiated, all Grand Junction residents were encouraged to go to a website to complete a survey that was identical to the statistically valid (Invite) survey. This Open Link survey was publicized through email lists, newsletters, ads on social media, public meetings, etc. A total of 1,481 Open Link surveys were received. Throughout this Overview, the results of both samples are shown, along with an "Overall" category that combines both sources of responses. While both samples (groups of respondents) are important, particular attention should be given to the Invite sample, as

How the Word Got Out:

WEB

- **Social media, e-blasts, City website, GJParksandRecreationPlan.com**
- **652 unique page views on GJ.org's PROS Master Plan web page**
- **Monthly newsletter**

MEDIA

- **The Daily Sentinel, radio**
- **Local television stations KREX, KJCT and KKCO**
- **Direct outreach to 66 organizations or groups were conducted for either online or in-person presentation**
- **Word of mouth and email campaigns from members of the PROS Advisory Committee and PRAB and available users groups or list serves**

Key Themes and Issues

Eight themes emerged from the numerous public input events and surveys completed as part of this planning process. Those themes along with the priority needs, citywide goals, and operational analysis form the basis of the recommendations and Strategic Action Plan to follow. These are represented in the word clouds that follow.

Summary of Key Issues and Themes

A. Outcomes of COVID-19
B. Satisfaction with Current Quality of Services
C. What Keeps You from Using Services
D. Communications
E. What's Important and are Needs Being Met
F. Future Priorities
G. Funding Mechanisms Top Choices

These are each described in more detail below.

A.) Outcomes of COVID-19

What is the single outcome of the pandemic that will have the greatest impact on the future of parks and recreation facilities and services?

- #1 Funding will be less available (budget implications)
- #2 Understanding parks and recreation is a good investment and has value
- #3 Increase in homeless population
- #4 Increase in user conflicts due to increase visitation

B.) Satisfaction with Current Quality of Services

- 83% Satisfied – very satisfied with City parks
- 70% Satisfied – very satisfied with recreation facilities
- 67% Satisfied – very satisfied with recreation programs and services

About 800 respondents provided additional comments on their responses to this question with various needs identified, including most specifically a desire for a community center and/or associated indoor facilities.

C.) What Keeps You from Using Services

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

- 29% Lack of awareness of services offered
- 21% Lack of facilities and amenities
- 18% Crowding/not enough space
- 15% Cost/user fees
- 12% Don't have the programs I want
- 10% Hours of operation don't work for me
- 9% Too far away/inaccessible

These are represented in the word clouds that follow.

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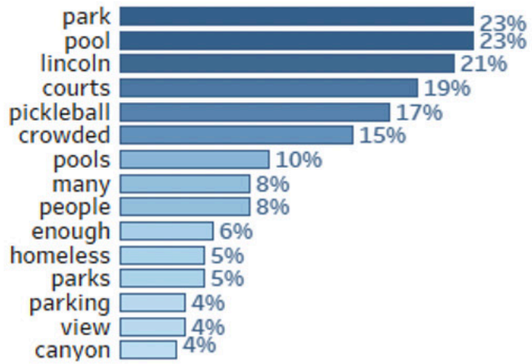
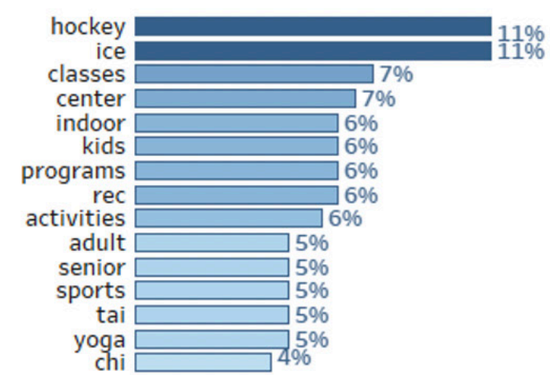
Figure 6: Open-ended Comments

Crowding/not enough space (such as:)



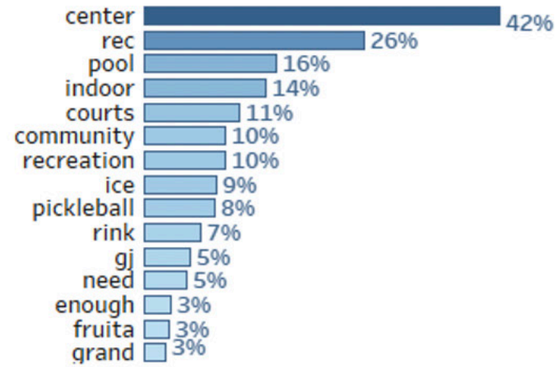
168 comments :

Don't have the programs I want (such as:)



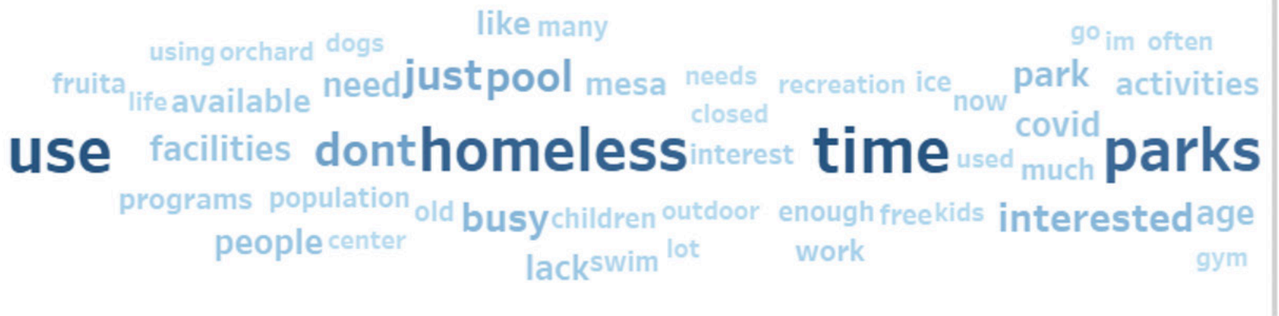
187 comments :

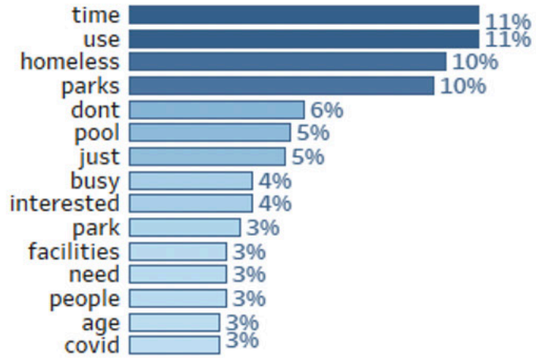
Lack of facilities and amenities (such as:)



314 comments :

Other (such as:)





489 comments :

D.) Communications

How effective is the City of Grand Junction at reaching you with information on parks and recreation facilities, services, and programs?

- The average rating of the Invite sample was 3.2, slightly above neutral.

What is the best way for you to receive information?

- 44 or younger prefer social media, email, and the Activity Guide
- 45-64 prefer the Activity Guide and email
- 65+ prefer local media, the Activity Guide, and email

E.) What's Important and are Needs Being Met

Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be two key areas for improvement. Indoor fitness center/room and indoor gyms (basketball, volleyball and pickleball), received the lowest average needs-met ratings by a significant margin.

F.) Future Priorities

Top new/additional facilities

- 63% Community Center
- 57% Trail connections and expansions
- 43% River conservation, access and improvements

Indoor recreation amenities

- 55% Indoor warm water leisure pool
- 47% Fitness and weight center
- 44% Indoor walk/jog track
- 42% Indoor multi-use gymnasium

The Top Priority of the Master Plan is a Community Center

Overall, there is strongest support for an indoor community center, with 81 percent of Invite respondents and 86 percent of Open link respondents rating it important or very important. Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community."

The survey showed particularly strong support for a community center by younger households, and those with children at home, but all demographic segments rated viewed the community center with high favorability.

What site do you prefer as the primary location for further evaluation of a potential community center?

- 58% Lincoln Park
- 21% Matchett Park
- 5% Another site
- 17% Need more information

Open-ended comments show that those who indicated they need additional information suggested that they would want to know more about the community center's specific program offerings. This is understandable given residents commonly want to know what will be available to them and their family prior to supporting a large capital project.

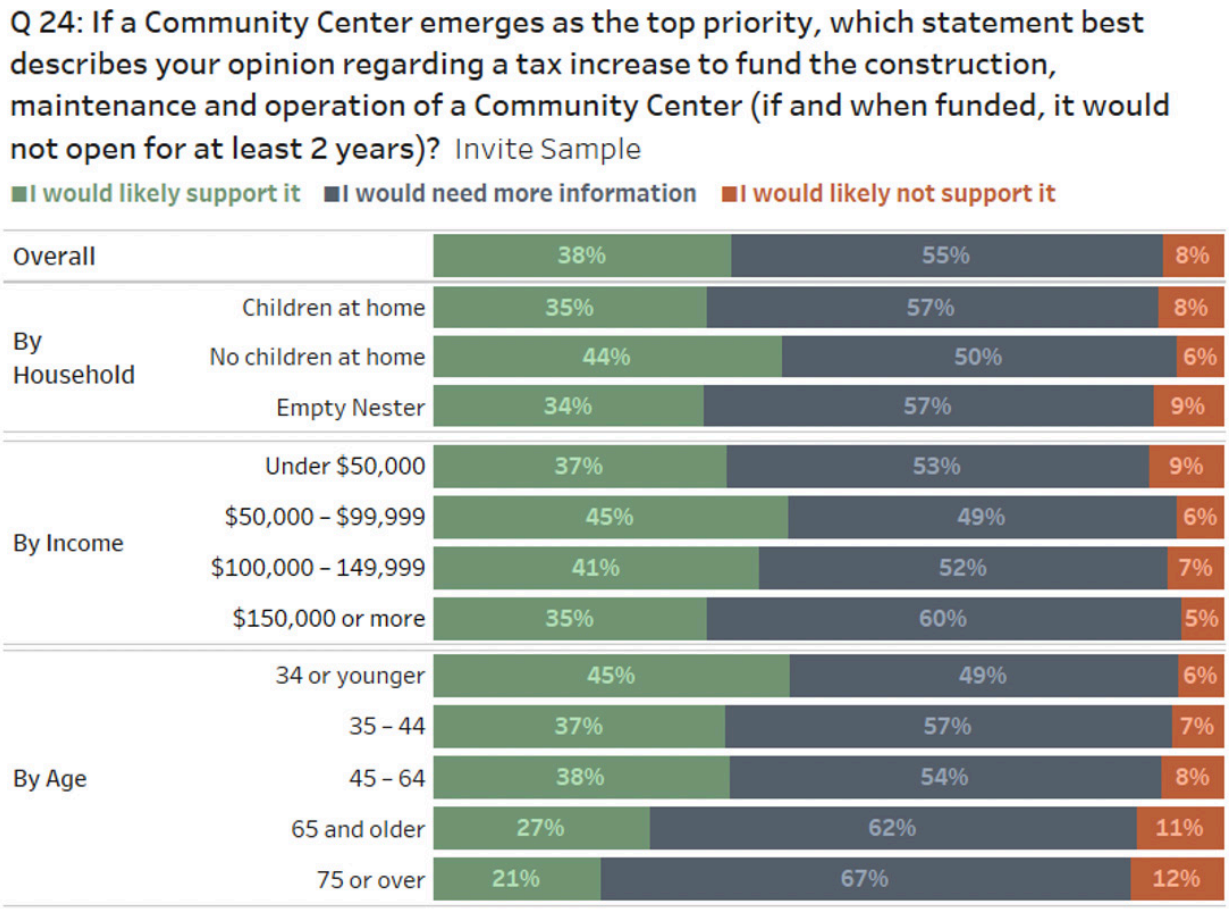
G.) Funding Mechanisms Top Choices

The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping.

- 80% Revenue from medical and recreational marijuana
- 79% Grants and fundraising
- 71% Tax on tobacco and vaping

Exploring the survey responses by three key variables, household makeup, income, and age provides additional insight on community opinion about a tax increase. Age is the strongest predictor of opinions. These results should be considered when planning for an election.

Figure 7: Opinion Regarding Tax Increase by Key Variables



III. Park Classifications and Level of Service Analysis

A. Park Classifications

The City of Grand Junction Parks and Recreation Department classifies parks based on NRPA standards in combination with modifications made by City staff based on the assets, size, location, and specific needs of park users.

In total, 1,842 acres of public parklands are available within Grand Junction. This includes:

- 350 acres of Developed Parks
- 598 acres of Open Space for Public Recreation
- 55 acres of Public School Parks (owned by Mesa County Valley School District 51 and maintained by Parks and Recreation)
- 285 acres of Undeveloped Parks
- 111 acres of Cemeteries

It is noted that Grand Junction Parks and Recreation maintains an additional 443 acres of maintained "open space" lands and weed abatement areas; however, further work within the GIS database needed to ensure there is no duplication of acreage and no inclusion of buildings.

Note: 209 acres of Golf Course provides recreational access, but it is not included in Parks and Recreation as it is operated by General Services, a different City department.

MINI PARK
LESS THAN ONE ACRE:
Mini parks provide limited assets and recreational opportunities, which generally serve a ¼ to ½ mile radius in a residential neighborhood.

- Autumn Ridge Park - Ridges
- Cottonwood Meadows Park
- Hidden Valley Park – Ridges
- Hillcrest Park
- Tot Lot - Ridges
- Williams Park

SMALL NEIGHBORHOOD PARK
1 - 5 ACRES:
Small to mid-size neighborhood parks provide active and passive recreational opportunities. Small neighborhood parks generally contain numerous amenities such as; playground equipment, shelters, basketball courts, softball diamonds, restroom facilities, as well as open green space areas for picnicking. Small Neighborhood Parks generally serve a ¼ mile to 1-mile radius in a residential neighborhood.

- Darla Jean Park
- Duck Pond Park- Orchard Mesa
- Duck Pond Park – Ridges
- Emerson Park
- Hawthorne Park
- Honeycomb Park
- Monument Village Open Space – HOA Facilitated
- Paradise Hills Park
- Spring Valley I Park
- Spring Valley II Park
- Riverside Park
- Washington Park
- Whitman Park

LARGE NEIGHBORHOOD PARK
5 - 15 ACRES:
Large neighborhood parks provide mostly active recreational opportunities and generally contain numerous amenities such as, playground equipment, shelters, basketball courts, softball diamonds, walking/jogging paths and restroom facilities, as well as open turf for pickup games / practices, picnicking, and a unique component such as a skatepark. Large neighborhood parks tend to be destination parks due to the uniqueness of amenities.

- Eagle Rim Park
- Pineridge Park
- Rocket Park
- Shadow Lake Park
- Westlake Park
- Wingate Elementary Park

SPECIAL PURPOSE PARK
VARY IN SIZE:
Special purpose parks focus on a specific use to the community, such as a trail head, road way right-of-way green space or open space.

- Lilac Park
- Tiara Rado Golf Course (managed by General Services)
- Lincoln Park Golf Course (managed by General Services)

COMMUNITY PARK
10 ACRES OR LARGER:
Community parks provide active recreational opportunities and contain numerous amenities such as, playground equipment, shelters, basketball courts, league orientated softball complex, walking jogging paths and restroom facilities but focus on serving community-wide recreational needs. Community parks have facilities for organized / team sports, large group picnicking, special events, and generally serve a 1.5-mile radius and the entire community as well as groups and park visitors outside of city limits.

- Columbine Park
- Sherwood Park

REGIONAL PARK
20 ACRES OR LARGER:
Regional parks are the most active and utilized parks within the park system focusing on community and regional activities and events. Regional parks generally provide many diverse amenities and fill many needs that the other park facilities such as a swimming pool and hosting a 10,000-attendee event attracting participants from all over the country.

- Canyon View Park
- Lincoln Park
- Las Colonias Park

OPEN SPACE – RECREATION
Open Space park lands are maintained primarily for natural area, habitat, wildlife, community buffer (the cooperative planning area to help keep Clifton buffered from Grand Junction and Fruita buffered from Grand Junction), and view preservation values. In Grand Junction, these may include interpretive signage, passive recreation opportunities, pathways and trails, trailheads, access to natural habitats, restrooms, benches, picnic areas, and culturally sensitive areas. Properties currently in this classification type are:

- Botanical Gardens Open Space
- River Park at Las Colonias
- Leach Creek Open Space
- Ridges Open Space

- South Rim Open Space
- Bike Park at Lunch Loop
- Lunch Loop Trail System
- Monument Corridor Open Space
- Tiara Rado Open Space (Kindred Reserve)
- Watson Island Open Space

CEMETERIES

Cemeteries are designed for contemplation, commemorating the death of an individual or of many people through a natural or other disaster, or through military action. Grand Junction has two public cemeteries for which Parks and Recreation is responsible for burials in and for maintaining.

- Orchard Mesa Cemetery
- Crown Point Cemetery

UNDEVELOPED PARK LANDS

Park land acquired specifically for future recreational opportunities. Undeveloped park land is a key component to the development of a long-term master plan. Undeveloped park land opens the possibilities of designing and developing park which will help meet future community needs as well as provide possibilities for amenities such as an arboretum, outdoor theater, recreation center.

- Flint Ridge (3.3 acres)
- Burkey Park South (10 acres)
- A portion of Horizon Park (13 acres, some of this acreage is Fire Station #6)
- A portion of Paradise Hills (2.79 acres)
- Saccomano Park (30 acres)
- A portion of Westlake Park (4.5 acres)
- Matchett Park (220 acres)

INTERGOVERNMENTAL AGREEMENTS (IGA)

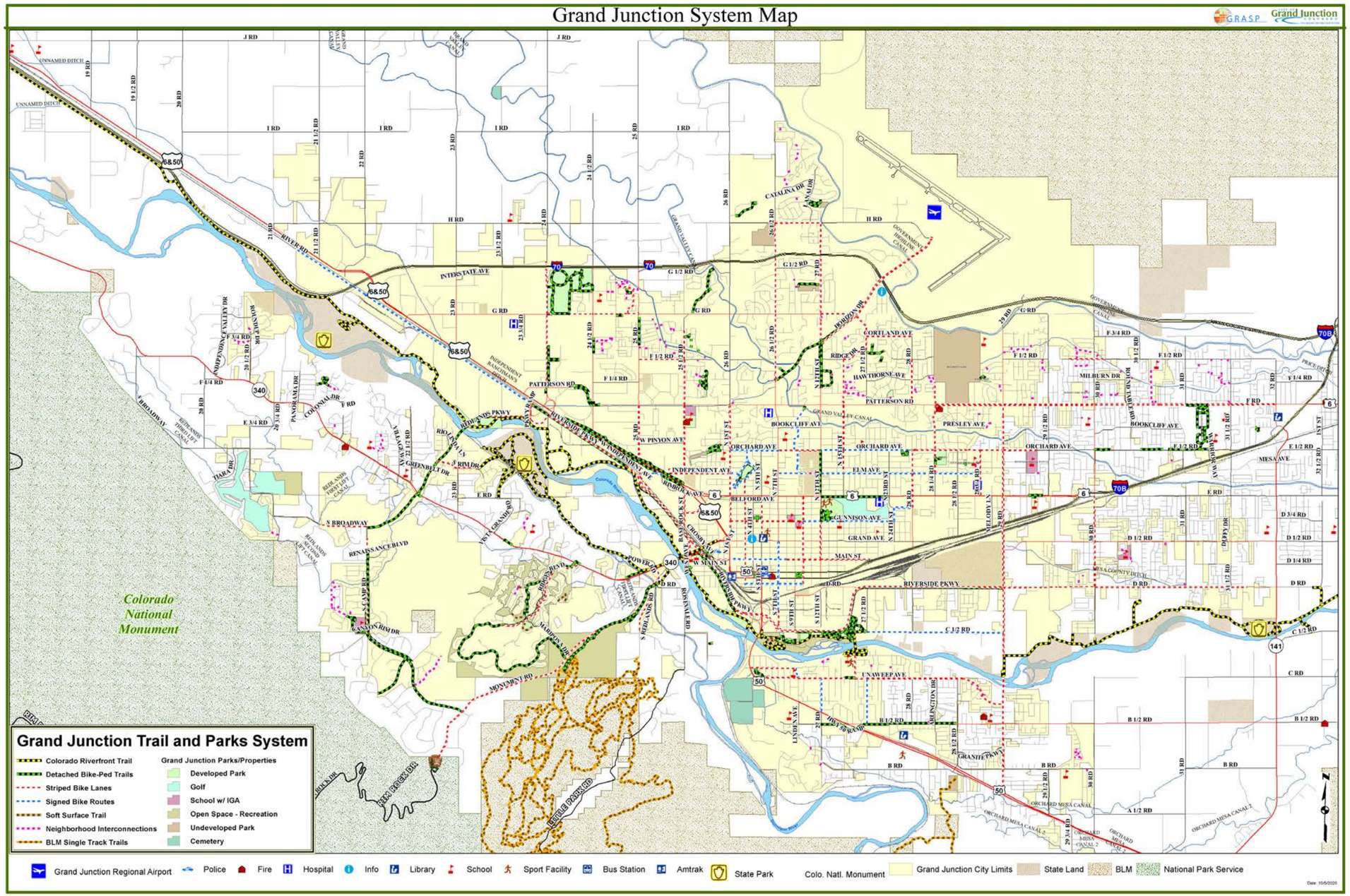
The City of Grand Junction prides itself in its partnership with School District 51, by forming successful Intergovernmental Agreements (IGA) for the joint use of school facilities. Bookcliff Activity Center: The Bookcliff Activity Center, located at Bookcliff Middle School, is a great example of a successful intergovernmental collaboration with the City of Grand Junction and School District 51. Intergovernmental Agreements currently exist for the following properties:

- Bookcliff Activity Center and Middle School
- Chipeta Elementary School
- East Middle School
- Pear Park Elementary School
- Pomona Elementary School
- Wingate Elementary School
- Orchard Mesa Pool

B. Inventory and Level of Service Analysis

Parks and facilities were inventoried and assessed by staff for function and quality in September 2020 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance comfort and convenience. Larger maps are provided in the ***Appendix C.***

Figure 8: Grand Junction Trails and Parks System Map



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Inventory

An inventory was created by Grand Junction Parks and Recreation staff to evaluate all major components found within each developed park, all city- maintained schools with an intergovernmental agreement, and banked future park land within the Urban Development Boundary. The list of parklands (assets) to be evaluated was provided to the consultant by the City of Grand Junction.

Level of Service

Level of Service (LOS) measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. They may be used to benchmark current conditions and to direct future planning efforts. LOS measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. These measurements can then be used to benchmark current conditions and to direct future planning efforts.

A.) Neighborhood Access to Outdoor Recreation

Using the inventory data provided by Grand Junction Parks and Recreation staff, a series of "heat maps" were created to examine neighborhood and walkable access to recreation opportunities. All outdoor recreation providers account for the LOS values taken into consideration in this analysis.

On the maps discussed in this section, darker gradient areas on the images indicate higher quality recreation assets available within a one-mile service area. Overall, the analysis shows that Grand Junction has a fair distribution of parks and facilities although opportunities to improve some parks do exist. Gray regions in these maps indicate that recreation opportunities exist beyond a one-mile service area.

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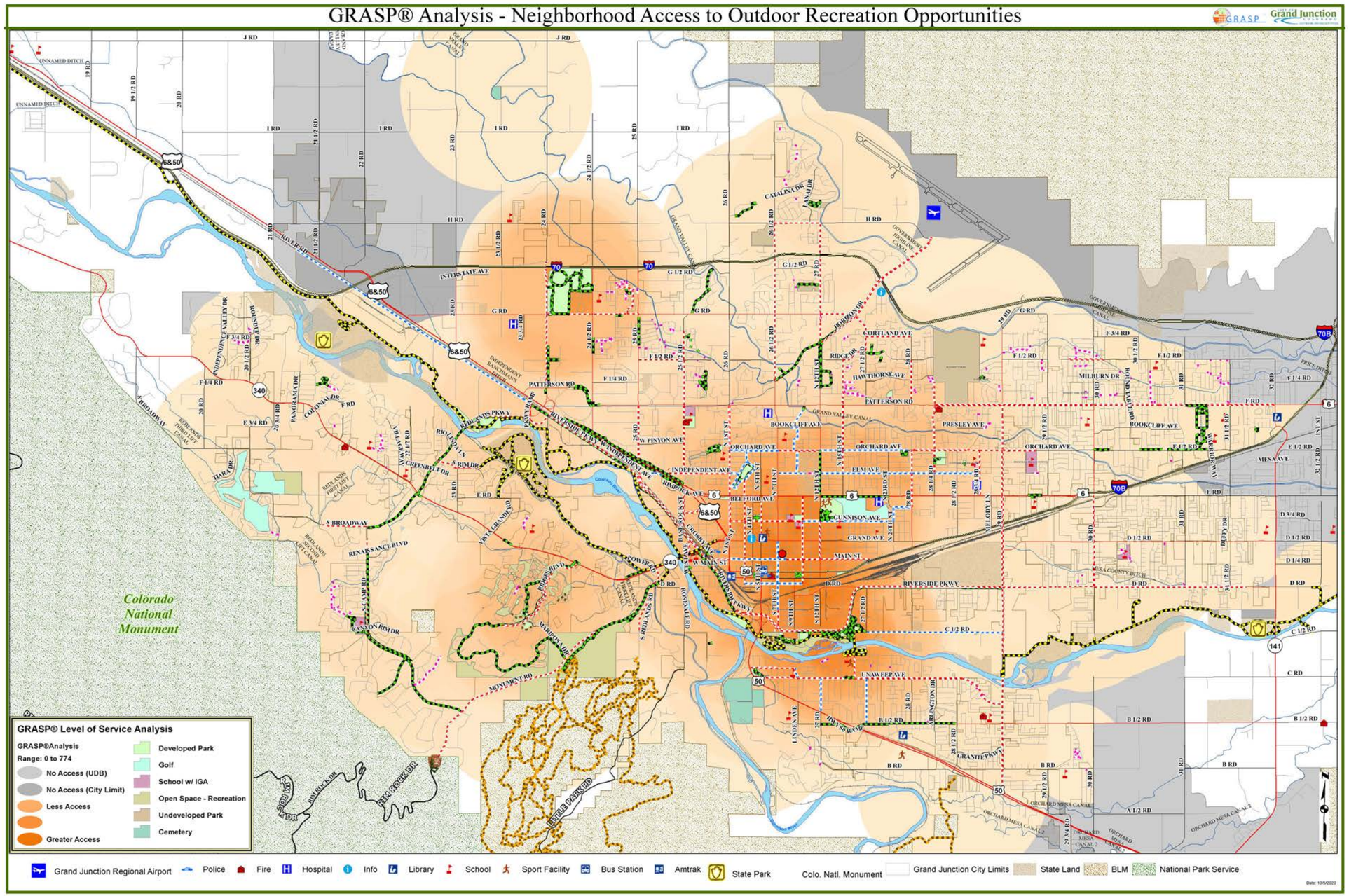
Figure 9: Neighborhood Access to Outdoor Recreation
*(Refer to **Appendix C** for the Outdoor Recreation List)*



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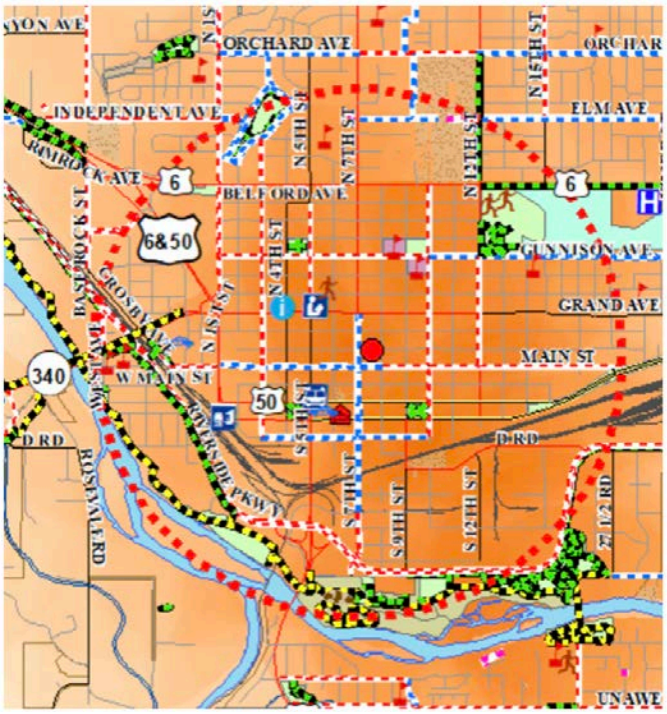
Higher concentration areas are notable in Central Grand Junction and near Canyon View Park, with the highest values in the area near Main Street. For example, a red dot in the following enlargement indicates the most significant GRASP® value area (774). A resident has access to 97 components at 17 properties from this location, including developed parks, schools (IGA), golf course, open spaces, four indoor facilities, and several trails.

Figure 10: High-value Area of Neighborhood Access



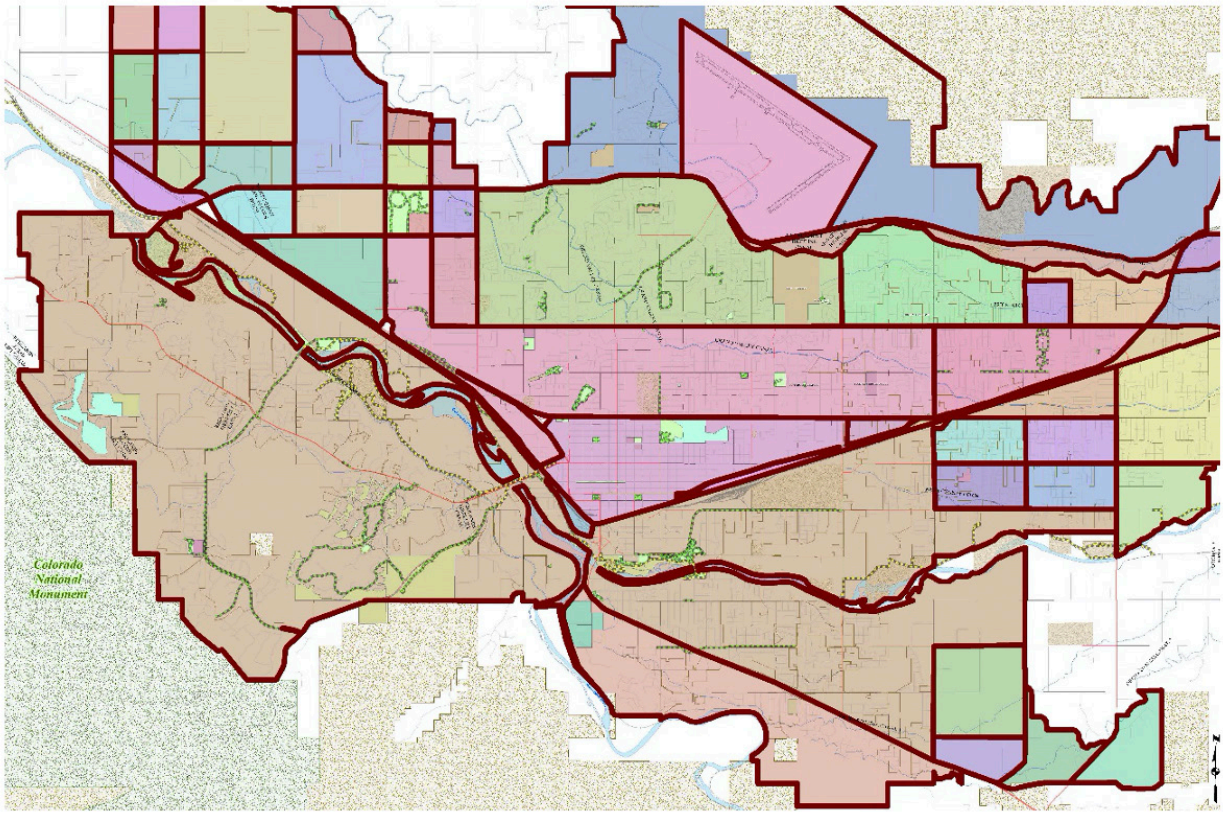
B.) Walkable Access to Recreation

Walkability is a measure of how user-friendly an area is to people traveling on foot and benefits a community in many ways related to public health, social equity, and the local economy. Many factors influence walkability including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations among others.

Conducting a walkability analysis measures people's access to recreation by walking. To do this, ½-half mile catchment radii have been placed around each component and shaded according to the GRASP® score. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

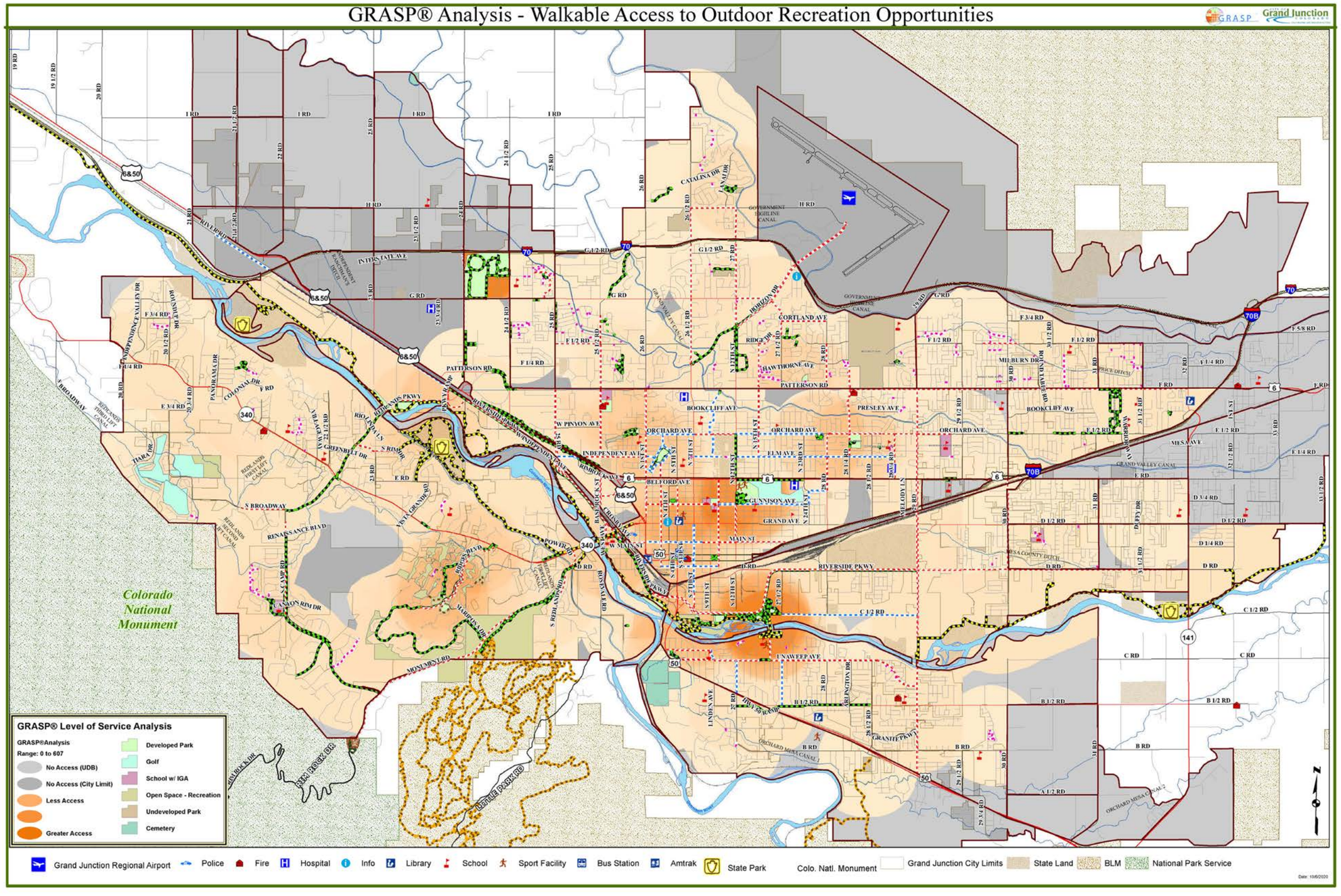
When considering walkability, pedestrian barriers must be considered. Pedestrian barriers in Grand Junction, such as major streets, highways, and rivers, significantly impact the analysis. Zones created by identified barriers, displayed as dark red lines in ***Figure 11***, serve as discrete areas accessible without crossing a major street or another obstacle. Walkable zones created by the pedestrian barriers are represented by the varied colors seen on the map in ***Figure 11***.

Figure 11: Pedestrian Barriers and Walkable Zones



When the pedestrian barriers are overlaid with the Neighborhood Access to Outdoor Recreation Map ***(Figure 12)***, a truer picture of people's ability to access outdoor recreation is generated.

Figure 12: Walkable Access to Outdoor Recreation Opportunities



Areas of higher concentration are notable around the City with the highest value just south of Chipeta Elementary School. Within ½ mile, or a 10-minute walk of this location, a resident can access 58 components on eight properties, including developed parks, schools (IGA), golf, three indoor facilities, and several trails.

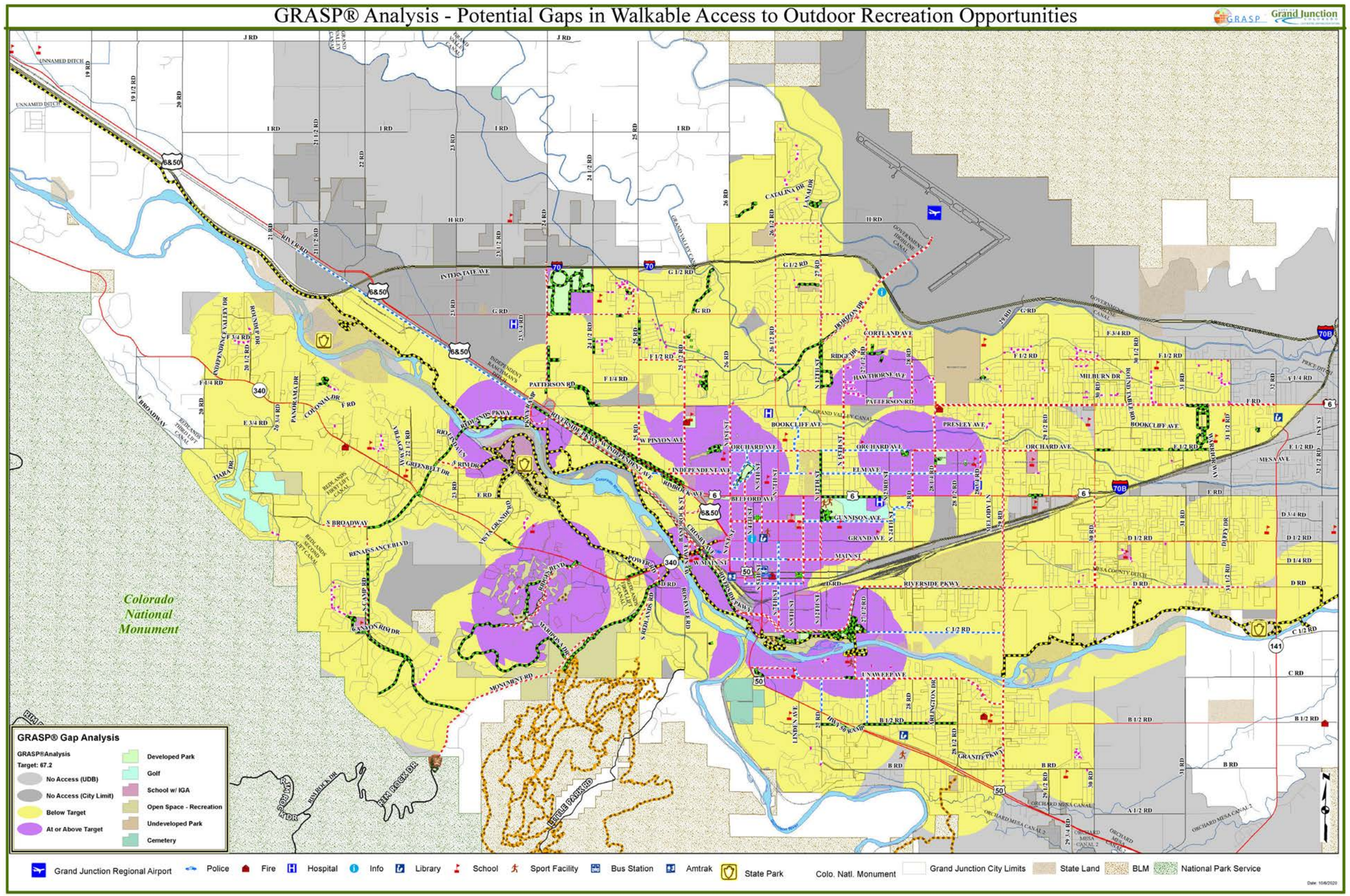
Figure 13: High-value Area of Walkable Access

The orange shading in ***Figure 13*** allows for an understanding of LOS distribution across the City. Showing where LOS is adequate or inadequate is an advantage of using this type of GIS analysis. To do this, what constitutes an appropriate LOS for Grand Junction residents must be determined. The LOS provided by a representative neighborhood park is a good indicator of this desired level. Answering the question, "What should every resident have access to in their neighborhood," this LOS level can be established.

C.) Gap Analysis of Neighborhood Access

Using the target equivalent of a small neighborhood Grand Junction Parks and Recreation park such as Westlake, Tot Lot, or Spring Valley 1 (each of which has two to four park components) as well as access to a trail the following maps which indicate gaps in access are produced. In these maps, purple indicates where people have access to that target; yellow shows access to some opportunities exist but where a person can access is below the target value; and, gray indicates a person must go farther than one mile to access an outdoor recreation opportunity.

Figure 14: Gap Analysis of Neighborhood Access



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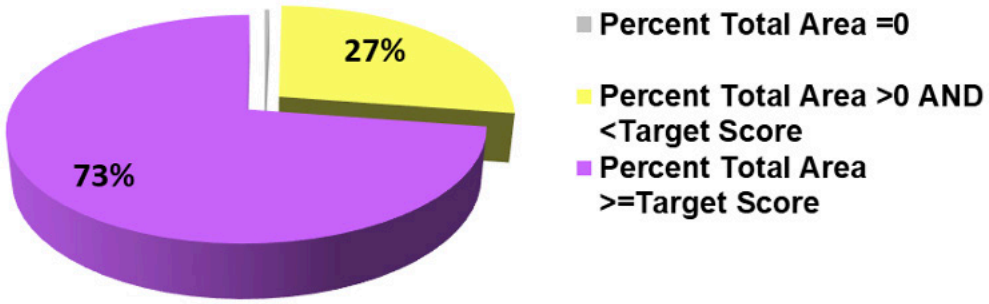
On the map displayed in ***Figure 14***, areas shown in purple have LOS that exceeds the target value. Nearly ten percent of the land area is gray or lacks one-mile access.

However, the number of people having access to outdoor recreation is much more favorable when you consider where people currently live in Grand Junction. Comparing the LOS data in the map above to census data provided using Esri GIS data enrichment techniques, ultimately the analysis shows that Grand Junction's parks are generally well-placed. The parks are within, or close to, residential areas and capture a high percentage of the population. Overall, Grand Junction is well positioned, with nearly 100 percent of residents within one-mile of some outdoor recreation opportunities.

Figure 15: Percentage of Population with Neighborhood Access



D.) Gap Analysis for Walkable Access

Like the gap analysis for neighborhood access, gaps in walkable access can be analyzed. Purple areas indicate walkable LOS values meet or exceed the target. Areas shown in yellow on the map are considered areas of opportunity. These are areas where land and assets are currently available but do not meet the target value. It is possible to improve the LOS value in yellow areas by enhancing the quantity and quality of features in the existing parks, not requiring the acquisition of new lands or the development of new parks.

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Figure 16: Gap Analysis of Walkable Access

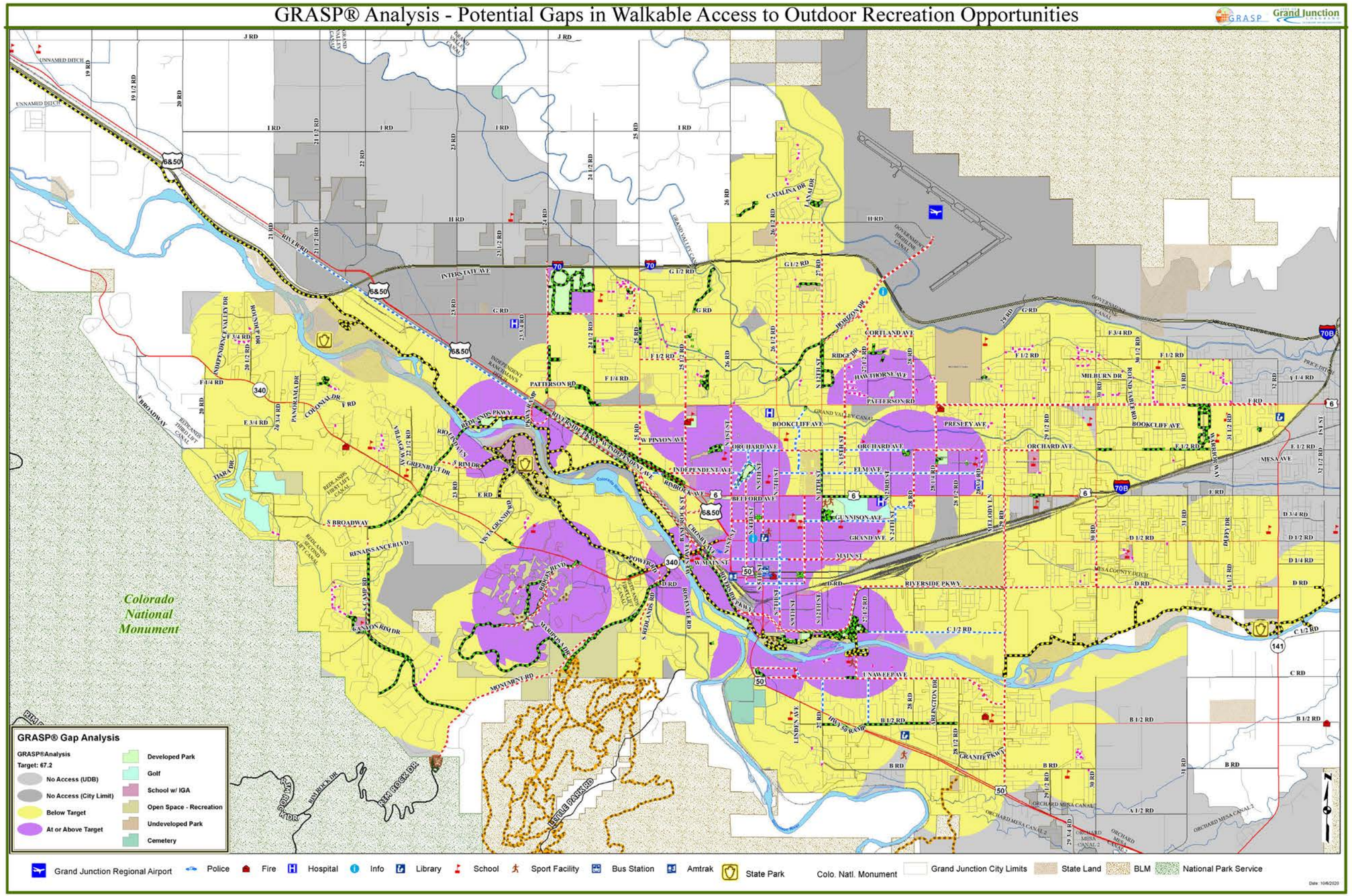

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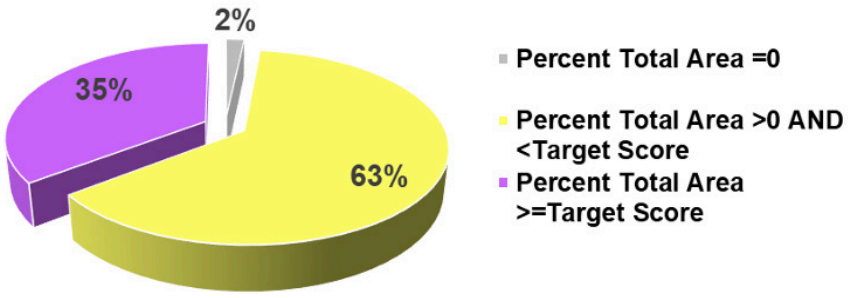
Figure 16 shows walkable access to assets based on where people live. Comparing the walkable LOS data and census data using Esri GIS data enrichment techniques, the analysis indicates significant gaps in walkable access throughout Grand Junction.

While parks may be within one-mile, they may not be within a comfortable walking distance or barrier may prevent access. A closer look at the mapping reveals that many of the yellow areas lack trail or pathway access and/or do not have walkable park access. Some of these yellow areas have access to a low scoring park site (a park below the target value), to school lands which are only accessible during certain days and hours of the week, and/or to undeveloped parklands. *(It is important to note that some of the yellow and gray areas may have access to parks provided by homeowners' associations or to other provider parks not included in this analysis.)*

Figure 17: Percentage of Population with Neighborhood Access



E.) Capacities LOS Analysis

A traditional tool for evaluating service is the capacity analysis, which compares the number of assets to an agency's population. As seen in ***Table 3***, projected future park components needed are established on a basis of providing the same ratio of components per population in the future as is currently provided. In other words, as the population grows over time, components may need to be added to maintain the same proportion as what is provided today.

The usefulness of this specific information in Grand Junction Parks and Recreation's ability to anticipate facility needs relies on projected population growth. It also assumes that future residents' interests and behaviors are the same as today's, and that today's capacities are in line with today's needs. The capacities table bases its analysis on the number of assets without regard to distribution, quality, or functionality. Using only this information, a higher LOS is achieved only by adding assets, regardless of the location, condition, or quality of those assets. In reality, LOS provided by assets is a combination of location and quality and quantity. Therefore, it is advised that the information in this table be used with discretion, and only in conjunction with the other analyses presented in this plan.

Table 3: Current and Future Capacities for Select Components

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Adventure Course	1		1	0.01	66,764	1	*0*
Amusement Ride	1		1	0.01	66,764	1	*0*
Aquatics, Lap Pool	1		1	0.01	66,764	1	*0*
Aquatics, Spray Pad	1		1	0.01	66,764	1	*0*
Basketball Court	10	9	19	0.15	6,676	10	*0*
Basketball, Practice	4		4	0.06	16,691	4	*0*
Batting Cage	2		2	0.03	33,382	2	*0*
Bike Course	1		1	0.01	66,764	1	*0*
Diamond Field	10		10	0.15	6,676	10	*0*
Diamond Field, Complex	1		1	0.01	66,764	1	*0*
Disc Golf	2		2	0.03	33,382	2	*0*
Dog Park	4		4	0.06	16,691	4	*0*
Event Space	5		5	0.07	13,353	5	*0*
Fitness Course	1		1	0.01	66,764	1	*0*
Game Court	2		2	0.03	33,382	2	*0*
Garden, Display	3		3	0.04	22,255	3	*0*
Golf	2		2	0.03	33,382	2	*0*
Golf, Practice	2		2	0.03	33,382	2	*0*
Horseshoe Court	15		15	0.22	4,451	16	*1*
Inline Hockey	1		1	0.01	66,764	1	*0*
Loop Walk	12		12	0.18	5,564	13	*1*
Multi-Use Pad	2	2	4	0.03	33,382	2	*0*

Table 4: Current Capacities for Select Components (continued)

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Natural Area	17		17	**0.25**	**3,927**	**18**	***1***
Open Turf	22	4	26	**0.33**	**3,035**	**23**	***1***
Passive Node	3		3	**0.04**	**22,255**	**3**	***0***
Pickleball Court	12		12	**0.18**	**5,564**	**13**	***1***
Picnic Ground	12		12	**0.18**	**5,564**	**13**	***1***
Playground, Destination	5		5	**0.07**	**13,353**	**5**	***0***
Playground, Local	19	8	27	**0.28**	**3,514**	**20**	***1***
Public Art	2		2	**0.03**	**33,382**	**2**	***0***
Rectangular Field, Complex	1		1	**0.01**	**66,764**	**1**	***0***
Rectangular Field, Large	5	2	7	**0.07**	**13,353**	**5**	***0***
Rectangular Field, Multiple	1		1	**0.01**	**66,764**	**1**	***0***
Rectangular Field, Small	2	1	3	**0.03**	**33,382**	**2**	***0***
Shelter, Large	28		28	**0.42**	**2,384**	**29**	***1***
Shelter, Small	12	1	13	**0.18**	**5,564**	**13**	***1***
Skate Park	2		2	**0.03**	**33,382**	**2**	***0***
Tennis Court	17		17	**0.25**	**3,927**	**18**	***1***
Track, Athletic	1	1	2	**0.01**	**66,764**	**1**	***0***
Trail, Multi-use	6		6	**0.09**	**11,127**	**6**	***0***
Trail, Primitive	3		3	**0.04**	**22,255**	**3**	***0***
Trailhead	1		1	**0.01**	**66,764**	**1**	***0***
Volleyball Court	4		4	**0.06**	**16,691**	**4**	***0***
Wall Ball Court	1		1	**0.01**	**66,764**	**1**	***0***
Water Access, Developed	5		5	**0.07**	**13,353**	**5**	***0***
Water Access, General	1		1	**0.01**	**66,764**	**1**	***0***
Water Feature	2		2	**0.03**	**33,382**	**2**	***0***
Water, Open	12		12	**0.18**	**5,564**	**13**	***1***

F.) NRPA Median Population Served

Comparing Grand Junction Parks and Recreation to recent national statistics published by the NRPA in the 2020 NRPA Agency Performance Review: Park and Recreation Agency Performance Report is another way to consider LOS.

Grand Junction falls below the NRPA median for all park components listed except leisure pools, community gardens, a few diamond fields, and ice rinks.

Similar calculations are also made based on parkland acres per 1,000 residents. It is important to note that NRPA explains that parklands include park and non-park sites (including open space that an agency may manage, such as city-hall lawns or roadway medians). However, it should be noted that the NRPA report is based on self-reported data submissions made by agency staff AND "the offerings of these [reporting] agencies are as varied as the markets they serve."

For the purposes of this analysis, the acres of parkland data for Grand Junction in ***Table 5*** includes all Grand Junction Parks and Recreation properties included in the inventory and GIS-based mapping and LOS analysis. Resulting from this comparison, residents per park (5.3) is slightly lower than the NRPA median (7.7). Grand Junction's acres of parks per 1,000 residents is 6,676 which is below the NRPA published benchmarks for similar size agencies (8,557 acres).

Table 5: NRPA Median Population Served per Facility Comparison

2020 NRPA Agency Performance Review: Park and Recreation Agency Performance Benchmarks
Outdoor Park and Recreation Facilities

Outdoor Facility	Agencies Offering this Facility	Median Number of Residents per Facility	Grand Junction Residents per Facility	Grand Junction Current Quantity	Need to add to meet current median	Need to add with projected population
Residents Per Park	NA	2,523	1,260			
Acres of Park Land per 1,000 Residents	NA	7.7	5.3		160	184
Basketball courts	87%	8,557	6,676	10	-2	-2
Community gardens	47%	50,000	NA	0	1	1
Diamond fields: baseball - adult	53%	22,876	6,676	10	-7	-7
Diamond fields: baseball - youth	78%	7,222			9	10
Diamond fields: softball fields - adult	65%	15,500			4	5
Diamond fields: softball fields – youth	59%	12,000			6	6
Dog park	63%	58,000	16,691	4	-3	-3
Ice rink (outdoor only)	17%	29,830	NA	0	2	2
Playgrounds	94%	3,859	2,782	24	-7	-6
Rectangular fields: football field	37%	32,420	8,346	8	-6	-6
Rectangular fields: multi-purpose	65%	10,467			-2	-1
Rectangular fields: Overlay field	8%	9,774			-1	-1
Rectangular fields: soccer field - adult	41%	16,644			-4	-4
Rectangular fields: soccer field – youth	47%	9,085			-1	0
Skate park	38%	62,567	33,382	2	-1	-1
Swimming pools (outdoor only)	51%	45,825	22,255	1	-2	-1
Tennis courts (outdoor only)	81%	6,242	3,927	17	-6	-6

Comparison based on median for 50,000-99,999 population comparison

indicate current surplus based on comparison

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G.) Acres of Parkland per 1,000 Residents

The table below further evaluates the parkland acres per 1,000 residents analysis. Grand Junction currently provides approximately 5.3 acres per 1,000 residents. It also shows that based on projected population growth that the City should consider adding 16 acres of developed-parkland over the next five years to meet the current ratio. Note that these numbers do not meet the current NRPA metrics, and a total of 160 acres are needed to meet the median. With projected population growth, add 184 acres over five years.

Table 6: Acres of Parkland per 1,000 Residents

INVENTORY		
Grand Junction Developed Parks		354
Golf		209
Open Space - Recreation		598
Schools (IGA)		55
Undeveloped Parkland		285
Cemeteries		111
Other (Weed Abatement areas and Open Space ROW)		443
Current Ratio of Park Acres per 1000 Population		
CURRENT POPULATION 2020	66,764	
Current Ratio of Park Acres per 1000 Population		5.3
Population per acre		189
PROJECTED POPULATION - 2025	69,829	
Total acres needed to maintain current ratio of City of Grand Junction existing facilities at projected population		370
Acres that should be added to maintain current ratio at projected population		*16*

*calculations only use developed park land. Other acres shown for reference only

The acres of parkland per 1,000 residents capacity table above shows Grand Junction Parks and Recreation provides approximately 5.3 acres per 1,000 people and has 189 people per parkland acre. This capacity analysis does not include other provider parks and school for which there is no agreement for use by the Department.

It also shows, based on projected population growth within the city limits, that the City should consider adding 16 acres of developed parkland over the next five years to maintain the current ratio.

Comparing this to the NRPA median figures, it is seen that these acreages do not meet the current NRPA metrics. To meet the NRPA standard a total of 160 acres would be needed to maintain the median. Considering projected population growth Grand Junction Parks and Recreation would need to add 184 acres within the next five years.

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IV. Key Issues and Recommendations

The purpose of the key findings and recommendations section is to analyze all of the data from this report, and provide conclusions that will assist the City and Department in establishing development and capital improvement priorities for the future. The findings in this report include data from the community survey, community demographics, operations and programs assessments, parklands inventory, and level of service assessment.

A. Capital Planning and Priorities

During the City's annual budget process, a Ten-Year Capital planning horizon is employed. Based on the outcomes of this PROS Master Plan, it is expected that the ten-year capital plan will be adjusted in future years to include priority projects mandated by the community and opportunities that arise for funding. With that said, this description of projects provides a roadmap for how some may be achieved.

Priority Projects

Based on the community survey data and directives from relevant plans, the priorities described and listed here have emerged. The prioritization is intended as a guide for future planning and while new or niche activities may not rank high overall, Grand Junction Parks and Recreation can consider opportunities for piloting or testing niche park components where opportunities arise.

The community survey probed a long list of facility and program needs. A community center at Lincoln Park was identified as the top community priority, followed by trail connections and expansions for hiking, biking, and walking. River conservation, access, and improvements as well as natural areas and open space parklands were also top considerations.

A.) Grand Junction Community Center

Community Center Priority and Amenities

One objective of the parks and recreation master planning process was to confirm community priorities for indoor as well as outdoor activity space. Through extensive public outreach, a community center was recognized as the highest development need. Indoor activity amenities identified as the highest priority include a warm water leisure pool, fitness areas, walk/jog track, multi-use gymnasiums, climbing wall, cool water lap pool, therapy pool, multi-use meeting and program rooms and an ice arena. The public outreach results also indicated a preference to study redeveloping the existing Lincoln Park outdoor pool as a centralized location for the new community center.

Building Size and Amenities

Since the City of Grand Junction does not have a dedicated community center, the parks and recreation department currently provide indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all the indoor recreation amenities identified as the highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park therefore would not replace existing facilities but would instead provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined in a subsequent feasibility study. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For the purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Potential Partners

During the outreach process, several local organizations expressed interest in participating as either programming or capital partners in the project. While possible partnerships require much further study beyond the scope of this master plan it is important to explore, at least conceptually, the potential space and operational implications when evaluating building size and development costs. For purposes of this master plan five to six percent of additional building space and project costs would need to be added to allow for partnership possibilities.

Lincoln Park Location

As the top alternative to the previously studied Matchett Park, Lincoln Park was identified as a possible location for the development of a new city-wide community center due to its central location and convenient proximity to potential partners including Colorado Mesa University. Additionally, Lincoln Park offers many cost-saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections, and outdoor recreation amenities such as tennis and pickleball courts, playgrounds, gardens and pathways. Matchett Park infrastructure is estimated at 8 million dollars. Site infrastructure tied to the community center at Lincoln Park is 4 million dollars. The Outdoor Pool in Lincoln Park is at the end of its useful lifespan and the existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round fitness, and wellness programming, recreation and leisure activities.

Project Costs

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a detailed design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this master plan project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 to $64,900,000, respectively.

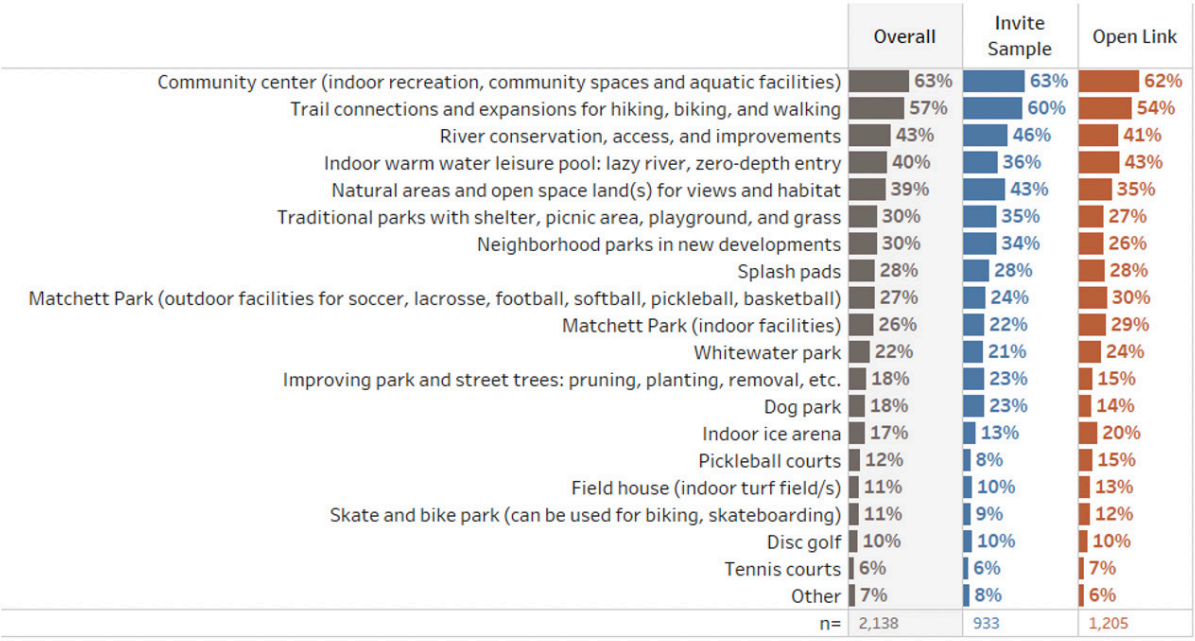
Project Schedule

Typically, if a community decides to move forward with a project of this scale and potential complexity, there is 2.5 to 3-year period before the doors are open for everyday use. Design and approvals require approximately 12-15 months and bidding, construction, testing, move-in, and training take another 16-18 months.

Figure 18: Top 6 Facilities and Amenities Desired

Q 17: What new/additional parks, trails, open space, recreational facilities, and amenities would you like to see provided? Check your top SIX choices.

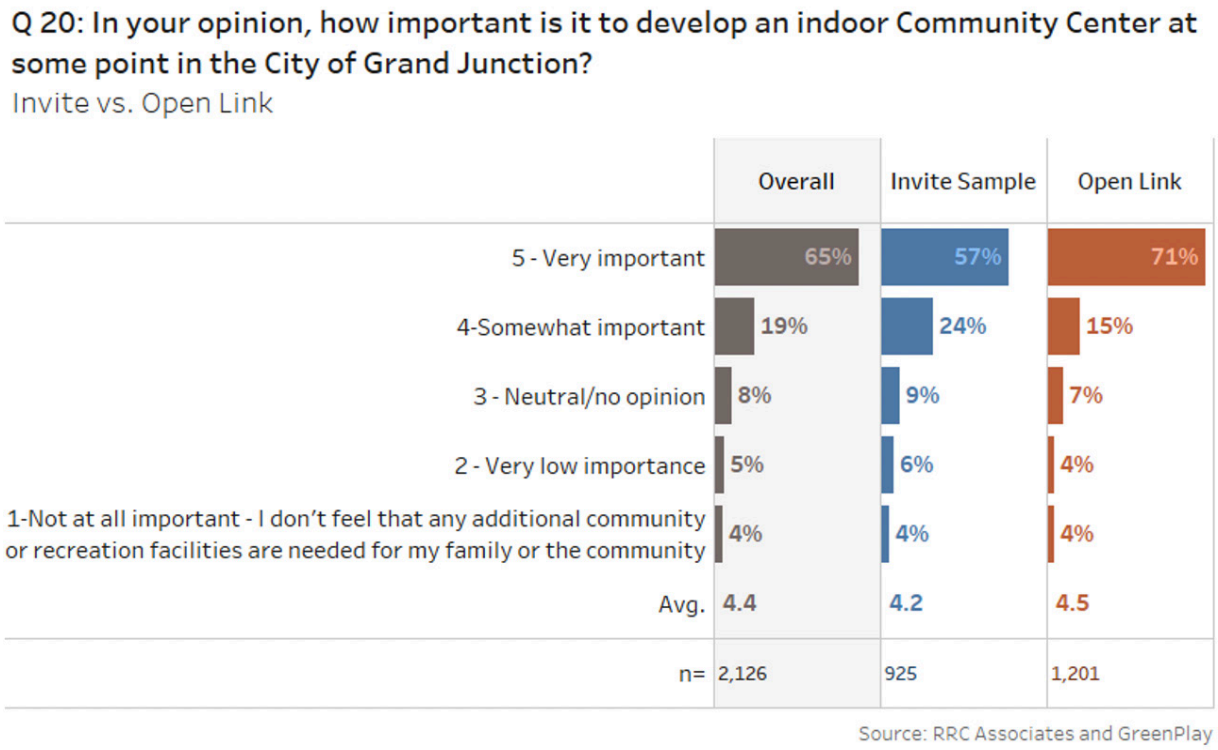
Invite vs. Open Link



Source: RRC Associates and GreenPlay

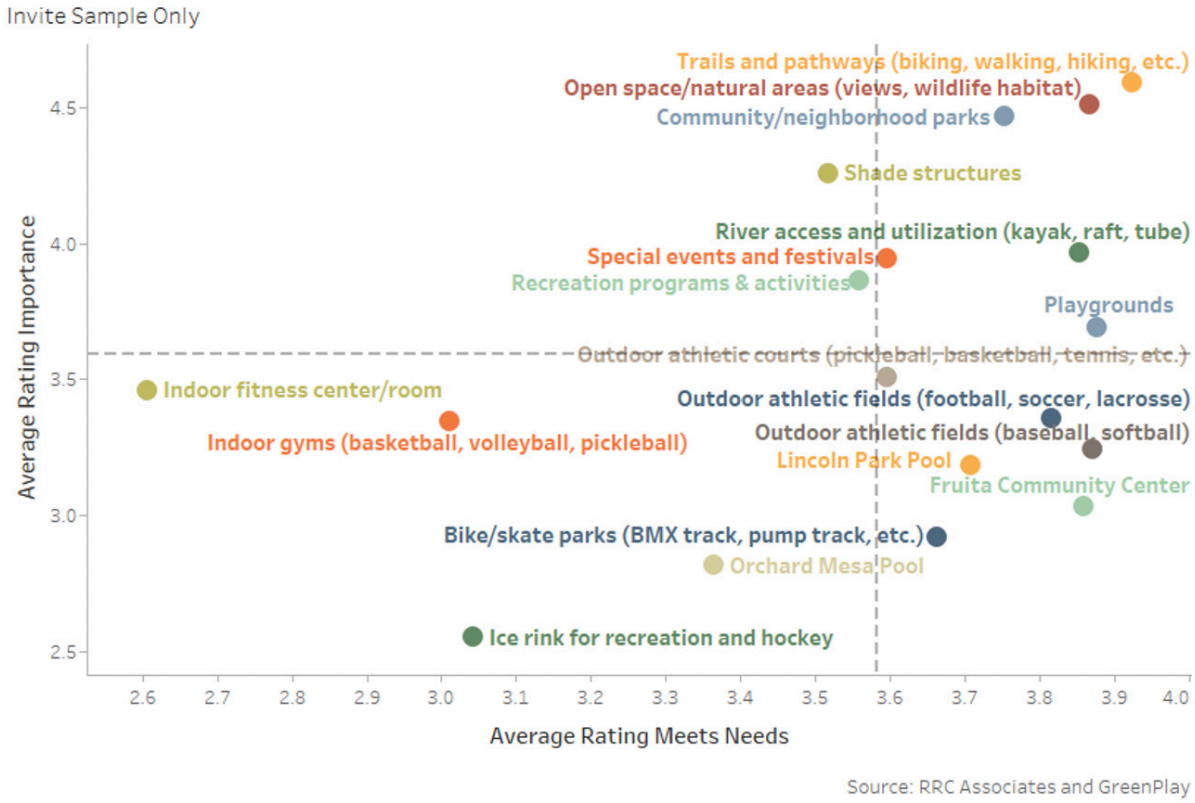
Specifically, respondents indicated strong support for the provision of an indoor community center. Eighty-one percent of respondents to the Invite community survey (the statistically valid survey) rated an indoor community center as important or very important.

Figure 19: Perceived Importance of Developing Indoor Community Center in Grand Junction



Shade structures received above average importance ratings but rated below average in terms of needs being met demonstrating that shade structures are a key enhancement opportunity. Indoor fitness center/room and indoor gyms, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin and are also an opportunity for improvements.

Figure 20: Program and Facility Needs and Importance Rating



Source: RRC Associates and GreenPlay

B.) Recognized Priority Park and Facility Projects

Evaluation of community needs, existing conditions, and anticipated growth highlights the need for new and renovated parks and facilities. In some cases, modifications to existing projects are expected due to the current analysis of needs and conditions. ***Table 7*** delineates whether these new priorities should be addressed in the short-term (1-4 years), mid-term (4-8 years), or long-term (9+ years). These projects are listed in **priority order** based on priorities the community stated are important and on the strategic placement of facilities and parks in order to ensure all residents have access to adequate and quality park and recreation opportunities. There are also major renovations. Other smaller projects as listed below. The 10-20 Capital Plan described smaller projects that may be inserted into the annual budget and/or pursued as budget allows and as grant opportunities are available.

NOTE: The capital projects listed below will be pursued in tandem with items listed in the Full List of 10-20 Year Capital Priorities (2021-2041 CIP projects) shown in ***Table 7****.*

Table 7: New Priorities Timeline

Short-term (1-4 years)		Potential Funding Source
Community Center Feasibility Study	Complete feasibility study currently underway to determine program needs, schematic design, project costs, and identify funding plan. The Feasibility Study for the highest priority indoor facility project is included in the current scope of the PROS Master Plan. This will be a separate document from this PROS Master Plan.	Currently Funded: ½ Great Outdoors Colorado Grant in 2019 and 1/2 CTF dollars
Community Center at Lincoln Park Construction	Construction of facility	Revenue from Marijuana; Tax on Vaping and Tobacco; Grants and Fundraising; Re-Allocate Subsidy on Lincoln Park Outdoor Pool; Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Possible Small Sales Tax
Horizon Park Master Plan and Construction	Community-based plan	Grants; Capital Fund (Parkland Fund); 2021 Budgeted Project for planning. Construction to follow
Blue Heron Boat Ramp Renovation	Renovate this one of two boat ramps managed by the City of Grand Junction. Las Colonias is new and meets the need. Blue Heron does not.	Pursue a GOCO resilient communities grant in February 2021; Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)
Lincoln Park Parking and Pickleball Court Improvements and Canyon View Tennis Court Improvements	Conversion of four tennis courts at Lincoln Park to 12-14 Pickleball Courts with lights. Before this conversion, construct four new tennis courts at Canyon View to replace the lost courts at Lincoln Park	Revenue from Marijuana; Tax on Vaping and Tobacco; Grants and Fundraising
Western Colorado Botanical Gardens Master Plan	Assemble plans to renovate this antiquated facility and expand it to include greenhouses	Grants; Partner Contributions; Capital Fund (CTF, 0.75% and CIP)

Mid-term (5-8 years)		Potential Funding Source
Western Colorado Botanical Gardens Renovation	Maximize tourism opportunity, programming activities, volunteerism, and operational efficiencies	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Columbine Park Master Plan and Renovation	Redesign and construct southern portion of park	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)
River Park from Las Colonias to Dos Rios	Provide a phase II to the River Park to connect these two bookends of the River Corridor	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Matchett Park: Central Phase	Complete the Central Phase of the Matchett Park 2014 Master Plan to Meet Community Needs for Fields	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Monument Connect Phase II	Connect from Lunch Loop Trailhead Up to South Camp Road	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)

Long-term (9+ years)		Potential Funding Source
Founder's Colony Construction	Complete this 4-acre neighborhood park at 24 and 1/2 and G roads in an area of the City lacking walkable and bikeable access to parks	Capital Fund (CTF, 0.75% CIP, Parkland Fund)
Emerson Park	Renovate and include destination skatepark	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Pine Ridge Park Renovation	Redesign park to remove underused park components and replace with needed amenities such as pickleball courts, picnic shelters, trailhead amenities	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners

C.) Site Concepts

Lincoln Park - Community Center, Pickleball Courts, and Parking Improvements

1.) Lincoln Park - Community Center, Pickleball Courts, and Parking Improvements

Short-term Priority	A community center is the community's top future facility priority. Improvements to parking are necessary at this regional facility to accommodate current and future demands as are changes to the existing courts in an effort to drive sports tourism.

(a) LP Community Center

Since the City of Grand Junction does not have a community center, the parks and recreation department currently provides indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all the indoor recreation amenities identified as highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park therefore would provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity. The 1986 pool replace the previous pool built in 1955 on the same site. The 1955 pool replaced the original pool built in 1922, which was made possible by a donation from the Moyer Family. Previous pools at Lincoln Park had a similar shelf life of about 30 years.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined will the completion of the feasibility study already underway. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a concept design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this Master Plan, project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time as well as time to secure the necessary resources. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000-$64,900,000.

(b) Identifying Lincoln Park as a Site for a Community Center

Discussion for constructing a community center in Grand Junction have been ongoing for several decades. In fact, the 2000 Parks Master Plan Update recommended that a community center be built at Matchett Park. This eventually lead to a ballot question that earned 25 percent support with 75 percent in opposition.

The 2014 Matchett Park Master Plan set out to evaluate the programming a community center could accommodate along with the full build out of this 220 acre of undeveloped parkland. Resulting from this plan, a community center and aquatic center was proposed on the southern area of the park site. Utilizing the outcomes of a 2018 Feasibility Study, which defined a Community Center at Matchett Park, PLACE actively campaigned for the passing of the 2019 Community Center 2C ballot measure totaling $79 million. This proposed to develop a community center and surrounding park at Matchett Park and to renovate Orchard Mesa Pool. 2C would have increased sales tax by 0.39 percent. However, this measure did not pass in April 2019, with 45 pecent voting "yes" and 55 percent voting "no."

The reasons for 2C's failing short was tested in this 2020 PROS Master Plan using the Community Needs Assessment Survey. Eighty-one percent of statistically valid survey respondents rated a community center as important or very important. The perception among statistically valid survey respondents was that the 2019 2C ballot proposal for a Community Center failed for seven primary reasons too many other tax proposals on the same ballot; no sunset clause to the 0.39 percent sales tax increase; too costly; more specifics needed in the plan; other needs were more pressing; not the right funding mechanism; and not the right location. Notably, "not needed" was the least identified reason for the failure.

The recent Community Needs Assessment Survey also inquired about the preferred site options for a community center at Lincoln Park, Matchett Park, or another unidentified site. Respondents were also able to indicate if they needed more information in order to indicate their preference. Statistically valid results were:

- Lincoln Park (60% preferred this site)
- Matchett Park (19% preferred this site)
- Another Site (6%)
- Need More Information (15%)

Acknowledging this possible shift in site location for a community center, the consultant team began to evaluate additional important elements to determine a recommended site. The elements assessed were 1) community desire for a community center to be in a central location; 2) site development cost savings; 3) adjacency to existing sports and park features; and, 4) proximity to athletic partners such as Colorado Mesa University (with whom the City actively promotes and administers sports tourism events and programs). Upon assessment of sites of the consultant team, it was recognized that Lincoln Park achieves these aims.

A complete description of this high priority project has been provided by BRS Architecture and is available in ***Appendix D.***

(c) LP Pickleball Courts and Parking Improvements

Lincoln Park is the crown jewel and the central hub of the Grand Junction community, with civic character and community amenities serving nearly all types of park-centered recreation. Most of the park is in excellent condition and should be preserved; there are opportunities to improve the cohesiveness and connectivity of the variety of uses and facilities housed here. As the community center programming and design advances, the park should be evaluated with an overall master plan process that identifies other opportunities to best use and organize the space available. For program and amenities, the existing four tennis courts should be relocated to an expanded Canyon View tennis complex, and replaced with 12-14 new lighted pickleball courts.

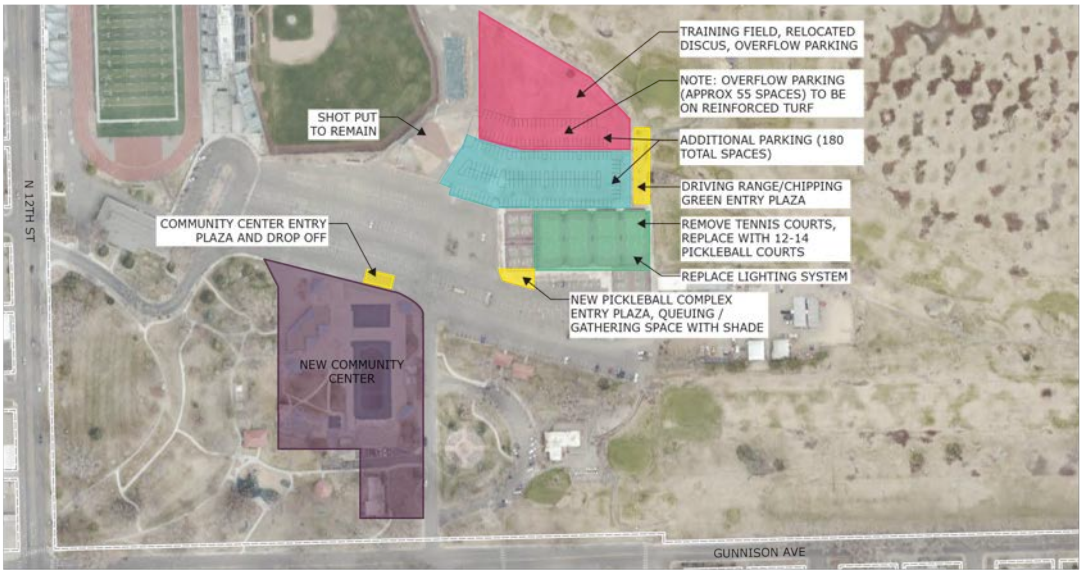
North of the courts, the practice field could be reconfigured for additional parking and clearer access to the golf course driving range and chipping green. The siting of the new community center at the location

of the existing outdoor pool creates an opportunity for the new building to engage the open park spaces, playground, and pavilions to the south and west, and entry plazas. Each amenity cluster could create a campus-like feel, linking the various elements of the park into a cohesive whole. The park is also an arboretum, and the existing canopy of mature trees should be carefully considered with any new plans, with a focus on preserving healthy trees wherever possible. It is of note that the community's original and first outdoor pool, Moyer Pool, was built at the same site nearly 100 years ago, in 1922.

It was stated that Lincoln Park is the heart of the community, yet some have concerns about sufficient parking to support the additional users that a Community Center would bring. Currently the complex has 415 parking spots supporting the Stadium, tennis, pickleball, the barn, the outdoor pool and general park users. This does not include 84 spaces currently available for golf in their circle drive and the row in front of the course entrance. Furthermore, this 415 number does not include the current parking next to parks and recreation administration, north of the Stadium or west of the barn. The Stadium renovation that is currently funded for a 2021-2022 construction includes site development to increase the total number of spaces to 500. In addition, to accommodate the Community Center, a portion of the practice field will be paved, with overflow parking on reinforced turf, to yield an additional approximate increase of 180 spaces. This 180 is what is roughly projected to be needed throughout the day from 5am to 10pm to support patrons of the Community Center. This makes a total of 680 spaces (not including golf, north side of stadium, west side of barn) for the entire complex, which will well serve all uses at the complex including the Community Center. The paving of a portion of the practice field will still allow the multipurpose nature of this area to be realized including CMU tailgating and state band competition. This area can be blocked off when tailgating and band competition is happening so these uses can continue with 2/3 of the field becoming parking for most of the year. All told the 85 additional spaces with the Stadium renovation plus the 180 additional spaces at the practice field yields a total of 265 more spaces to support the complex, which is deemed sufficient to serve all uses.

The overflow parking at the practice field will remain turf to allow flexibility in use. The turf should be stabilized against damage and compaction with a product such as Tenax Turf Reinforcement or TurfProtecta, or another commonly available turf reinforcement product.

Figure 21: Lincoln Park Community Center, Pickleball Courts, and Parking Improvements Concept Plan

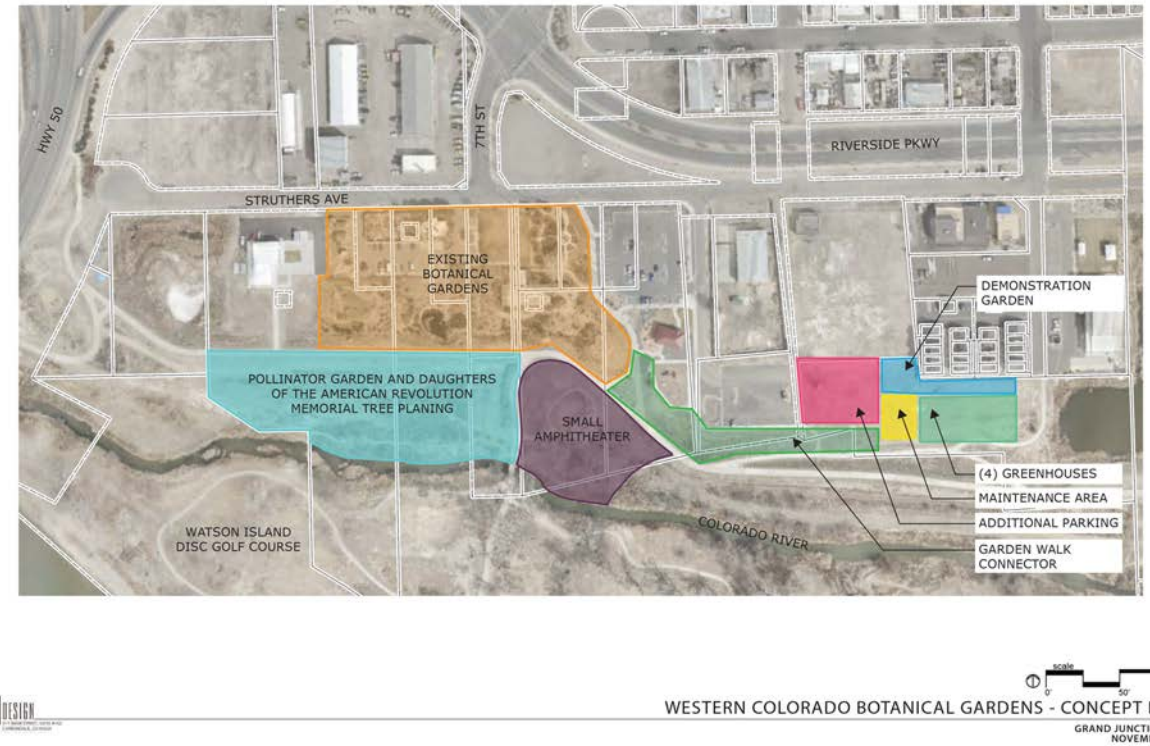


2.) Western Slope Botanical Garden Master Plan and Construction

Master Plan -Short-term Priority Construction – Mid-term Priority	Re-envisioning this amenity with stakeholders will significantly enhance environmental programming, tourist activity, and preservation objectives while simultaneously creating operational efficiencies making it a community-benefiting project.

A vision for the Botanical Gardens has been developed by City staff, illustrating the opportunities to improve the value of this public asset as a high-level demonstration garden, education center, parks horticulture research and production facility, event venue, and passive outdoor recreation park. There exists a real opportunity to re-define the Botanical Gardens as a unique, regionally-recognized facility on par with the Betty Ford Alpine Gardens and the Denver Botanical Gardens, at a scale appropriate to Grand Junction. The Botanical Gardens' location between Las Colonias and Dos Rios Parks, and direct connection to the Riverfront Trail, presents an important opportunity to enhance the connection of this suite of public park assets as a hub and access point, as well as an operational resource supporting the broader park and city systems. Additionally, the vision described in the 2020 Botanical Gardens Proposal identifies a number of key partnership opportunities, stakeholders, and grassroots approaches that would serve to create energy, ownership, and outside funding potential for the capital improvements and programming that could be focused here.

Figure 22: Western Slope Botanical Garden Concept Plan



3.) Columbine Park Master Plan and Renovation

Mid-term Priority	Columbine Park is located in an area that meets neighborhood walkable access service levels. However, there are unintended uses that are preventing this park from being used for its original purpose. To address safety concerns and to improve the dated layout of the park, it is recommended that this park be renovated based on community input from the surrounding residents.

Located on the east side of Grand Junction at the intersection of Orchard Avenue and 28 1/4 Road, Columbine Park provides an important mix of active and passive recreation at a neighborhood park scale. The existing ballfields and supporting amenities on the northern half of the park are well used and should be maintained. The playground, pavilion/restrooms, and open turf area are dated and in need of replacement. The sand volleyball courts are underused and could be removed. Additionally, the park would benefit from new amenities that better leverage the available space and create more activation of the park space. Replacing the pavilion, basketball court, and playground, and adding two to six lighted pickleball courts should be considered; there is room for other amenities that should be explored in a new master plan process (such as a fenced, off-leash dog park).

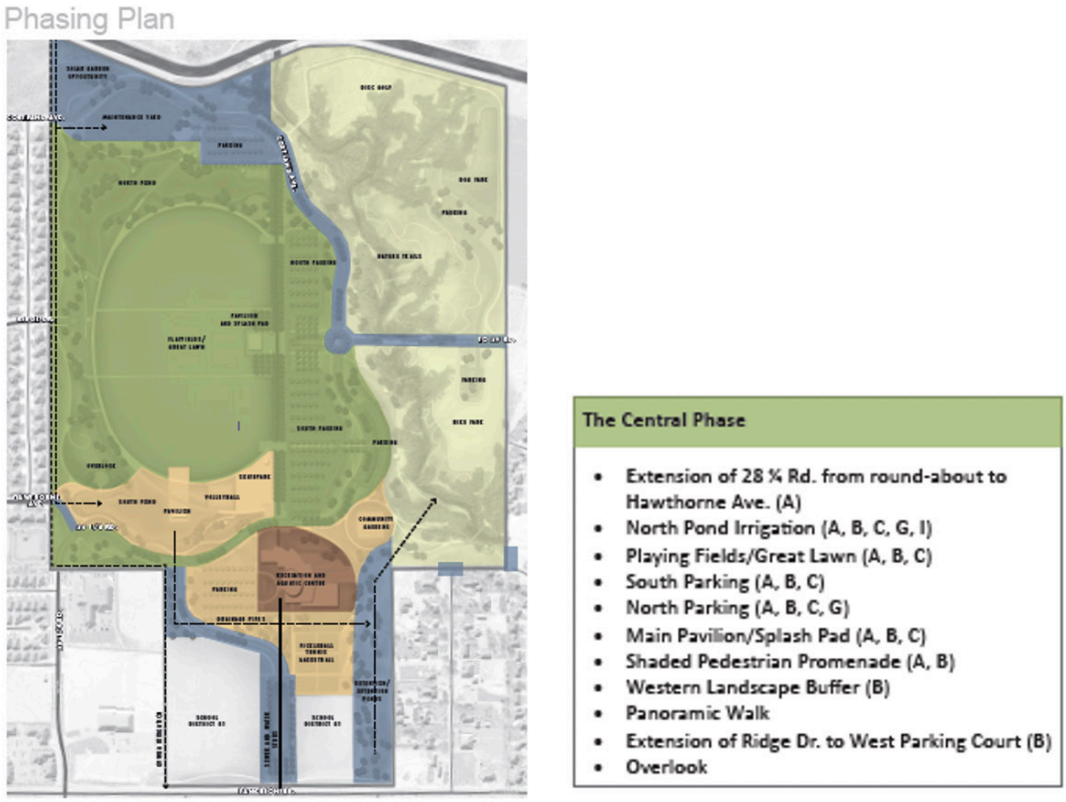
Figure 23: Columbine Park Concept Plan

4.) Matchett Park: Central Phase

Mid-term Priority	With community input during this process prioritizing a community center located at Lincoln Park, it is recommended that the Central Phase of Matchett Park Master Plan be implemented. This will provide service in the north-central area of Grand Junction and provide outdoor recreation services including additional open turf, multi-purpose playing fields, a splash pad, and trails.

This 205-acre park was master planned in 2014 due to the identified need for a regional park in the north-central area of the city. The completion of the Central Phase as originally conceptualized through community engagement will allow for the provision of needed access to the outdoors with trails, multi-purpose playing fields, open areas for informal play, parking, a splash pad, and nodes for more passive activities.

Figure 24: Matchett Park – Central Phase Concept Diagram



5.) Horizon Park Master Plan and Construction

Short-term Priority	Horizon Park is located in a service area that is significantly below target level. Currently there is no neighborhood access to recreation opportunities and is therefore a high priority site.

Horizon Park is a largely undeveloped, 13-acre parcel in an area of the City that is underserved by park amenities. The front part of the site was developed as Fire Station #6, which opened in the fall of 2020. Located west of 27 Road and two blocks north of G Road, surrounded by residential development, it is appropriate for a neighborhood-serving community park. Program for this community park may include parking, picnic/shade pavilion, playground, walking path, an open turf area, and active amenities such as a basketball court or horseshoe pits. Screening/buffering should be provided between the park and the existing fire station. A community process should be employed to finalize the program and design.

Figure 25: Horizon Park Concept Plan

6.) Canyon View Regional Park – Tennis Court and Parking Improvements

Short-term Priority	Canyon View Regional Park is home to existing facilities and is the natural home for a larger, tournament complex which will propel economic success through sports tourism. Building four additional tennis courts is a short-term priority necessitated by the development of a pickleball complex at Lincoln Park, which will displace the four tennis courts currently located at the Lincoln Park site.

The southeast corner of Canyon View houses the existing tennis complex and a large, unpaved parking lot. With the relocation of tennis courts from Lincoln Park, there is room for the addition of 12 standard tennis courts and one championship/stadium court, doubling the capacity of the tennis complex and establishing a venue for high-level tournaments. Additional support facilities (queuing, shade, gathering areas) should be considered with the tennis expansion; the existing restrooms at the tennis and the ballfield are sufficient to serve the needs of the facility. The entry drive will be relocated to the north, with the gravel parking paved and organized to create an efficient layout and use.

7.) Williams Park Expansion

Mid-term Priority	The neighborhood serviced by Williams Park is currently below the level of service standard for neighborhood access and has irrigation problems which requires maintenance attention.

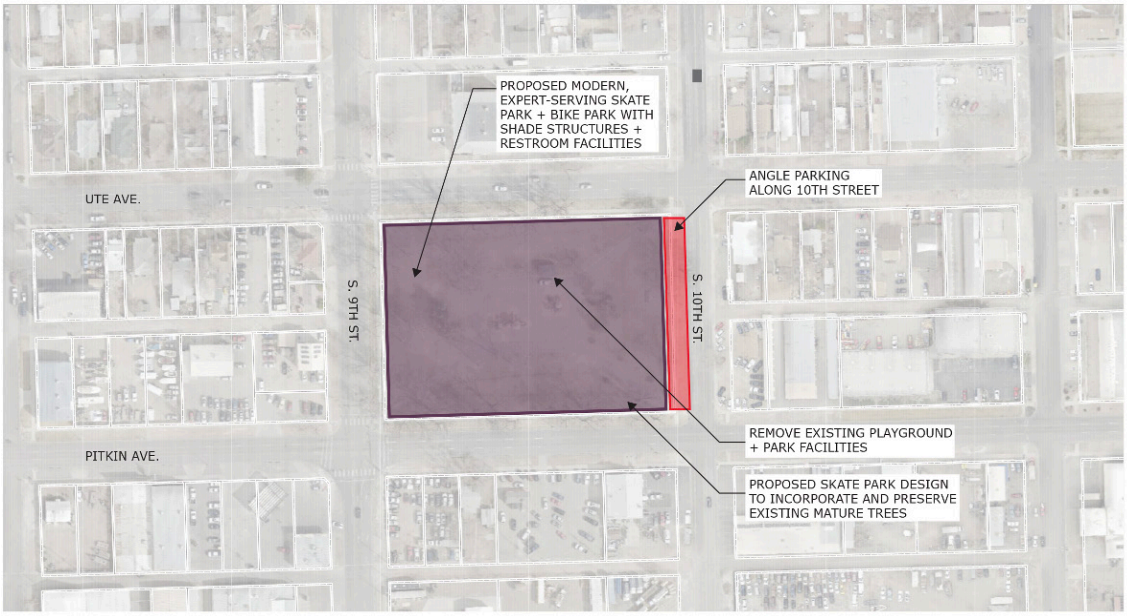
Improvements to this park are planned for 2021. An expansion of this site would benefit residents served by this park as enlarging its footprint would allow for additional park components to be provided. CPTED and other design principles leading to more activation of Williams Park would help minimize unintended uses of this park. The current lack of “eyes on the park” and poor visibility from the street has diminished the safety and comfort required of parks to well serve the community.

8.) Emerson Park Renovation

Long-term Priority	Emerson Park is located in an area above or at the service level for both walkable and neighborhood access. It is an ideal location for a destination bike and skate park that would draw youth and families from all over the Western slope.

One of the four original historic parks along with Whitman, Hawthorn, and Washington Parks, Emerson is located in an area is challenged by limited parking and pedestrian access across Pitkin and Ute Avenues. The existing playground and supporting facilities are underused and dated. This park is an opportunity to add significant value to the local neighborhoods as a destination bike and skate park serving skilled users (including all wheel sports: skateboard, scooter, freestyle bike, skate). The addition of angle parking along 10th Street would improve access. There are many mature, legacy trees in this park that contribute highly to the urban canopy. These trees should be preserved; these trees and the large available area present an opportunity to design a unique skate park experience, with 'flow' and street-style elements winding through the existing trees and free-style terrain in the larger open space in the center of the park. As with any high-level skate park facility, a community process that includes a skate park designer should be implemented to develop the master plan for the renewal of this park space.

Figure 26: Emerson Park Concept Plan

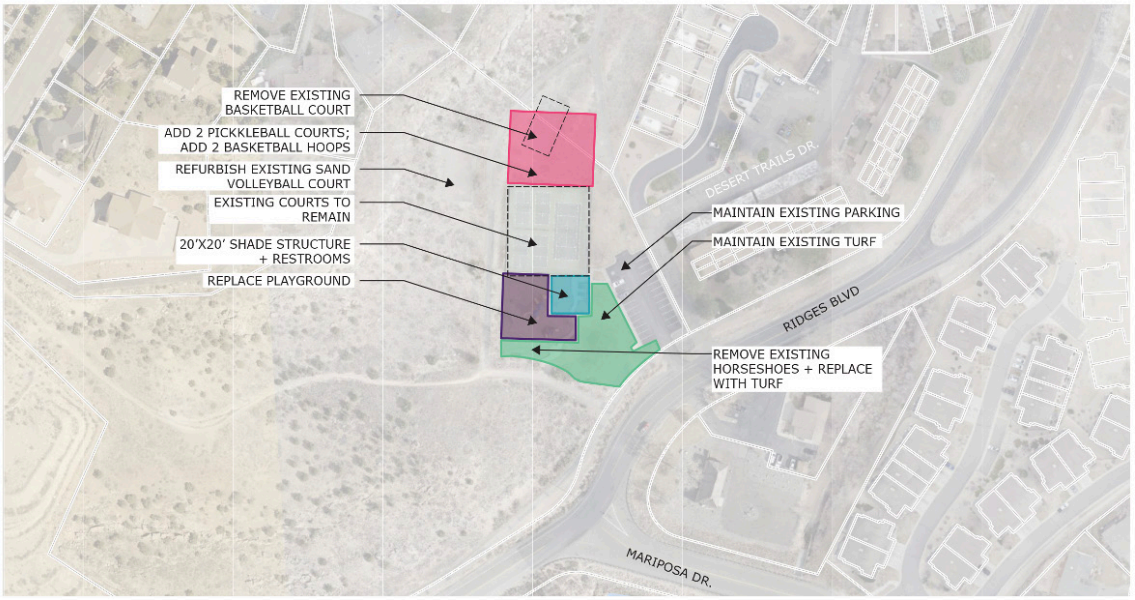


9.) Pine Ridge Park Renovation

Long-term Priority	This park is currently in an area that is service at or above target level for neighborhood access. However, there are many existing features which are in poor condition or are underutilized.

This park is located in the Ridges neighborhood on the west side of Grand Junction. It is in a well-served neighborhood, but several of the existing amenities are in need of renovation. The existing pickleball courts are well-used and have been recently refurbished; removal of the existing basketball court and replacement with a multi-use hard court (basketball and pickleball) would increase the value of the park to the neighborhood. The playground should be replaced, and the footprint of the playground area could be smaller/more efficient, opening up land area for a 20'x20' shade structure and restrooms. Turf is limited in the neighborhoods on the west side of the City; maintaining or increasing the small turf areas at Pine Ridge would improve the usability of this park. The underused horseshoe pits can be replaced with turf. The Park lies on a steeply sloping site; new improvements may require grading or walls. New playground equipment should be designed and selected to complement the nature-play theme that is common for newer parks in this neighborhood.

Figure 27: Pine Ridge Park Concept Plan

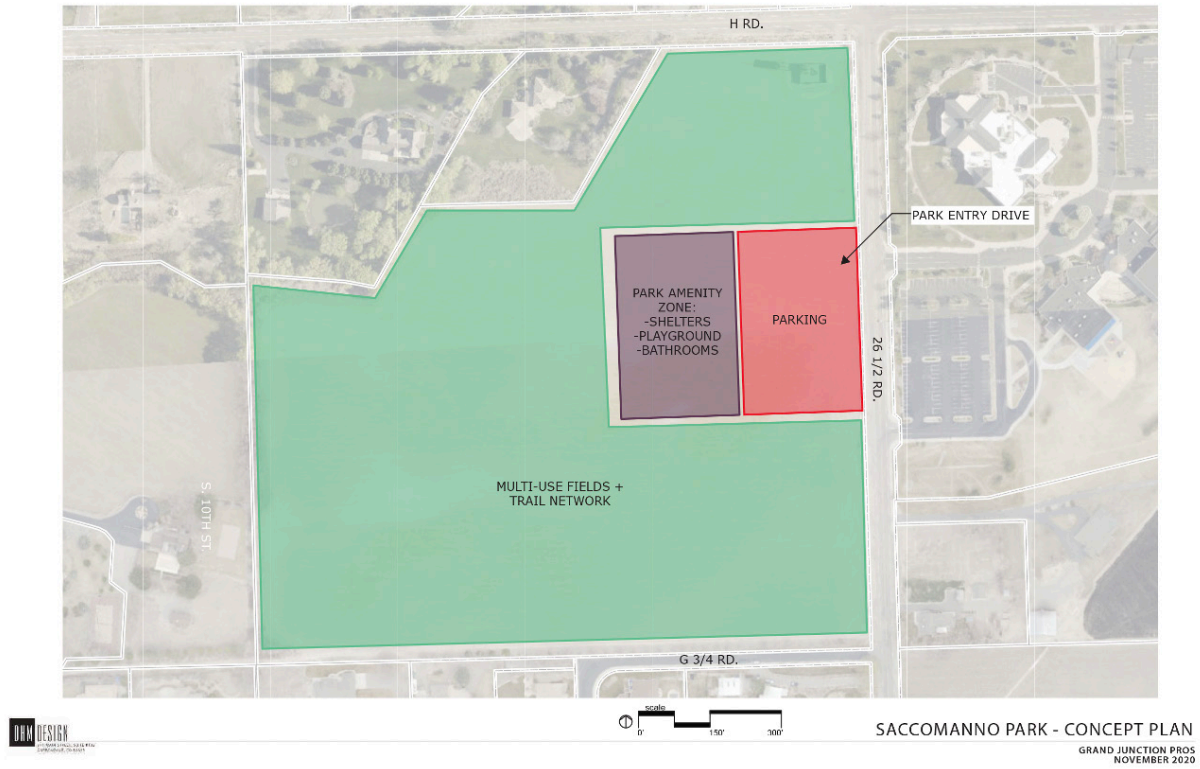


10.) Saccomanno Park Master Plan and Construction

Long-term Priority	This site has been identified as a prime location for practice fields – diamond and/or rectangle fields. Because the need and potential for developing tournament-level fields at Matchett Park is greater, in terms of community benefit, it is recommended that Saccomanno Park be banked for future development.

This undeveloped 30+ acre parcel is located north of I-70, on the SW corner of 26 1/2 Road and H Road. The size and location of this parcel provides an opportunity to expand community park level of service to north Grand Junction, including facilities and amenities as a local-serving complement the regional amenities of Canyon View Park. The parcel is large enough for ballfields, hard courts, passive turf areas, parking, perimeter trail(s), playground, skate park, pavilion, etc.

Figure 28: Saccomanno Park Concept Plan



UNIQUE OPPORTUNITY

11.) Orchard Mesa/Crown Point Cemetery Columbarium

Although an assessment of cemeteries was not a specific part of this planning process, it is recognized that there is a trend towards interment of ashes over traditional burial methods. As such the City has recognized that existing columbarium facilities may reach capacity in the short term. Planning for appropriately sited and designed columbarium facilities will prepare the City to expand the capacity of columbarium facilities as needed. The next step is to identify the appropriate site and develop a design for the future expansion of columbarium capacity. Expansion may be necessary at the Orchard Mesa or Crown Point Cemetery, or both.

Full List of 10-20 Year Capital Priorities (2021-2041 CIP projects)

NOTE: This list is not exhaustive. For example, it does not include many general park infrastructure capital replacement such as parking lots, trails, lighting and signage.

Table 8: Full List of 10-20 Year Capital Priorities

Project Name	Estimated Project Total
Boat Ramp Improvements Blue Heron and River Trail Expansion (GOCO 250, ctf 250)	$500,000
Botanical Gardens Greenhouse Roof	$50,000
Botanical Gardens Complex Master Plan	$75,000
Botanical Gardens Complex Construction	$1,000,000
Canyon View Baseball Field Lighting	$400,000
Canyon View Lights (250 ctf, 1045000 .75%)	$1,600,000
Canyon View Park Baseball Field Uplift	$500,000
Canyon View Park Parking Lot Renovations	$400,000
Canyon View Park Playground Repair/Replacement	$300,000
Canyon View Pour in Place Playground Surfacing Replacement	$300,000
Canyon View Tennis Court Improvements (9 tennis courts in addition to 4 courts added to replace those displaced from Lincoln Park)	$2,375,000
Canyon View Wheelchair Swing at Las Colonias (donation driven)	$5,000
Cemetery Burial Equipment	$16,700
Columbine & Kronkright Fence Replacement (CTF Fully Funded)	$30,000
Columbine Park Master Plan/Renovation: pickleball courts, destination playground	$500,000
Community Center Design & Construction	**$45,900,000-$64,900,000**
Crime Prevention Through Environmental Design (CPTED) Safety Improvements	$50,000
Crown Pointe Cemetery Columbarium	$55,000
Dixon Park Acquisition, 4 acres, with restroom facilities and paved parking lot	$420,000
Dos Rios Bike & Pedestrian Bridge Connecting Downtown Directly to Dos Rios	$4,500,000
Emerson Park Renovation with Destination Bike/Skate Park	$400,000
Flint Park Master Plan	$50,000
Flint Park Construction	$420,000
Founders Colony Construction	$560,000
Gate Entrances at Canyon View (CTF Funded)	$5,000
Hoop House	$4,000
Horizon Park Master Plan (Parkland Fully $50K)	$50,000
Horizon Park Construction	$1,550,000
Improved Trash Receptacles for Park System	$102,500
Kronkright Batting Cage/Pitching Lanes	$65,000

Lincoln Park Pickleball Court Improvements: 20 courts at LP (12-14 more pickleball courts at Lincoln Park, and replace the 4 lost at Lincoln Park with 4 new tennis courts at Canyon View)	$1,165,000
Matchett Park Infrastructure	$1,000,000
Matchett Park: Southern Phase	$8,309,684
Matchett Park: Eastern Edge Phase	$2,679,356
Matchett Park: Central Phase	$15,046,708
Monument Connect Phase II: Lunch Loop Trail to South Camp Road	$1,600,000
New Greenhouse	$125,000
Orchard Mesa Cemetery Columbarium	$110,000
Orchard Mesa Outdoor Pool	$2,500,000
Park Turf Soil Remediation: Throughout System with Compost Facility	$40,000
Permanent Gates and Alternate Route Signage for River Trail Closures	$5,480
Pine Ridge Park Renovation	$250,000
River Park Phase II, Las Colonias to Dos Rios	$500,000
Saccomonno Park Master Plan: for fields and open space, near Holy Family	$50,000
Saccomonno Park Construction	$1,800,000
Skate Park Improvements-Eagle Rim (CTF Fully Funded)	$60,000
Stadium COP payment for Renovation through 2044	$300,000
Stadium Master Plan Improvements, 2-4 year	$7,000,000-$9,500,000
Stadium Master Plan Improvements, 10-12 year	$17,800,000
Stadium Master Plan Improvements, 12+ year	$5,800,000
Velodrome	$3,200,000-$4,200,000
Wayfinding & Signage	$300,000
Water Conservation Projects-Turf to Native (Parkland)	$75,000
Watson Island Disc Golf Revegetation	$30,000
Whitewater Park at Redlands Power Canal	$1,400,000
Whitman Park Improvements	$750,000
Williams Park Expansion/Improvements	$500,000
5th Street Plaza Restrooms Remodel as a part of the larger plaza project	$300,000
5th Street Interchange, phase II, west side of the interchange	$150,000
7th Street Active Artline	$25,000
TOTAL	**$134,914,428-$157,114,428**

Community Center Construction cost is dependent upon final detailed design. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 and $64,900,000.

Open Space Acquisitions

Acquisition of open space serves the dual role of explicitly protecting valuable habitat and ecological features, and implicitly removing vulnerable land from the development market. Land acquisition as a natural resource management strategy is most effective on a large scale, through targeted acquisitions of parcels or areas having significant resources (cultural, scenic, and natural), including natural landmarks, archaeological sites, historically significant land and buildings, scenic view corridors, significant plant communities, riparian corridors, wetlands, and wildlife habitat. Other purposes for open spaces can include community buffers such as significant agricultural lands as well as lands used for passive recreation including trail connections and public access.

Any habitat preserved as part of this strategy is likely to require a sustainable functioning ecosystem that may be difficult or impossible to replicate at smaller scales. This does not preclude the possibility of significant open space preservation in or near urban areas, but it does mean that the area under consideration cannot typically be just a few acres.

Costs are heavily dependent on the means by which the land is acquired, since many of these transactions are the result of donations from willing landowners to land trusts and other nonprofits, which sometimes then transfer the properties to public ownership. In cases where donations of easements or full title are not the case, the costs of public purchase of such lands can be in the millions of dollars because of the scale of such acquisitions. Precise costs depend greatly on the potential economic value of the land for other uses, which may also be influenced by zoning and any prospects for permitted development, and certainly by the nature of the real estate market within the Grand Junction area. Booming real estate markets can escalate costs to prohibitive levels, while a less promising market may restrain costs. Adept negotiation on behalf of the public and a greater altruistic disposition by landowners can help to restrain what may otherwise be substantial overall costs.

Currently, Grand Junction Parks and Recreation works in partnership with the Colorado West Land Trust to identify parcels which may be of community benefit. As a best practice, discussion of these potential acquisitions is not publicly disclosed out of respect for private property landowners.

Recommendations for Creating an Open Space Program

- Create an Open Space section in Park Operations with its own cost center
- Develop and manage open space parklands according to maintenance standards appropriate for natural areas
- Work with Colorado West Land Trust and other partners to identify priority parcels for acquisition
- Pursue priority acquisitions using tools such as easements, property purchases, joint acquisitions with partner agencies, or donation
- Use Park Impact Fees, grants, and Capital Funds to acquire open space parcels

B. Department Recommendations

New Park Development Process

The 2019 Parks Inventory identified the opportunity to improve Grand Junction Parks and Recreation's role in the development of new parklands. It describes park development as generally broken into three stages:

1. Planning, research, design, project costs, identify funding sources - This phase brings together all of the partners needed to develop a park to address the community needs, while serving a wide demographic. Within this phase, community (public), staff, and funding partners are brought together.

2. Phase I Infrastructure installation - $75,000 to $150,000 per acre - The infrastructure of a park includes items such as; soil preparation / excavation, irrigation system installation, sewer service installation, electrical service installation, turf establishment, tree planting.

3. Phase II Amenity, special feature installation - Average $100,000 to $400,000 per 1 to 5 acres based on amenities selected. A wide range of amenities and special features can be developed, and will vary from park site to park site. General phase II amenities include; restroom facilities, playgrounds, shelters, walking paths, additional landscaping. Special features can include, but are not limited to; a recreation center, swimming pools, tennis courts, sports fields, disc golf, skate park, and many others based upon the park classification and final design. Basic amenities in an average 1– 5-acre park are; restroom facilities, shelter, playgrounds, playground surfacing, walking path (side walk), landscaped planting beds, benches, and tables. Costs for developing a bare parcel of land into a useful, viable park can vary greatly.

Park development costs also vary widely based on the planned uses, the type of features, and the complexity of the design. Quality, size and customization also affect the cost of particular features; higher quality and more design customization may be appropriate for a regional-destination, high-visitor, urban downtown park. For the purposes of this plan, estimated parkland development costs are provided. The planning-level development figures below are exclusive of land acquisition and have been tested against local master plan figures and against recent projects in the region. The following reflect estimates of park development costs for features often considered for the various parkland types.

Estimated Parkland Development Costs:
- Neighborhood Park: $155,000/acre
- Community Park: $180,000/acre
- Primary Trails: $420,000/mile

It also useful to ask the following questions in order to determine the estimated costs:
- What is the acreage and classification of the park?
- Will the park be passive or active?
- Is the project considered a special use park and what amenities will be developed (i.e.; recreation center, water feature, etc?)
- What other amenities will be included in the development?
- What was the prior use of the land and what is its current condition?

A.) Recommendation for Park Development Process
- Work closely with Community Development and the Commission on Arts and Culture to ensure Parks and Recreation's involvement early in the development process
- Follow the Park Development Process using the three stages and costing questions as described

Park Use and Addressing Homelessness
According to the 2018 Mesa County Community Health Needs Assessment, it is estimated that nearly 1,500 adult homeless persons reside in Grand Junction on a year-round basis. According to the January 2017 Point in Time Study of Homelessness, one in five homeless persons in Mesa County are younger than 18 years and one in three homeless persons in the county are female. Twenty-five of the county's people experiencing homelessness in Mesa County self-reported that they have been the victim of domestic violence.

The Grand Junction community provides quite a large number of social services for this group, including free meals, shelters, labor ready programs, transportation and more. These services coupled with a reasonably mild climate, make the Grand Junction area a desirable destination for homeless people. A number of parks regularly are occupied by people experiencing homelessness. These include Whitman Park, Emerson Park, and Columbine Park.

The PROS Master Plan community survey revealed there is concern, particularly in-light of the COVID-19 pandemic, about the impact people experiencing homeless has on people's perception of safety in and ability to use parks. City staff has identified nine public park areas as "areas of concern" for homeless activity. Many of these locations are adjacent to or near service providers (i.e., Whitman Park is near Grand Junction Rescue Mission). Concerns directly received by staff from community members include loitering, littering, overnight camping, excessive use of electrical outlets, and harassment. These types of behaviors have led to ongoing concerns and decreased usage of impacted parks and other public spaces by members of the general public.

In 2017 NRPA conducted a research study on homeless in parks and has since published many articles for parks and recreation industry members to consider. One published recommendation is to take a people-first approach. Along with community partners and interested organizations, agencies are suggested to create a public education campaign that focuses on developing an understanding of the circumstances that can lead to homelessness and an understanding that public spaces, including parks, community centers, and open spaces, are welcoming places for all community members.

Impacts of homelessness land on public facilities and spaces such as parks but the issue itself is one that must be addressed at a community-wide level. Leaders whose facilities, businesses, and properties are affected must come together to develop realistic goals and strategies for mitigating these impacts and the factors which lead to homelessness.

Marketing and Increasing Awareness

An important factor in encouraging greater use of parks and recreation facilities and services is making sure residents are fully aware of the amenities and programs available to them and where to find them. Creating this awareness is fundamental to ensuring the people of Grand Junction access the quality recreation and leisure opportunities provided.
Other benefits of improving awareness amongst residents include:

- Creating stewardship for open spaces and natural environments,
- Appreciating parks and recreation's positive economic impact, and
- Acknowledgment of places for social, physical and mental well-being.

Increasing awareness naturally increases advocacy for parks and recreations services. As the City looks to fulfill community needs through capital projects, programs, and services, it is essential that a marketing plan be created and implemented. This marketing plan should:

- Establish marketing goals,
- Define target markets and their known preferences of communication (e.g., people 65 and over prefer getting their information via local TV and radio media in addition to email),
- Outline the goals for each communication channel available,
- Define the content "do's" and "don'ts" for each channel, and
- Determine evaluation methods for each marketing strategy.

Wayfinding is a strategy used in the implementation of a marketing plan's goals. Any wayfinding on Grand Junction Parks and Recreation assets need to be aligned with the Urban Trails Committee (UTC) Wayfinding Program.

A.) Recommendations for Marketing

- Survey residents' preferences for receiving information any time a city-wide survey is conducted so modifications to marketing strategies can be made
- Develop a marketing plan that promotes recreation programs and other departmental services such as the Street Tree Program and conveys the many direct benefits of parks and recreation (i.e., mental, physical, and economic benefits)
- Establish marketing plan goals to increases capacities within each recreation programs category with the exception of camps
- Employ target marketing techniques
- Ensure cohesive branding in online materials and physical infrastructure; in particular, trail wayfinding should be in line with the UTC Wayfinding Program
- Promote cultural, tourism activities and facilities, tournaments, and special events as economic drivers in collaboration with Grand Junction Areas Chamber of Commerce and Greater Grand Junction Sports Commission
- Market parks and recreation programs at special events by providing workshops, demonstrations, and/or learning stations

Partnership Opportunities

Partnerships strengthens a diverse, growing network of dedicated park volunteers and groups by creating opportunities for people to celebrate Grand Junction's parks and accomplishments, access resources, become more effective leaders in the community, and work with the City to affect decisions about parks. The many partnerships and interagency agreements support and strengthen Grand Junction Parks and Recreation's ability to deliver quality of life services to the community.

A.) Recommendations for Partnerships

- Work with boards, commissions, and foundations to promote parks and recreation advocacy through established campaigns such as NRPA's Every Kid in a Park or Trust for Public Lands' 10-Minute Walk Campaigns and/or through capital campaign efforts
- Collaborate with Colorado Mesa University (CMU) and Grand Junction Coyote Hockey to provide public, club, and collegiate use of an ice arena
- Maintain communications with sports user groups to determine appropriate roles for providing recreation-level sports for youth and adults
- Partner with the medical community to create a special event that incorporates health screenings, counseling, and physical activities
- Work with the Colorado State University Extension Office – Tri River Area Extension to develop a Garden Club based at the Western Colorado Botanical Gardens
- Collaborate with the Greater Grand Junction Sports Commission to provide an annual economic report that measures the economic return to the community when sporting events such as tournaments and competitions are held

Building Advocacy

Results from the community needs assessment survey and the parks inventory assessment reveal there is much to be accomplished to meet community needs regarding capital projects and programs. For the Department to meet these needs and its mission, the strong existing support that leverages the value parks and recreation services bring to the community must continue to be built.

The COVID-19 pandemic has elevated attention on the essential role of local parks and recreation. In Mesa County, there has been a 144 percent increase in park visitation, the highest increase of any County in Colorado (https://www.google.com/covid19/mobility/). NRPA Park Pulse research data collected between March 26-April 1, 2020, shows:

- 83% of U.S. adults agree that visiting their local parks, trails and open spaces is essential for their mental and physical well-being during the COVID-19 pandemic
- Nearly three in five adults say that access to these amenities are very or extremely essential to their mental and physical health
- Parents are more likely than non-parents to find parks, trails and open spaces very or extremely essential (68 percent vs 56 percent, respectively)
- Millennials and Gen Z-ers are more likely than Baby Boomers to say it is very or extremely essential to do physical activities at their local parks, trails, and open spaces to maintain their mental and physical health (68 percent and 65 percent vs. 54 percent, respectively)

Grand Junction residents agree that as a result of the pandemic, residents and city leaders will understand that "parks and recreation [services are] a good investment and [have] value to the community." Leveraging this support for parks and recreation is essential. Now is the time to pull together partners and individuals who support Grand Junction Parks and Recreation and rally the greater community in support of securing critical funding for priority projects and programs.

A.) Recommendations for Building Advocacy

- Establish shared economic and healthy lifestyle goals with partners and user groups as appropriate to shape initiatives and campaigns
- Continue to meet regularly with partners and user groups to evaluate progress in meeting initiative and campaign goals
- Publicly acknowledge partner efforts and accomplishments
- Develop a public campaign that espouses the benefits of Grand Junction Parks and Recreation (i.e., highlight the number of scholarships awarded annually, explain the need for a community center and what positive health outcomes it will address)
- Calculate the economic contributions Grand Junction Parks and Recreation activities and services make to the local economy

C. Parks Operations Recommendations

The Parks Division includes parks and trails maintenance, forestry and horticulture, cemeteries, weed abatement, and sports facilities maintenance and is responsible for 35 developed and seven undeveloped parks within the City. In addition to parks, the division also maintains riverfront and urban trails, over 1,000 acres of open space and City rights-of-way.

An evaluation of operational practices revealed opportunities for establishing common practices amongst all Parks Operations Divisions as well as for Division-specific recommendations. Also included are opportunities to restructure responsibilities within the City which would move Grand Junction Parks and Recreation more into alignment with other Colorado parks and recreation agencies and would allow the department to focus on core services. These opportunities are described below.

Division-wide Practices

Currently Parks Operations uses an asset management software program called Lucity. Lucity, a GIS-powered tool, allows for work order, planning, and budgeting systems. Full utilization of a system such as Lucity will allow for:

- Developing a work flow and approval process for each phase of a work order,
- Scheduling and tracking work tasks, personnel, equipment and material usage,
- Defining the fiscal year, estimating budget and asset maintenance tasks within each area of the Department, and tracking actual costs versus budget for up-to-date expenditure analysis,
- Staying apprised of maintenance work (preventative maintenance) which should increase efficiency and reduce costly repairs, and
- Creating needed budget and asset reports

Setting up an asset management system requires that all current assets be placed into the database. For agencies managing large quantities of assets such as Grand Junction Parks and Recreation, establishing the database is a daunting task. However, for a system like Lucity to prove useful, this task must be accomplished and the system must be constantly and accurately maintained.

An affiliated best practice is to have maintenance standards in place. According to the 2014 Commission for Accreditation of Park and Recreation Agencies (CAPRA) National Accreditation Standards an agency should have “established maintenance and operations standards that are reviewed periodically for management of all park and recreation areas and facilities, including specialty facilities such as marinas, ice rinks, golf courses, zoological facilities, equestrian facilities, aquatic or athletic facilities, nature centers, where applicable. Parks, facilities and other recreational elements should be identified according to the intended use of the area, ranging from heavily used and high developed areas to those that are lightly used and less developed via a park classification or maintenance classification system. Each of these areas should be assigned an appropriate set of maintenance standards including both recommended frequency and acceptable quality.” To assist with the development of Grand Junction Parks and Recreation Parks Maintenance Standards, a list of duties per parkland classification type has been made available as a Staff Resource Document.

Another best practice is to have written standard operating procedures (SOPs). SOPs create labor-related efficiencies and help ensure maintenance standards are met. SOPs provide detailed direction and instruction on how to carry out a task so that any team member can carry out the task correctly every time. Clear SOPs avoid deviation and create consistency in practices. SOPs should be presented during staff orientation; should be available to staff at all times; and, should be mostly consistent amongst Parks Operations functional areas – knowing some tasks may be different depending upon parkland classification types. Moving forward it is elemental that geographic information system (GIS) be corrected so duplicate information is eliminated and parcel data is accurate.

A.) Recommendations for General Park Operations

- Prioritize improving the accuracy of GIS data so that information is accurately recorded and used in assessments
  - Avoid duplication of parcels amongst layers
  - Ensure park classification categories and types are structured to suit management needs and are accurate
- Update GIS data annually to record changes to the system
- Prioritize utilizing Lucity's modules consistently amongst all Parks Operations functions and building maintenance functions
- Appoint a small team of Lucity champions that represents all Department maintenance teams who can establish the database and train others on its use
- Use Lucity to perform preventative maintenance and to determine deferred maintenance and capital replacement needs
- Assign cost centers to Parks/trails, Horticulture, Forestry, Sports Facilities, and Cemeteries
- Adopt maintenance standards to promote consistency with the visitor's experience to any Grand Junction Parks and Recreation parkland properties
- Write SOPs with the end-user's perspective in mind using action-oriented verbs to get the point across clearly
- Update SOPs every 3-4 years or as tasks significantly alter

Improving Existing Parks and Trails

Park access at a community and neighborhood level appears to be reasonably equitable, proximity, transportation availability, and pedestrian barriers are relevant factors affecting walkability. The most obvious way to increase overall LOS is to add assets in any area with lower service or acquire land or develop partnerships in areas lacking current service.

Trails and trail connectivity scored as the top priority of existing facilities in the community survey. While the City currently offers trail access and opportunities, connections at a neighborhood do need to be improved. Pedestrian barriers and lack of trails also may limit access to recreation throughout Grand Junction.

The City should investigate areas of low and no service and identify any other service providers. If no other service provider is located, low and no service areas should be prioritized. An increasing level of service in these areas could include multiple approaches, including raising scores at existing parks, addressing pedestrian barriers, and adding or developing new parks.

A.) Recommendations for Improving Parks and Trails

- Utilize walkable access data to prioritize park improvements so that sites in no service or below target score service areas which have low-scoring components are addressed first
  - Provide community-desired components such as shade structures/trees, playgrounds, natural play areas, picnic areas, open turf, and splash pads
- Work with UTC to advance the priorities in the Bicycle/Pedestrian Transportation Priorities List so the active transportation network is expanded
- Develop banked parklands located in areas where gaps in service exist (e.g. Horizon Park)

Championing a Healthy Tree Canopy

Trees are valuable resources in combating issues from air pollution to energy conservation and climate change, but the City and community members should be deliberate in tree selection to get the greatest benefits. Expanding the tree canopy in the City of Grand Junction can insure long term environmental,

economic, and health benefits to the local community and maximum return on investment in urban forest planning and management. Trees are critical components of the city's green infrastructure and over the long-term can save the city millions of dollars.

Chapter 8.32 of Grand Junction's Municipal Code establishes urban forestry laws for the tree canopy in the City and the various functions Grand Junction Parks and Recreation, the Forestry Advisory Board, and the public perform as it pertains to trees in city limits.

The forestry program's staff has in recent years undertaken a considerable amount of work to evaluate the forestry assets for which the City is responsible for maintaining – 37,000+ trees. Park and street tress have been inventoried and the data is a solid resource for future assessments. Currently, Grand Junction Parks and Recreation Forestry staff currently focus on maintaining street trees (trees within right-of-way) which pose the highest risk to the public. In 2020, Forestry budgeted $10,000 for contractual services, intended to assist with tree maintenance. However, in response to budget cuts caused by decreased revenue in the General Fund, this line item was reduced to $2,000.

The City of Phoenix, Arizona has an Urban Forest Program that has established practices and public campaign efforts in place and could be referenced as an exemplary program as Grand Junction progresses and builds support for its Forestry Program.

A.) Recommended Changes to the Forestry Program

- Update Chapter 8.32 to advance the forestry program's ability to protect and restore valuable tree canopy that lends to a healthy and livable Grand Junction
- Complete an urban canopy assessment to determine the environmental, economic, and social benefits provided by trees
- Partners such as Colorado Mesa University, Mesa County, and other municipalities in Grand Valley should be collaborated with to further the Forestry Program's purpose
- Meet the community's mandate to increase shade structures by conducting an urban tree canopy assessment as part of an Urban Forest Master Plan, which determines a goal for canopy coverage and strategies for maintaining a healthy canopy.
- Develop a Citizen Forester Program and other advocacy programs to develop tree advocacy and a better understanding of forestry-related policy issues

Growing Horticulture

The area within the Grand Valley is classified as semi-desert shrubland and can be characterized as having extremely low humidity and alkaline soils with poor water infiltration. Summer temperatures can be blazing during the day with cooler nights and precipitation is low. Utilizing native plants works with nature, rather than trying to grow plants that are not suited to local conditions and often proves difficult, and wasteful, to work with. Utilizing natives also helps restore habitat by maintaining biodiversity and minimizes the spread of noxious weeds. To this end, the Horticulture section of Park Operations has begun to provide and propagate its own plant materials using space at the existing Park Operations maintenance compound. But, space is limited and functionality is challenged at this location.

Fortunately, there is opportunity to centralize the horticulture program at Western Slope Botanical Gardens. As the River District develops, a unique opportunity presents itself for Grand Junction Parks and Recreation to better service the public and economic development by re-envisioning the potential of the Botanical garden and the surrounding City-owned parcels.

See ***Figure 22*** for the Botanical Gardens Concept Plan.

A.) Recommendations for Horticulture

- Provide central location and infrastructure for growing and distributing landscape bedding plants, shrubs, and other ornamental plans for Grand Junction parks and public facilities
- Pursue the master planning of the Western Slope Botanical Garden and include the project goals of improving the current condition of the Botanical gardens, increasing community involvement in horticultural practices and food production, and utilizing existing City properties to create a centralized location where plants are grown and distributed
- Consider a Botanical Gardens Advisory Committee if an on-going advisory role is appropriate or a short-term Botanical Gardens Task Force to help influence the re-visioning of the garden area

Enhancing Sports Facilities

In addition to Stocker Stadium and Suplizio Field at Lincoln Park, Grand Junction Parks and Recreation is responsible for maintaining sports facilities located at Canyon View Park, Columbine Park, Longs Park, and Kronkright Park. The department also handles the administration function for the County's Long's Park. These sites offer fields and spaces available for rent for the purposes of tournaments and competitions.

Residents of Grand Junction provide funding to the City of Grand Junction, primarily through sales tax. Additionally, residents outside of the City, businesses and tourists pay sales tax, which accounts for over 3/4 of the total sales tax collected. The means the large majority of sales tax, the city's main funding source, is paid by non-city residents. A portion of these funds, through the General Fund, are used to subsidize the operation of a facility like the Lincoln Park Stadium Complex. The facility then attracts nonresident visitors who spend money in Grand Junction both inside and outside of the facilities they visit, at restaurants, hotels and retail stores. This new outside money creates income and jobs for Grand Junction residents. There is a significant return on investment for the allocated sales tax funds to support these services.

It is important that this returned benefit be accounted for through economic reporting and celebrated with the community. Doing so can drive support for large capital projects such as the implementation of the 2014 Matchett Park Master Plan (with some revisions based on this plan's findings) or large-scale improvements to Canyon View Park such as tennis court expansion, renovating antiquated park facilities, or lighting at fields to extend hours of availability.

A.) Recommendations for Enhancing Sports Facilities

- Pursue implementation of the Parks Improvement Advisory Board (PIAB) funded Lincoln Park Stadium Master Plan.
- Implement the Matchett Park Master Plan with the exception of building a community center at this site (Lincoln Park has been cited as the preferred location in this master plan). There are needs for more multi-purpose fields to accommodate the growth in the community. High quality turf fields are needed for competition and tournaments. The addition of synthetic fields is important to allow training year round and to shoulder the burden of heavy use.
- Continue to make improvements, as planned, at Canyon View Park

Anticipating Future Needs

With a temperate climate for much of the year, access to an abundance of quality of life services, and a cost of living below the national average, Grand Junction is poised to see a population increase. As that occurs, the ability to manage its park lands effectively and efficiency will be key to financial stewardship. Currently Park Operations provides a diverse range of services from managing streetscapes to tournament level park facilities to natural open space areas.

This process has revealed opportunities for Park Operations to establish smart operating practices and prepare for a future where public demand for services increases. One example of a helpful practice is to establish cost centers for the purposes of tracking expenses (expense segmentation). Doing this establishes greater control and analysis of total costs associated with a function.

In many municipalities across Colorado programs such as weed abatement and street, or right-of-way, maintenance fall outside the responsibility of a parks and recreation department. While there are always exceptions to this general rule, given the current breadth of Grand Junction Parks and Recreation's responsibilities, transferring services that do not enhance the department's ability to meet its mission may make sense. This would enable the department to further focus on core services that support the Comprehensive Plan. To determine an appropriate role in providing these services, an evaluation of similar agencies should be conducted.

A.) Recommendations for Anticipating Future Operational Needs

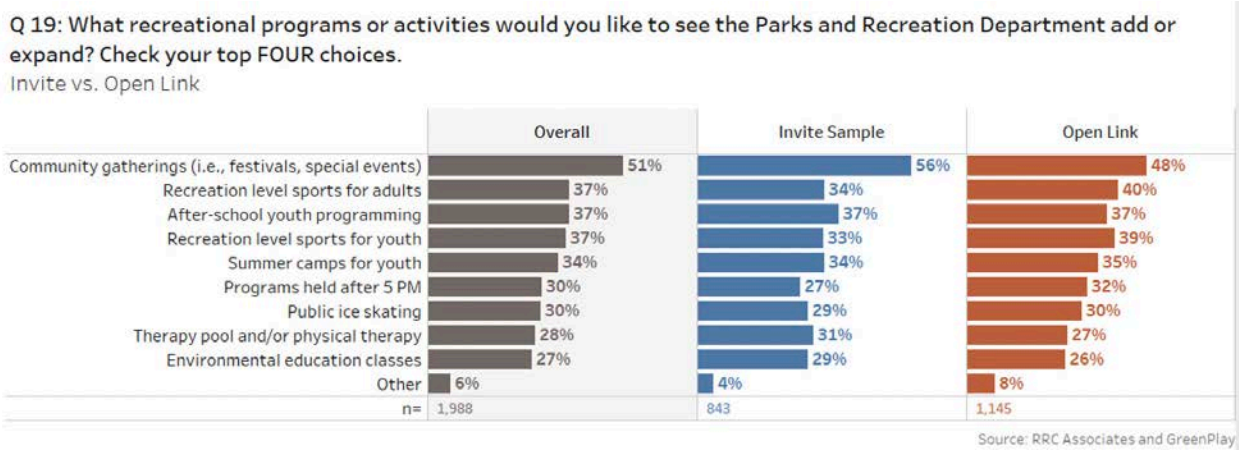
- Rename the Open Space – Recreation park classification type to Open Space
- Determine which existing and future park sites are best suited for the Open Space category.
  - Accurately reflect park classifications in GIS
  - Create an Open Space section and associated cost center that is solely responsible for managing sites under the Open Space category
  - Trails located within open space properties should be managed by the Open Space section
  - Conversely, trails located within pocket, neighborhood, community and regional parks should be managed by the Parks and Trails section
  - All trails should be maintained at a consistent standard according to their material type and function
- Work with City Administration and Public Works to discuss the possibility of moving street maintenance into Public Works
  - If not amenable, consider creating a streetscape section and allocate a cost center with adequate budget for fully contracting greenway maintenance services
- Work with City Administration, Police Department, and Community Development to consider the possibility of moving the weed abatement program that addresses weed management on private property to a more appropriate department
- Have weed abatement as a function of each section, as appropriate – rather than as a separate section

D. Recreation Program Recommendations

The City of Grand Junction takes pride in the quality and diversity of public recreation programs and activities the City offers, and purposefully seeks to make participation affordable and financially accessible for all residents. When assessing programs, staff consider criteria including community need, estimated costs of labor and supplies to run the program, customer satisfaction, and Activity Guide space availability.

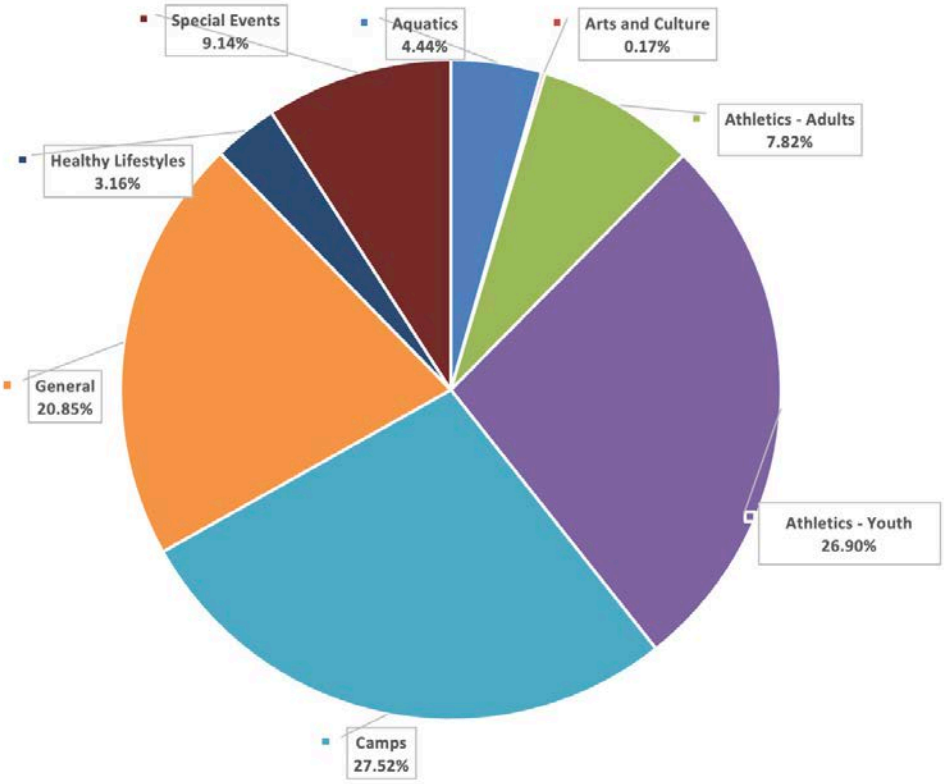
Review of community needs, facility capacities, and the current assessment process reveals there are adjustments to recreation programming that should be considered in the future as resources and capacity at facilities allow.

Figure 29: Desired Added/Expanded Recreational Programs/Activities



In 2019, there was a total of 10,887 enrollments in the Department's eight activity categories (does not include Drop-In Aquatics or Drop-In Healthy Lifestyles activities). These categories are displayed in ***Figure 29.***

Figure 30: 2019 Activity Enrollments by Category



Of the 1,135 total activities provided in 2019, 70 percent of these were operated by the Department whereas 30 pecent were provided through contracted service providers. Contracted activities predominately were provided in Arts and Culture, Healthy Lifestyles and General categories.

Aquatics

In 2019 Aquatics programming enrollments totaled 101,578 (2,565 in Aquatics activities and 99,013 in Drop-in Aquatics). All Aquatics activities and SUP programs were offered at Orchard Mesa Pool and Lincoln Park Pool. Orchard Mesa Pool offered School's Out hours and is open for lap swim, Aqua Aerobics, public swim, and water slide use.

Lincoln Park Pool is open only during summer months each year which limits its availability. As such, the majority of Discount Days (70%) use occurred at Orchard Mesa Pool.

Arts and Culture

The non-profit arts and culture industry plays a role in Grand Junction's economic activity. Grand Junction is home to a symphony orchestra, the Historic Avalon Theatre, which is considered the largest performing arts hall in Western Colorado, and "Art on the Corner," one of America's largest outdoor displays of sculptured art. With the "Art on the Corner," classic and contemporary pieces by Colorado artists can be viewed all year round. With this in mind, Grand Junction Parks and Recreation, in recent years, has begun to offer arts and culture related programs. In 2019, these programs made up 0.17 percent of registrations – all of which were for Stages Acting Workshop Level 1.

Although the park and recreation field has the opportunity to create a bridge of access to arts and culture for the community by making it attainable, existing providers are well-positioned to do this. In Grand Junction, organizations including Mesa County Public Libraries, Museums of the West, and The Arts Center offer arts and culture classes and special events designed for adults, teens, youth, and people experiencing disabilities. Many of these programs, particularly those offered through the library, are free or low-cost. Avoiding duplication and freeing up parks and recreation staff resources to focus on greater needs is recommended.

Athletics – Adult

In 2019, there were 851 enrollments in softball, tennis, pickleball, racquetball, basketball, and volleyball. Additionally, there were 710 enrollments in drop-in sports offered at Bookcliff Activity Center for open gym activities including basketball, volleyball, and table tennis.

Table 9: Adult Athletics Enrollment

Enrollments	Sport
710	Drop-in Sports
194	Pickleball Clinics
190	Softball Leagues
149	Pickleball Tournaments
181	Pickleball Leagues
66	Softball Tournaments
23	Racquetball League
48	Volleyball Leagues
0	Basketball 3 On 3

Community survey results convey that there is a desire for expanded adult recreation sports. Indoor facilities are at capacity today and cannot expand due to space limitations during peak hours. As facilities are added or modified, opportunities for expanding adult athletics should be considered when programming indoor and outdoor spaces.

Athletics – Youth

Youth sports provide opportunities for children to develop physical activity habits, improve social skills and have confidence in their abilities to succeed. In Grand Junction, this program category includes activities designed for youth 18 and younger but many of the programs in 2019 were targeted toward youth in 8th grade and lower. Clinics, leagues and camps for sports such as flag football, tennis, pickleball, and basketball comprise this activity category.

Camps

Day camps, week-long camps, and sports-oriented camps for youth comprise activities in this category. In 2019, only four programs out of 122 offered had zero enrollments. In total, the 118 programs with enrollees served 2,996 youth. Sports-oriented camps offered youth exposure to fishing, rock climbing, equestrian, baseball, and softball. Traditional week-long camps, described below, had the highest participation. This program category serviced the greatest number of participants. Community survey results indicate that there is an interest in the provision of out-of-school activities for young people including after-school programs as well as summer camps.

General

Self-defense, creative arts, musical arts, cross-country, Western Colorado Senior Games, and fencing activities servicing a variety of ages encompass this program category. This program category has the 2nd highest enrollments in 2019 with 2,270 participants.

Healthy Lifestyles

Activities in this relatively new category primarily serve adults and focus on fitness and health improvement. Programs were held at a variety of locations including Canyon View Park, Lincoln Park, Sherwood Park, Bookcliff Activity Center, Orchard Mesa Pool, and Mesa County Fairgrounds. 344 enrollees participated in 56 courses or classes.

This new program category that focuses on non-traditional fitness and healthy living programs provides an opportunity to design programs which are designed to increase physical activity, pro-social engagement, and mental well-being for people of all ages.

Special Events

Grand Junction Parks and Recreation provided special events at locations across the City throughout 2019. Many of these events provide opportunities for environmental education and/or physical activities within a festival atmosphere. One of the most popular events is Southwest Arbor Fest. About 2,000 people attended this festival-style event in 2019. Community survey responses indicate a strong desire for more community gatherings. Although special events in Grand Junction are held by and hosted by a variety of organizations, it is important for the Department to continue to hold community-oriented events that focus on celebrating parks and recreation services and facilities and provide opportunities for physical activity, mental well-being, and socialization.

A.) Recommendations for Recreation Programs

Aquatics

- Continue to provide drop-in aquatics as this is a key service provided to the community, particularly to youth and adults and to those with lower incomes
- Continue to provide and promote swim lessons and lifeguard training

Arts and Culture

- Divest from providing arts and culture classes (including those which are contracted)
- Invest in providing spaces for art exhibitions at facilities
- Provide advertising opportunities to arts and culture organizations

Athletics – Adult

- Continue to provide softball leagues and expand as diamond capacity increases
- Expand pickleball classes, leagues, and tournaments as court capacity increases
- Consider developing an outdoor grass volleyball league by working with Parks Operations staff to identify low-scoring parks that can use improvements and can benefit the community through park activation (i.e., Darla Jean Park)
- Expand indoor volleyball as indoor court capacity increases

Athletics – Youth

- Continue to provide recreation-level youth sports and expand as facility capacity allows
- Explore recreational-level programming for identified areas not meeting community need, such as recreational youth soccer and baseball. (For example, Fire FC is doing an inadequate job of serving recreational-level soccer players.)

Camps

- Continue to provide sports-oriented camps for ages 8-18 independently or using contracted services
- Provide out-of-school camps for school-aged youth and expand when facility capacity allows
- Evaluate pricing of week-long summer camps relative to other options—in the past, the city camps have been priced well below market rates and filled up very rapidly.

General

- This category should be rolled into the Healthy Lifestyles category to avoid confusion and to give programming this category contains focus

Healthy Lifestyles

- Contract any non-duplicative arts and culture programs and organize them under the General category
- Design activities that encourage young people to consult with and learn from the experience of family members or local leaders (mentorships)
- Offer family-oriented activities such as family fitness challenges (example: Let's Move! GJ) and
- Gardening and nutrition-based classes and challenges should be explored

Special Events

- Continue to combine physical activity with learning components (i.e., environmental education or healthy lifestyle demonstrations)
- Hold small family fitness events at parks which score below the target score for walkability to activate neighborhood parks

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V. Strategic Action Plan

This section of the Master Plan has been developed as a tactical tool for planning and executing the actions aligned with the approved strategies of the Department. At the same time, it is intended to meet community needs and interests over the next 10 years. These actions and strategies have been tested against and support the core services of the City of Grand Junction Parks and Recreation Department. All costs are estimated in 2020 dollars. The One Grand Junction Comprehensive Plan provides five overarching goals for Parks and Recreation. This Strategic Action Plan provides the specifics on how these goals will be achieved. Many of these strategies are also represented in ***Section II, Key Issues and Recommendations.***

Recommended Action:
Short-Term (2-4 Years)
Mid-Term (4-8 Years)
Long-Term (9+ Years)

Table 10: Action Plan

GOAL 1: Provide a safe, well-maintained, and accessible network of parks, open space and trails and recreation services.

Objective 1.1: Evaluate, monitor and construct parks and recreation facilities to achieve targeted level of service as provided in the Parks, Recreation and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.1 a Complete the feasibility study of the highest priority parks and recreation need: a Community Center. Further the design of this Community Center at Lincoln Park per Community Feedback. Pursue construction of the facility to fill this gap in the community's infrastructure.	$45,900,000 to $64,900,000	Marijuana Revenue; Vape Taxation Revenue; Grants; Donations; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners	Short-term
1.1.b Pursue a public process for the design and construction of Horizon Park to address lack of service in this area.	$50,000	Capital Fund, Grants	Short-term
1.1.c Develop a community-informed master plan for Saccomanno Park which includes practice fields.	$50,000	Capital Fund, Grants	Long-term

Objective 1.2: Ensure that large subdivisions dedicate and construct new neighborhood parks and/or public spaces.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.2.a Continue to work with Community Planning and Public Works to be involved early and often in the development review process.	-	-	Ongoing
1.2.b As undeveloped parcels are developed, require trail connections be made to the current or future planned network.	-	-	Ongoing
1.1.c Develop a community-informed master plan for Saccomanno Park which includes practice fields.	$50,000	Capital Fund, Grants	Long-term

Objective 1.3: Identify opportunities for preservation of open space, drainageways, and trails that provide connectivity throughout the city.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.3.a Work with Community Development and Public Works to pursue the bicycle and pedestrian transportation priorities identified in the UTC Bicycle/Pedestrian Transportation Priorities List.	TBD	Capital Fund	Ongoing

1.3.b Work with Community Development and Public Works to complete a comprehensive bicycle/ pedestrian alternative transportation plan that utilizes Complete Streets and 8:80 concepts.	$20,000	General Fund	Mid-term
1.3.c Use tools such as trail easements to create needed trail connections.	TBD	Capital Fund	Mid-term
1.3.d Pursue trail access along canals such as that which was acquired from 1st to 7th (Ranchman's Ditch).	TBD	Capital Fund	Long-term
1.3.e Work with organizations such as Western Colorado Land Trust to identify opportunities for trail connections through open space parcels and open space acquisition priorities.	-	-	Ongoing

Objective 1.4: Pursue and prioritize the acquisition and development of the remaining sections of the Colorado Riverfront Trail.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.4.a Acquire and develop remaining Colorado Riverfront Trail sections and connectors and support the County with their remaining sections.	TBD	Capital Fund, Grants	Short-term
1.4.b Ensure easements are in place for all City sections of the trail.	TBD	TBD	Mid-term

Objective 1.5: Maintain or renovate parks and publicly owned spaces to ensure that these spaces are activated and used in ways that provide meaningful service to the surrounding neighborhoods.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.5.a Pursue a public process to design for a plan to renovate Columbine Park to address safety concerns and unintended uses.	$50,000	Capital Fund, Grants	Mid-term
1.5.b Pursue a public process to design a plan to renovate Emerson Park to address safety concerns and unintended uses.	$50,000	Capital Fund, Grants	Long-term

Objective 1.6: Utilize best practices and staffing resources to ensures that the department's mission is met and spaces are well-maintained and safe.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.6.a Once fully staffed, evaluate the need for additional staff so deferred maintenance can be addressed and new facilities are well-maintained.	-	Operating	Short-term
1.6.b Utilize the maintenance and asset management software consistently in Parks Operations and Facility Maintenance to create a deferred maintenance list and use that list to prioritize improvements and replacements.	-	-	Ongoing

1.6.c Train staff on utilization of maintenance and asset management software to develop consistent nomenclature and to maximize the software's potential.	-	Staff Time	Short-term
1.6.d Utilize an intern to setup assets in the maintenance and asset management software system using pre-determined nomenclature	-	Operating	Short-term
1.6.e Develop maintenance standards that delineate routine, core tasks and state the acceptable quality for each park type.	-	-	Ongoing
1.6.f Evaluate responsibilities of similar agencies to determine if parks departments typically manage all sidewalks, parking lots, and lighting inside park boundaries and on trails, independently from public works. Also, maintenance of school grounds, undeveloped roadway shoulders, guardrails, and rights-of-ways should be included in this evaluation.	-	Operating	Short-term
1.6.g Add one special events full time park maintenance support staff by 2025.	-	Operating	Mid-term
1.6.h Develop written standard operating procedures that are associated with maintenance standards and routine tasks	-	Operating	Mid-term

1.6.i Assign cost centers to Parks/trails, Horticulture, Forestry, Sports Facilities, Open Space, and Cemeteries	-	-	Mid-term
1.6.j Add part-time and skilled full-time positions to address operations and maintenance needs, especially when new facilities are added.	-	Operating	Ongoing
1.6.k Implement an objective process for scholarship utilization that includes marketing efforts directed at target populations. Financial or grade-related criteria could be established.	-	-	Mid-term

GOAL 2: Ensure parks, recreational and open space facilities and programs meet community needs and equity of location.

Objective 2.1: Adopt an updated Parks, Recreation, and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.1.a Present this community-informed master plan to City Council for adoption in December 2020.	-	-	Short-term

Objective 2.2: Identify and prioritize parks and open space opportunities in areas that are currently underserved.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.2.a Address low-scoring facility components using walkability access data in ***Appendix C*** to inform the prioritization of improvements so that 'no service' and 'below target' areas are prioritized in residential areas.	TBD	Operating or Capital Fund	Short-term

Objective 2.3: Continue to explore long term funding strategies such as retail sales and processing of marijuana, among others, for parks and recreation programs and facilities including regional sports facilities, a field house, and a community center.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.3.a Pursue funding of a community center.	-	-	Short-term
2.3.b Using funding from grants, a possible dedicated funding source of marijuana (the top preferred source of funding according to the survey), General Fund and 0.75% capital fund, to construct the top capital priorities described in the 10-year capital plan.	-	-	Ongoing

2.3.c Embrace parks and recreation services as an economic driver and align budgets to reflect and support the impact visitation and use has on capital needs, operational function, and maintenance requirements.	-	General Fund; Capital Fund	Short-term
2.3.d Utilize existing and future Park Impact Fees to develop new park, open space, trail, and recreation facilities.	-	Park Impact Fees	Ongoing
2.3.e Work with the Grand Valley Parks and Recreation Foundation to establish three goals 1) expand program scholarships; 2) pursue grants and fundraising efforts to enable the expansion and to see the program fully funded by non-General Fund sources; and 3) raise funds to support department capital priorities.	-	Contributions; Donations; Grants	Mid-term
2.3.f Work with the Grand Valley Parks and Recreation Foundation to revamp the Round-up for Recreation program as a strategy for meeting established goals.	-	-	Short-term

Objective 2.4: Implement the Lincoln Park Stadium Master Plan Adopted January 7, 2020, by the Parks Improvement Advisory Board.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.4.a Complete the 2-4 year renovation plan goals shown of the Lincoln Park Stadium Master Plan.	$7,500,000-$9,000,000	Refinance existing Stadium debt and extend the term; partner contributions, grants and increase City contribution	Short-term
2.4.b Promote sports tourism by implementing the remaining improvements of the Lincoln Park Stadium Master Plan.	$24,800,000	Refinance existing Stadium debt and extend the term; partner contributions, Grants and increase City contribution	Long-term

Objective 2.5: Periodically review plans, assessments, programs, and offerings to ensure they continue to meet needs of residents as the population and preferences change over time. Instigate new efforts to meet newly identified needs.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.5.a Complete an urban tree canopy assessment to determine the environmental, economic, and social benefits provided by trees as part of a Tree and Shade Master Plan.	$35,000	Capital Funds	Mid-term

Objective 2.6: Work with partners to identify key properties for future acquisition and conservation that meet multiple natural resource protection and recreation goals in adopted plans.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.6.a. Open Space land acquisitions should be identified and prioritized in partnership with key organizations such as the Colorado West Land Trust and One Riverfront.	-	-	Ongoing

2.6.b Pursue acquisition of key properties that provide important conservation and/ or recreation opportunities.	TBD	Grants; Capital Funds	Ongoing

Objective 2.7: Collaborate with others, such as City boards and commissions, District 51, health, and wellness organizations, and the medical community to expand and increase awareness and advocacy of programs and offerings.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.7.a Foster strong engagement through Parks and Recreation Advisory Board, Parks Improvement Advisory Board, Forestry Board, Arts Commission, and other City Council appointed boards.	-	-	Ongoing

Objective 2.8: Continue to build new or expanded recreational activities/amenities along the riverfront, including expansion of the River Park and improvements to the Western Colorado Botanical Gardens.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.8.a Pursue a public master planning process for re-envisioning the Western Colorado Botanical Gardens with the goal of increasing tourism, community, and operational efficiencies.	$75,000	Capital Fund	Short-term
2.8.b Implement the Western Colorado Botanical Gardens Master Plan.	$720,000	Capital Fund; Grants; Donations; Park Impact Fees	Mid-term

2.8.c Construct River Park's Phase II, Las Colonias to Dos Rios.	$600,000	Capital Fund	Mid-term

Objective 2.9: Expand and increase awareness and advocacy of programs and offerings amongst the general community.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.9.a Draft an updated Department Mission Statement to reflect the Core Values and the essentiality of Parks and Recreation.	-	-	Short-term
2.9.b Direct resources toward marketing efforts including signage, social media, radio, TV, and web presence.	-	General Fund	Short-term
2.9.c Create a marketing plan that defines the Grand Junction Parks and Recreation brand well and provide strategies that align with known communication preferences.	-	Operating	Short-term
2.9.d Develop a Citizen Forester Program or a Native Plants Program and other advocacy programs to develop tree advocacy and a better understanding of forestry-related policy issues.	-	Operating	Long-term

GOAL 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.1: Continue to redevelop the city's riverfront utilizing both private and public investment.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.1.a Use recreation opportunities and sports activities as regional draws by continuing to pursue facilities that support sports tourism such as the Lincoln Park Stadium Renovation, improvements to Canyon View Regional Park, a Field House, a Community Center, and building a portion of Matchett Park as a Regional Park.	-	-	Ongoing
3.1.b Support the creation of the Colorado River Corridor Initiative. This initiative works with Colorado River stakeholders throughout Mesa County to ensure that the Corridor, as a strategic economic driver, remains a key recreational amenity, provides critical riparian habitat, and supports water users.	$90,000	General Fund	Mid-term

GOAL 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.2: Pursue the capital priorities as listed in the Parks, Recreation and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.2.a Pursue capital priorities listed in ***Section VI*** of this master plan.	-	Capital Fund; Tax Revenue; Grants	Ongoing
3.2b Pursue Great Outdoors Colorado grants to improve the parks and recreation system including the Lincoln Park Stadium Renovation, Lincoln Park Pickleball Courts and Canyon View Tennis Courts, the Blue Heron Boat Ramp renovation, the Monument Connect Trail Phase II, the River Park Phase II from Las Colonias to Dos Rios, the Lincoln Park Community Center Outdoor Pool and the Bike & Pedestrian bridge connecting Downtown with Dos Rios.	-	Grants	Ongoing

Objective 3.3: Identify tools to promote safety in public spaces.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.3.b Add or improve lighting to community parks and facilities where public safety is a concern.	TBD	Capital Fund	Ongoing
3.3.c Design spaces to be more open to passersby and creates lines of sight.	-	-	Ongoing

3.3.d Design spaces with clear access points which are well-signed.	-	Operating	Ongoing
3.3.e Remove overgrown plant material from trouble areas.	-	Operating	Ongoing
3.3.f Utilize plants which grow slowly and remain closer to the ground	-	Operating	Ongoing

Objective 3.4: Enhance program portfolio to meet community needs.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.4.a Provide pop-up, mobilized style recreation programs in areas where access to recreation is limited.	-	Operating	Short-term
3.4.b Focus departmental special events on health and well-being.	-	Operating	Short-term
3.4.c Expand youth camps and youth sports programs as facilities and resources are expanded.	-	Operating	Mid-term
3.4.d Expand swim lessons, and other programs, as facilities and resources expand.	-	Operating	Mid-term
3.4.e Enhance program portfolio to include beginning dance classes, marital arts, and teen and young adult activities.	-	Operating	Mid-term
3.4.f Seek out potential partnerships to ensure senior services continue to be available across the City.	-	Operating	Ongoing

3.4.g Work with Mesa County Public Library and other community organizations to provide non-sports programs.	-	-	Ongoing
3.4.h Utilize contracted services to provide activities when appropriate; be consistent in contractual terms amongst service providers.	-	-	Ongoing
3.4.i Work with Visit Grand Junction and Downtown District Association to provide appropriate support for additional events.	-	Operating	Ongoing
3.4j Join forces with non-profit, public and private partners to pursue an Great Outdoors Colorado Inspire Designation. Utilize the foundation of previous planning efforts and reform the plan to ensure competitiveness when this opportunity from GOCO resurfaces. There is a tremendous opportunity to connect youth, in particular youth from lower socio-economic areas, with outdoor activity. Partners such as Colorado West Land Trust, the Colorado Canyons Association, the Riverside Educational Center, Mesa County and District 51 are primed to aggressively pursue becoming an Inspire funded site	-	GOCO Grants; Private Foundation Grants; CTF Funds	Short-term

GOAL 4: Support a lively arts and culture community.

Objective 4.1: Identify opportunities in capital projects to create locations for or construct/erect public art.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.1.a Include public art when designing new facilities.	-	-	Ongoing
4.1.b Consider themed public art projects along trails to create art trails; include environmental themes such as water conservation or local food production.	-	-	Ongoing
4.1.c Include small and large community public art opportunities in projects as ways to create neighborhood pride in parks and facilities by transforming infrastructure into art.	-	-	Ongoing

Objective 4.2: Support the implementation of and periodic updates to the City's Strategic Cultural Plan and other City's Arts and Culture Commission planning efforts.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.2.a Identify key team members responsible for providing input into updates to the Cultural Plan and other planning efforts.	-	-	Short-term

Objective 4.3: Continue to monitor and promote awareness of the economic impact of the arts within the city in partnership with arts and culture organizations.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.3.a Partner with the Police Department and the arts community to monitor and report on the positive effects public art in parks has on issues that impact the local economy such as crime rates and business activity.	-	-	Short-term

Goal 5: Maintain access to public lands at the urban/rural interface.

Objective 5.1: Evaluate existing trail networks and while funding and planning for new trails and ongoing maintenance of the network.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.1.a Utilize maintenance and asset management software, budget, and GIS data to determine linear costs for trail maintenance that includes labor and direct costs and to justify allocation of additional budget to maintain trails, a greatly desired community asset.	-	-	Short-term
5.1.b Increase General Fund and Capital Fund allocation for needed trail maintenance, particularly as trails are added to the network.	-	General Fund	Mid-term

Objective 5.2: Review Grand Junction Municipal Code to ensure that it provides sufficient flexibility to encourage design innovations that provide open space and protect sensitive environmental resources, scenic vistas, and cultural resources.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.2a Increase buffer widths along streams and water bodies.	-	-	Mid-term
5.2.b Maintain the integrity of established buffers by working with Code Enforcement to monitor buffers	-	-	Long-term
5.2.c Name all water bodies, wetlands, and cultural resources and post signs to promote ownership.	TBD	-	Long-term
5.2.d Require cultural, wildlife and/or plant surveys to be conducted at proposed development sites where known natural and cultural resources are present.	-	-	Long-term
5.2.e Ensure zoning regulations limit the height of buildings based on their proximity to a designated, scenic view shed.	-	-	Mid-term

Objective 5.3: Develop strong partnerships between the City and other agencies, non-profits, and jurisdictions that support, maintain and expand recreation opportunities in the Grand Junction area.

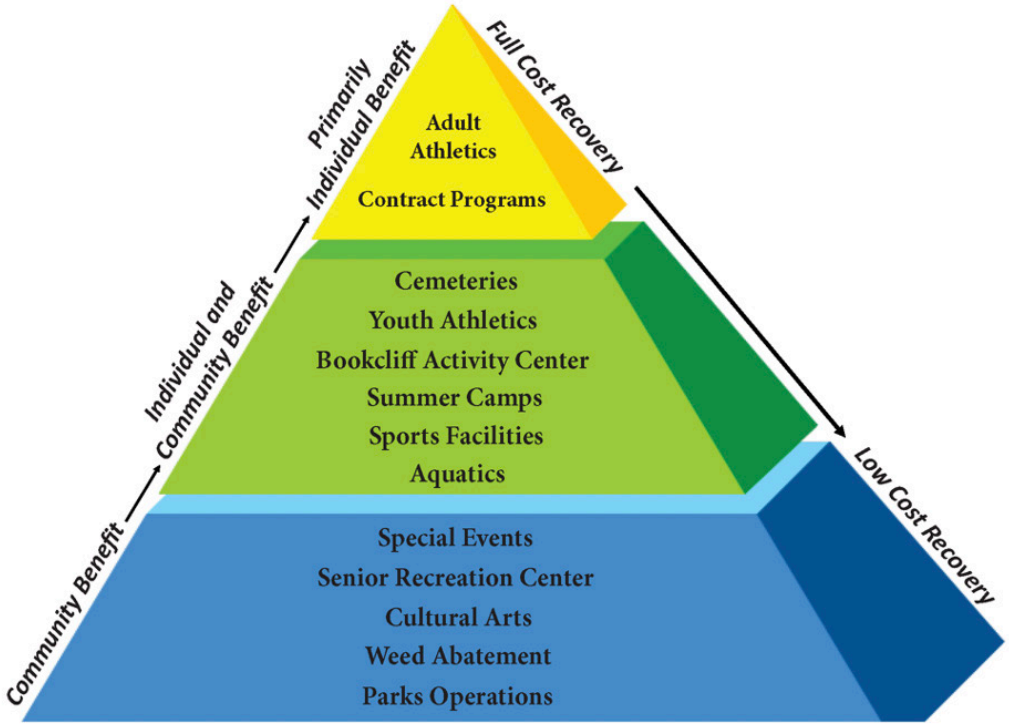
Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.3.a Continue to meet regularly with partners so relationships stay strong and continue to grow to meet common parks and recreation goals. This includes Colorado Mesa University, School District 51, Grand Junction Rockies, the Grand Junction Baseball Committee (JUCO), Mesa County, Colorado Land West Trust, Rivers Edge West, Strive, Pinnacle Venue Services, Downtown District Association, Land Use Agencies (BLM, CPW), Grand Junction Chamber of Commerce, Greater Grand Junction Sports Commission, Sports User Groups such as Fire FC. Grand Valley Youth Cycling, Cycle Effect, Mesa County Partners, Boneshakers, as well as adult cycling, climbers, running groups	-	Staff Time	Ongoing
5.3.b Work with Mesa County Public Health and other partners to develop a people-first approach to mitigating the impacts homelessness has on public facilities.	-	Staff Time	Ongoing

VI. Funding

A. Cost Recovery Policy

Grand Junction Parks and Recreation has an established philosophy for setting fees. This philosophy is based on a Cost Recovery Pyramid model. The base level of the pyramid represents a majority of the Department. A majority of the programs and services offered in the base level are heavily subsidized by the City. As progression is made up the pyramid, the level of subsidy decreases as the programs and services move from a community benefit to a higher individual benefit. This foundation and upward progression are intended to represent the Department's core mission, while also representing a reflection of the diversity of programs and services the City offers.

Figure 31: Current Cost Recovery Pyramid Model



Grand Junction Parks and Recreation is unique because of its relationships with the local school district, university, and partner organizations. Recognizing the impact of service fees on these organizations, the department works closely with each of these organizations to determine fair and equitable fee structures for programs and facilities and to lessen competition. As a best practice, fees and charges are reviewed annually by the Parks and Recreation Advisory Board and multiple levels of staff.

Current Cost Recovery Percentages

The percent of the direct cost recovered by fees and charges with the remainder being subsidized through General Fund dollars.

Community Benefit: 0-35 percent cost recovery

At the base of the pyramid are programs that benefit the entire community, not individuals. Examples are access to parks, trails, community events, cultural arts, weed abatement, and special events. This also include the operation of the decades old agreement to operate the Senior Recreation Center. These programs or facilities have minimal or no fees.

Community/Individual Benefit: 36-75 percent cost recovery
The middle level of the pyramid contains programs and services that benefit mainly the community but also individuals. These programs and services promote health and wellness activities and opportunities as well. Examples are aquatics, sports facilities, summer camps, Bookcliff Activity Center, cemeteries, and youth athletics.

Primarily Individual Benefit: 76-100 percent cost recovery
The highest level of the pyramid contains programs and service that benefit specific groups or individuals and include adult athletics, special interest programs, contract programs, and the golf courses, which are enterprise funds.

Recommended Changes to the Cost Recovery Model

- Open space maintenance and the tree program be included in the Community Benefit level at 0-35% cost recovery
- Healthy Lifestyle category courses should be in the Community/Individual Benefit level at 36-75% cost recovery

B. Potential Funding Mechanisms

To continue to build and maintain the parks and recreation system, funding should be pursued for operations and capital improvement projects, like those presented in this plan.

Current primary funding sources are: General Funds (City Council Appropriation), Grants, Charges for Services, Parkland Expansion Fund, Conservation Trust Fund, and Sales Tax CIP Fund.

The following options are the most feasible to implement in Grand Junction to fund the Department's work and should be fully explored and vetted within the next year.

Partnerships

Partnerships are joint development funding sources or operational funding sources between two separate agencies, such as two government entities, a non-profit and a city department, or a private business and a city agency. Two partners jointly develop revenue producing parks and recreation facilities and share risk, operational costs, responsibilities and asset management, based on the strengths and weaknesses of each partner. Currently Grand Junction Parks and Recreation partners, such as the Grand Junction Parks Foundation, represent an opportunity to act as a significant funding source of park projects.

Foundations and Partners/Donations

Dollars are raised from tax-exempt, non-profit organizations established with private donations to promote specific causes, activities, or issues. They offer a variety of means to fund capital projects, including capital campaigns, gift catalogs, fund-raisers, endowments, sales of items, etc.

Private Donations

Private donations may also be received in the form of funds, land, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. Grand Junction Parks and Recreation could also explore opportunities for donations and crowdfunding for special programs and projects.

Irrevocable Remainder Trusts

These trusts are set up with individuals who typically have more than a million dollars in wealth. They will leave a portion of their wealth to the city in a trust fund that grows over a period of time and then is available for the city to use a portion of the interest to support specific parks and recreation facilities or programs that are designated by the trustee.

Volunteerism

This is an indirect revenue source in that persons donate time to assist the department in providing a product or service on an hourly basis. This reduces the city's cost in providing the service plus it builds advocacy into the system.

Recreation Service Fees

This is a dedicated user fee, which can be established by ordinance or other government procedures for the purpose of constructing and maintaining recreation facilities. The fee can apply to all organized activities, which require a reservation of some type, or other purposes, as defined by the local government. Examples of such activities include adult basketball, volleyball, tennis, and softball leagues, youth baseball, soccer, football and softball leagues, and special interest classes. The fee allows participants an opportunity to contribute toward the upkeep of the facilities being used.

Fees/Charges

Grand Junction Parks and Recreation must position its fees and charges to be market-driven and based on both public and private facilities. The potential outcome of revenue generation is consistent with national trends relating to public parks and recreation agencies, which generate an average 35% to 50% of operating expenditures.

Ticket Sales/Admissions

This revenue source is generated by providing access to facilities for self-directed activities such as pools, ice skating rinks, ballparks, and entertainment facilities. These user fees help offset operational costs.

Permits (Special Use Permits)

Special permits allow individuals to use specific park property for financial gain. The city either receives a set amount of money or a percentage of the gross service that is being provided.

Park Impact Fees

The development of land creates new or increased demands on city facilities and services, including schools, roads, water, parks and recreation facilities. The costs of providing such additional services and facilities should be borne by those who create the need. Accordingly, developers are required to contribute toward meeting the increased public service needs. A park impact fee addresses the increased or new demand on park facilities and services.

Bond Issues

Agencies typically seek park bonds to meet park-related needs. The key is to use debt financing through bonds to address needs that are both unmet and clearly a community priority. It is best to propose a capital bond project that serves a variety of users and needs.

Property Taxes

Ad valorem taxes on real property.

Lodger's Tax
The lodging tax is a source of revenue that currently is used solely by Visit Grand Junction to promote tourism in the City.

Business Improvement District/Benefit District
Taxing districts are established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, the erection of fountains, acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

General Improvement District (GID)
New developments can establish a General Improvement District (GID) when authorized by City Council and legally set up according to state law. This taxing district provides funds especially for the operation and maintenance of public amenities such as parks and major boulevards. For example, the Dos Rios GID is a property tax district formed in 2019 for the purpose of funding improvements within the district, such as utilities, communications facilities, and roads.

Concession Management
Concession management generates revenue from retail sales or rentals of soft goods, hard goods, or consumable items. The city either contracts for the service or receives a set amount of the gross percentage or the full revenue dollars that incorporates a profit after expenses.

Private Management
This entails contracting with a private business to provide and operate desirable recreational activities that are financed, constructed, and operated by the private sector with additional compensation paid to the City.

Private Developers
These developers enter into license agreements for city-owned land through a subordinate agreement that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These could include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, recreation centers, and ice arenas.

Easements
This revenue source is available when the city allows utility companies, businesses or individuals to develop some type of an improvement above ground or below ground on their property for a set period of time with a set dollar amount to be received by the City on an annual basis.

Intergovernmental Agreements
These agreements involve contractual relationships entered into between two or more local units of government and/or between a local unit of government and a non-profit organization for the joint usage/development of sports fields, regional parks, or other facilities.

Grants
The grant market continues to grow annually. Grant researching, writing, and administration are essential if Grand Junction Parks and Recreation is to pursue grants. Matching dollars are required for most federal grants and many state grants. Grant programs are available through organizations including Great Outdoors Colorado, private foundations, Department of Local Affairs, United Stated Department of Agriculture, and Center for Disease Control.

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VII. Conclusion

This Parks, Recreation, and Open Space Master Plan is a vision for the future role of the City of Grand Junction in continuing its tradition of excellence as marked by is Gold Medal status as designated by the National Park and Recreation Association. Tremendous community input and participation in both this project and the overarching Comprehensive Plan, One Grand Junction, has identified the sustainable balance of appropriate facility access, open space protection and preservation, facility and asset maintenance, and prudent investment priorities that meets public interest and need. This plan works in complement with the Comprehensive Plan: One Grand Junction. The PROS Master Plan provides more detailed guidance specifically in the parks, recreation, open space, and trails areas of focus, with a relevant planning horizon of 2030.

One of the elements of this vision that is most important to residents is to pursue ambitious goals with fiscally responsible and reliable strategies that reflect local best practices and efficiency by the city. These strategies require using creative funding techniques that share the burden of cost and maximize the benefits of expanded parks and recreation facilities in the community; continuation and enhancement of partnerships; maintenance of existing facilities; and, responsible pricing for programs, events, and facility usage. This Parks, Recreation, and Open Space Master Plan Master Plan will guide the City in providing the essential service of parks and recreation to best serve the community.

Appendix A: Overview of Survey Process

This overview includes:

1. A Discussion of the Survey Process and Methodology
2. A Summary of Key Findings
3. A copy of the survey instrument
4. The full survey results

SURVEY METHODOLOGY

A community survey is an important component of the 2020 Parks, Recreation, and Open Space planning effort. A major public outreach effort ensued in the summer of this year with over 350 attendees at public forums and invite-only focus groups. Additionally, an initial, short survey was fielded as a part of this broader public outreach process and information gathering. This survey resulted in 334 responses that were tabulated and analyzed. This preliminary feedback provided a foundation for the content and questions asked on the more comprehensive and important PROS community survey.

The community survey consisted of two methods of distribution resulting in two categories of respondents:

- **The "Invite" Sample**: Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the survey program. Paper surveys were mailed to 6,000 randomly selected residents of the City. The survey packet included a cover letter in English and Spanish, a paper survey form, and a postage paid return envelope. The letter described the overall Parks and Recreation Planning process, and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper, or online through a password protected website ensuring one response per selected person.

A total of 997 Invite survey responses were received via paper or online response. Relative to other survey efforts, this level of participation is considered to be very strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1 percent. The results, therefore, are representative of the overall opinion of all Grand Junction voters.

- **The "Open Link" Sample**: An online survey was also made available to residents in the Grand Junction area. Residents were encouraged to go to a website to complete a survey that was identical to the mailed survey. This Open Link survey was publicized through email lists, newsletters, ads on social media, public meetings, etc. A total of 1,481 Open Link surveys were received. Throughout this Overview, the results of both samples are shown, along with an "Overall" category that combines both sources of responses. While both samples (groups of respondents) are important, particular attention should be given to the Invite sample, as again, it best represents registered voters in the City of Grand Junction.

Results from the research are presented in several different documents. This Overview summarizes key findings from the surveys. Additionally, a full report on all survey responses is presented in a PowerPoint format. Open-ended responses were also obtained through several questions on the survey. These comments and suggestions were fully tabulated in verbatim form and they have been presented to the City under separate cover.

A SUMMARY OF KEY FINDINGS

- **Impacts of COVID-19 on Parks and Recreation**: The survey instrument acknowledged that this study is being done during the pandemic. Respondents were asked about "What single outcome of the pandemic will have the greatest impact on the future of parks and recreation facilities and services?" Budget/financial implications, and an increased appreciation that parks and recreation are a good investment for the community were the most frequently identified choices. The data suggest that increased awareness and utilization of parks, recreation, and open space may be a sustained outcome of the pandemic. Increased homelessness was also identified as a concern, especially among Invite survey respondents.

- **Satisfaction with Grand Junction Parks, Facilities, and Recreation Services**: Satisfaction with parks, recreation facilities, and recreation programs/services were rated, and more than two-thirds of Invite respondents provided high ratings of satisfaction, either a "4"or "5" in all three categories. About six percent rated parks a 1 or 2 on the scale, and 15 percent used this lower rating to evaluate both recreation facilities, and recreation programs. These measures provide a metric to evaluate current opinions, and they can be used to rate recreation facilities and services in the future. About 800 respondents provided additional comments on their responses to this questions with various needs identified, including most specifically a desire for a community center and/or associated indoor facilities. As noted above, these responses were recorded and presented under separate cover.

- **Impediments to Use**: The survey asked what "hinders your use" of facilities. A lack of awareness of programs/facilities was identified most often by a large margin (34% of Invite respondents). Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the Invite sample, but all were identified by a sizable group (about 15%). The opportunity to expand awareness through communications of many types is a clear outcome of the survey.

- **Communication Effectiveness**: When asked about the "effectiveness" of communications, about two in five Invite respondents rated the City of Grand Junction effective or very effective (4 or 5). However, about one in four rated the effectiveness of receiving information in the low category (1 or 2). Clearly, there is an opportunity to use the results to plan for expanded communications in the future.

- **What Is Important to Residents and How Well are Needs Being Met**: The survey shows that trails, open space, and community/neighborhood parks are the most important existing facilities and services out of a list of 18 categories that were rated. These results were then coupled with results from a question that asked how well the needs of the City are being met across these same categories. The result presents a means of identifying what is important and how well the city is doing. Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room and indoor gyms (basketball, volleyball and pickleball), while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.

Trail work was identified most often as an improvement needed at existing facilities, and provision of shade and restoration of natural areas/open spaces were also identified as priorities. These findings suggest areas where the public supports further improving on amenities that are already high-rated and considered important.

- **Priorities for the Future:** Looking to the future, the survey probed a long list of outdoor and indoor facility and program needs. A community center was identified most often regarding the most needed new or additional facility. It was closely followed by "trail connections and expansions for hiking, biking, and walking." Of note, trails are almost always the top choice in other surveys. River conservation/access /improvements, and natural areas and open space are also top considerations. A list of 19 categories of facility improvements were ranked.

  Grand Junction residents indicated that the indoor amenities that were most "needed" were an indoor warm water leisure pool. These amenities were followed closely by fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums. All of these features are under consideration as a part of a possible community center.

- **A Community Center for Grand Junction**: The idea of a community center received very strong support. About 80% of Invite respondents rated it "important" or "very important." Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community." This is particularly of note given the fact this survey was conducted in the middle of the pandemic. Across Colorado, community centers are generally unavailable or have limited availability, and many residents are steering clear of indoor spaces.

  The survey asked about a preferred location for a community center, and 60% identified Lincoln Park in the Invite sample. Matchett Park was chosen by 19%. A significant 15% said they "need more information," and less than 5% prefer another site. Clearly, responses indicate strong support for further evaluation of the Lincoln Park site, and it is preferred by a wide margin at this time. The survey found that there are some differences in opinions by geography. Those living closest to Matchett were relatively more likely to favor that site than residents from other parts of the City.

- **Funding for Priorities**: The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. The support for funding the top priorities that emerge from the PROS plan using revenue from medical and recreational marijuana was very strong and the top choice, with 77% in the Invite sample and 82% in the Open Link sample. This option even outpaced grants and fundraising, which came in at 75% in the Invite sample and 82% in the Open Link. The third most preferred funding mechanism was a tax on tobacco and vaping, with 71% in the Invite sample and 70% in the Open Link. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open Link sample would not support any additional resources to maintain and improve the Parks and Recreation system.

The top identified facility need, a community center, was queried with respondents regarding the last proposal in April 2019. Thirty-eight percent (38%) of respondents in the Invite sample indicated support for a smaller sales tax increase compared to 8% saying they would not support. The majority, 55%, selected they would need more information about the proposal and the timing of it.

- **Open-ended Comments**: The survey resulted in an extensive number of open-ended comments. These ideas and suggestions were recorded "in the respondents own words," and they provide an important source of broad community input to the parks and recreation planning process. As the City moves forward to implement elements of the PROS Plan, and to evaluate support for various sources of funding for improvements, these comments provide an important and timely source of information.

Appendix B: Parks and Recreation Influencing Trends

The changing pace of today's world requires analyzing recreation trends from both a local and national level. From a national perspective, organizations including the National Recreation and Park Association (NRPA), the American College of Sports Medicine (ACSM), and the Outdoor Industry Association (OIA), among many others, attempt to summarize and predict the most relevant trends impacting health, wellness, outdoor recreation, and parks for the current year. This broad level overview of 2020 trends can help prepare agencies to understand what the future of parks and recreation might look, and how agencies can be at the forefront of innovation in the field.

Local participation data, sourced from Esri Business Analyst, as well as community input generated from the engagement process, determine the relevant trends directly related to the City of Grand Junction. This information is intended to provide a foundational context for potential recommendations discussed later in this report.

It should be noted that local participation data is gathered from Esri Business Analyst, and measures the Market Potential for leisure activities. Market Potential provides the estimated demand for a service or product by calculating the consumption rate from local and national datapoints.[1] These estimates in participation provide a snapshot of fitness and wellness activities throughout Grand Junction; participation estimates help frame activities that are uniquely preferred in Grand Junction compared to the State. Those activities that have the highest participation serve as a key perspective to understanding the community, and thus providing reference for the recommendations referenced throughout the report.

National Parks and Recreation 2020 Trends

The National Recreation and Park Association (NRPA) annually releases a number of predictions that could likely impact parks and recreation agencies. The yearly article identifies the changes agencies are likely to see in the coming year. A summary of key predictions for 2020 are listed below:

- One-third of agencies will have video surveillance in their parks and facilities, and the public will want more for security.
- Private businesses will capitalize on delivery services of food and goods via drones in local parks and beaches. Agencies should be prepared on how to regulate the usage of drones in their public areas.
- E-sports will continue to increase in popularity; agencies who are able to provide tournaments or league play can engage teens and young adults that would otherwise not participate in traditional recreation programs.
- Landscape management practices may remove glyphosate, a common pesticide, due to concerns from the International Agency for Research on Cancer (IARC) that the weed killer is "probably carcinogenic to humans."
- Large parks have the ability to "cool a city" through the presence of trees and green infrastructure. Agencies may look to linear green spaces and trail corridors to reduce climate change and the impacts of extreme heat.
- Recreation centers will continue to become known as community "wellness hubs." These innovative models of health and wellness will provide safe gathering spaces, access to healthcare providers, food and nutrition assistance, and additional education opportunities. Partnerships will be formed with health-related organizations.

1 "Methodology Statement: 2019 Esri Market Potential" Esri. https://downloads.esri.com/esri_content_doc/dbl/us/J9672_Market_Potential_DB_Methodology_Statement_2019.pdf, Accessed March 2020

National Health and Fitness 2020 Trends

For the past 14 years, the American College of Sports Medicine (ACSM) Health and Fitness Journal has released its fitness trends survey, which collects survey data from 3,000 health and fitness professionals. The following items made up the top ten fitness trends from the study for 2020:

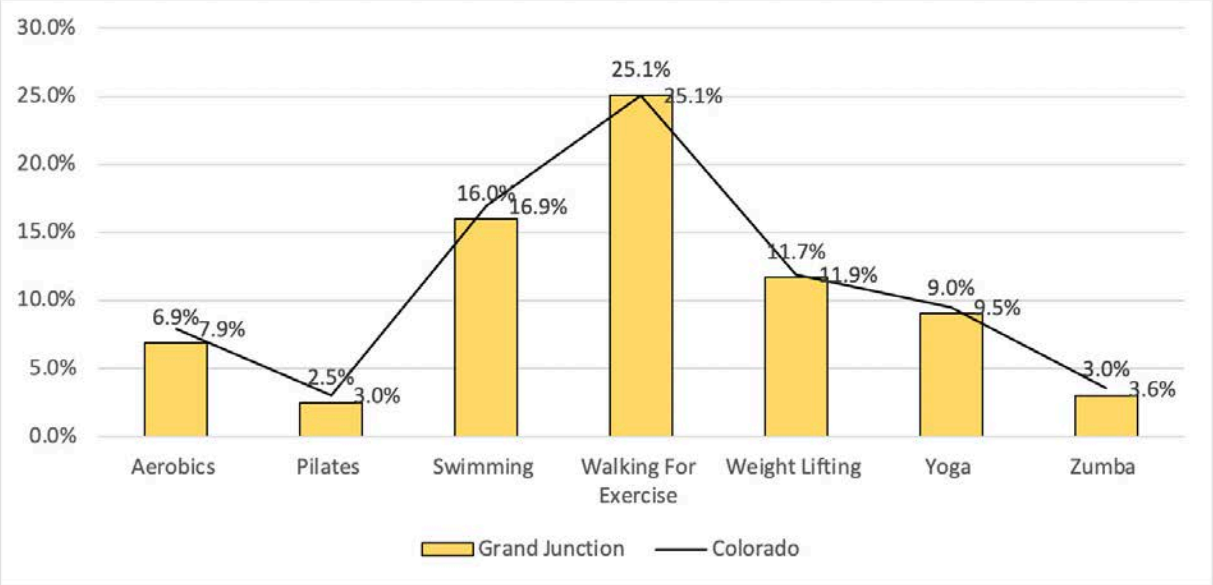
1. Wearable Technology
2. High Impact Interval Training (HIIT)
3. Group Training
4. Training with Free Weights
5. Personal Training
6. Exercise is Medicine
7. Body Weight Training
8. Fitness Programs for Older Adults
9. Health/Wellness coaching
10. Employing Certified Fitness Professionals

Local Participation in Fitness

The figure below shows household participation in various fitness activities in Grand Junction. Participation was highest for the following activities:

- Walking for exercise (25.1%)
- Swimming (16%)
- Weight Lifting (11.7%)

Figure 32: Fitness and Wellness Participation



Source: 2020 Esri Business Analyst

Outdoor Recreation

According to the Outdoor Industry Report, outdoor recreation has become a thriving economic driver, creating 7.6 million jobs in 2018 and generating $65.3 billion in federal tax revenue on a national level. Close to half of the US population six and older participated in at least one outdoor activity in 2017. The most popular activity nationwide was running – which included both jogging and trail running.

According to the Outdoor Industry Report, in the State of Colorado, the outdoor recreation economy generated:

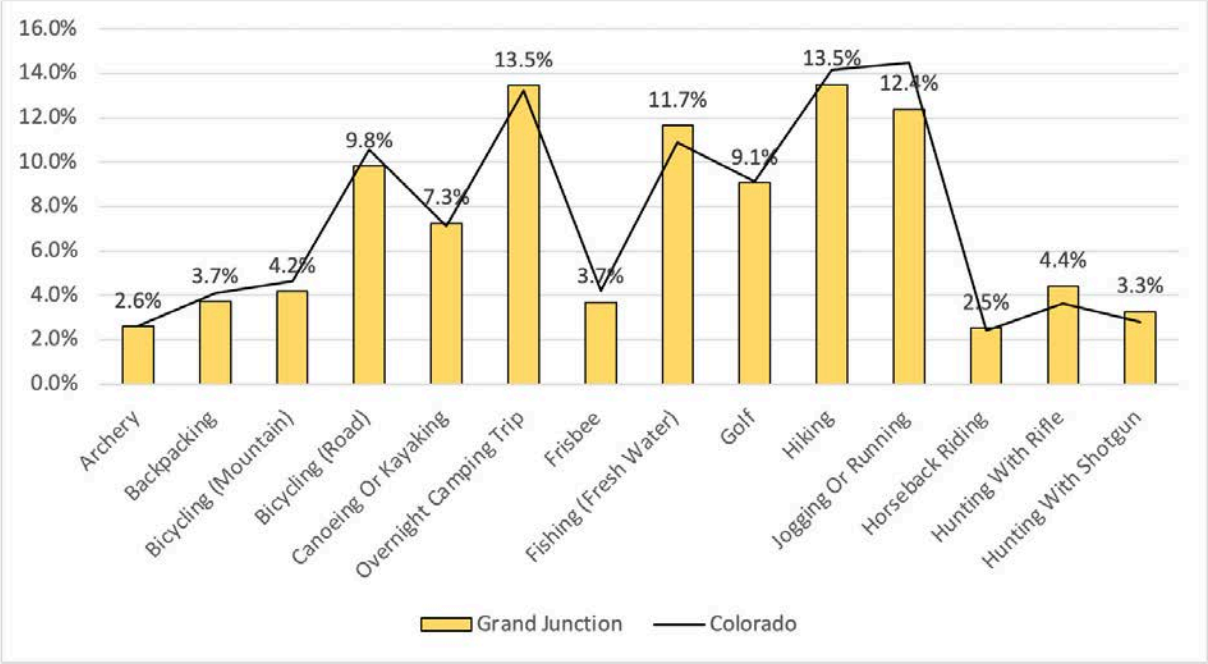
- 220,000 direct jobs
- $28 billion in consumer spending
- $9.7billion in wages and salaries
- $2 billion in state and local tax revenue

Local Participation in Outdoor Recreation

The figure below shows market potential for household participation in various outdoor recreation activities in Grand Junction. Participation was highest for the following activities:

- Camping (13.5%)
- Hiking (13.5%)
- Fresh Water Fishing (11.7%)

Figure 33: Local Outdoor Recreation Participation



Source: Esri Business Analyst

Relevant Research Trends

The next section focuses on national and regional research that supports community input heard throughout the engagement process. Where applicable, local information is referenced to provide additional context.

Economic and Health Benefits to Parks

In a report titled The Benefits of Parks: Why America Needs More City Parks and Open Space, research from the Trust for Public Land indicates the health, economic, environmental, and social benefits of parks and open space[2]:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Residential and commercial property values increase.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and act as natural air conditioners.
- Trees assist with storm water control and erosion.
- Crime and juvenile delinquency are reduced.
- Recreational opportunities for all ages are provided.
- Stable neighborhoods and strong communities are created.

In addition:

- Trails, parks, and playgrounds are among the five most important community amenities considered when selecting a home.
- U.S. Forest Service research indicates that when the economic benefits produced by trees are assessed, the total value can be two to six times the cost for tree planting and care.[3]
- In 2017, the Outdoor Industry Association estimated that national consumer spending on outdoor recreation generated $887 billion in consumer spending, and directly supported 7.6 million jobs.
- Nearly half of active Americans regard outdoor activities as their main source of exercise.[4]

Homelessness

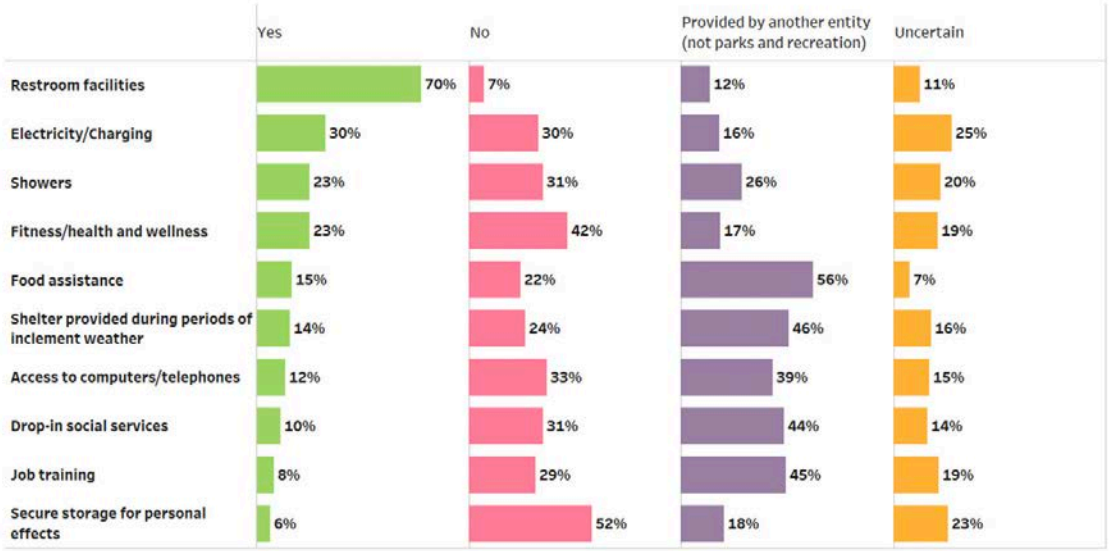
Around the country, parks and recreation agencies are faced with a growing concern of homeless populations in their area. Many municipalities may assume that they have the unique challenge of manage homelessness, but in fact thousands of agencies are currently developing initiatives and pilot programs to determine the best way of addressing the issue.

Often, homeless populations may use park benches, shady trees, campgrounds, amphitheaters, and recreation facilities to sustain their livelihood. In fact, a survey administered by GP RED, a non-profit dedicated to the research, education, and development of parks and recreation agencies, asked hundreds of agencies questions specifically about how they were managing homelessness in their communities. As seen in the following figure, many agencies offer services far beyond the traditional "parks and recreation." Restroom facilities are the number one facility offered by agencies, but electricity/charging stations, showers, fitness/health and wellness, and food assistance were in the top five.

2 Paul M. Sherer, "The Benefits of Parks: Why America Needs More City Parks and Open Space," The Trust for Public Land, San Francisco, CA, 2006
3 Nowak, David J., "Benefits of Community Trees," Brooklyn Trees, USDA Forest Service General Technical Report
4 *Outdoor Recreation Participation Report* 2016

Figure 34: Parks and Recreation Homelessness Survey Results

Are the following services are offered to the homeless population by parks and recreation agencies in your community?

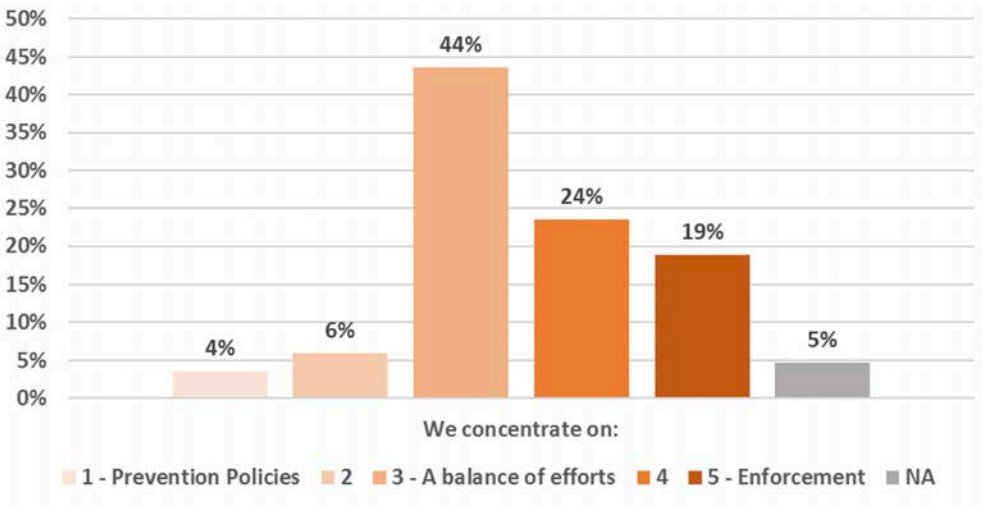


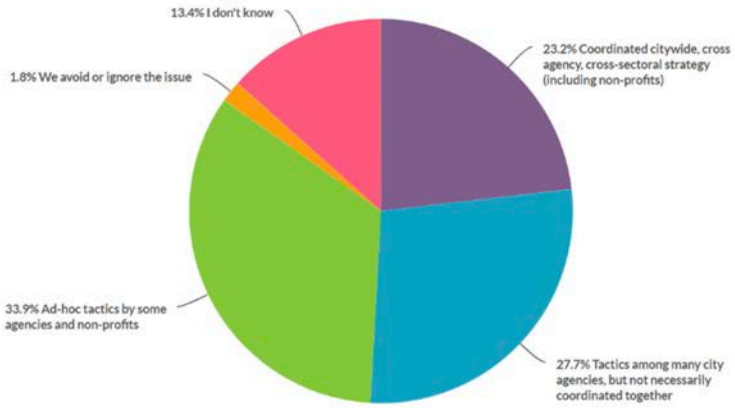
Source: GP RED Homelessness Redline Survey 2018

This has consequences for park and facility managers – in addition to impacts on the perception of park visitors. Concerns over drug and alcohol use by homeless populations, in addition to managing hepatitis outbreaks, are serious issues. Often, seasonal or part-time parks and recreation employees may be the first line of enforcement. A lack of training, policies, and communication continue to exacerbate the issue. Proactive management is a preferred way of managing the issue, but most often, parks and recreation agencies do not work with the root of an individual reasons for being homeless. Rather, agencies are left to deal with homelessness on a case by case basis.

Noted in the figure below, oftentimes management is a balance of prevention and enforcement. The majority of parks and recreation agencies utilize ad-hoc tactics by some agencies and rely on non-profits for other services. Over 27 percent of respondents said that often city agencies were working on various components of the homeless issue, but not necessarily coordinated together to succeed. Only 23 percent said that there is citywide coordination which spanned across agencies and non-profits. These kinds of coordinated efforts are key to accomplishing the appropriate balance of prevention and enforcement. Developing a task force that works specifically to address the unique concerns of an individual community can help ensure success. Parks and recreation agencies should reach out to nearby law enforcement, schools, libraries, nonprofits, faith-based organizations, business improvement districts, and health-human services to be develop a plan.

Figure 35: Tactical Approaches to Managing Homelessness

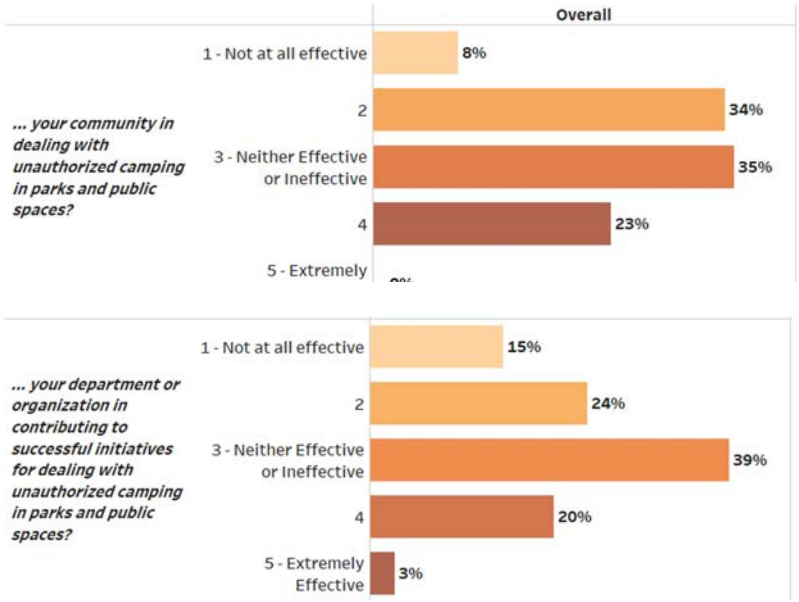




Source: GP RED Homelessness Redline Survey 2018

When asked how effective agencies were in dealing with unauthorized camping, over 77 percent of agencies states they were not at all effective or neither effective/ineffective. Zero percent of respondents said that they were extremely effective of dealing with unauthorized camping in parks and public spaces. Currently, successful initiatives for dealing with unauthorized camping are still in development.

Figure 36: Effectiveness of Organizations in Managing Homelessness in Parks

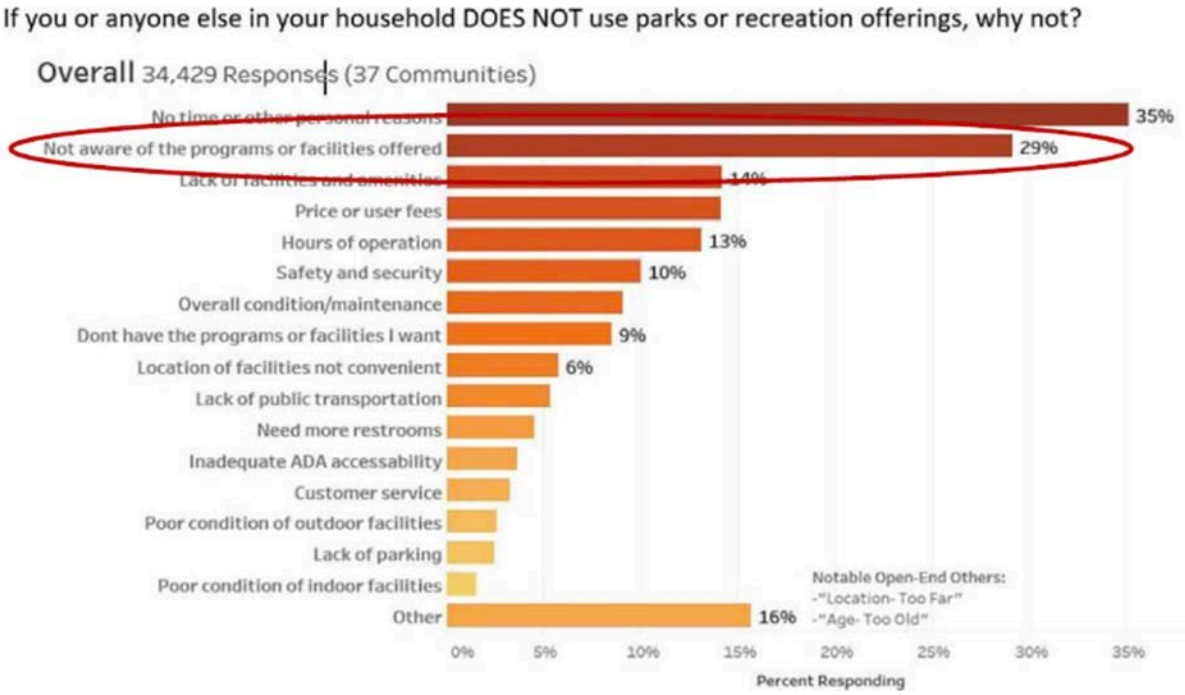


Source: GP RED Homelessness Redline Survey 2018

Marketing and Social Media

Awareness of parks and recreation services is critical to the success of any agency. According to a study in collaboration with the National Recreation and Park Association and GP RED of approximately 35,000 responses, one of the primary reasons that patrons do not participate in programs and services is due to lack of awareness.

Figure 37: Top Reasons Why People Do Not Participate in Parks and Recreation



In today's modern world, there is ample opportunity to promote and market parks and recreation services. It begins with a needs assessment that details how the community prefers to receive information. Then a marketing plan should be developed that is catered to the agency's resources, including staff, time, and budget. This should guide the agency for one to three years.

Technology has made it easier to reach a wide-reaching, location-dependent audience which can be segmented by demographics. However, it has also caused a gap in the way parks and recreation agencies are able to communicate. Agencies around the country have previously not dedicated substantial funding to marketing; however, it is becoming a critical piece to receiving participants. Without dedicated staff and support, it is difficult to keep up with social media trends, which seem to change daily. Furthermore, with an overarching desire to standardize a municipality's brand, there may be limitations to the access and control that a parks and recreation agency has over its marketing. It is essential that professionals become advocates for additional resources, training, and education. Having a strong presence on social networks, through email marketing, and through traditional marketing will help enhance the perception from the community.

Pickleball

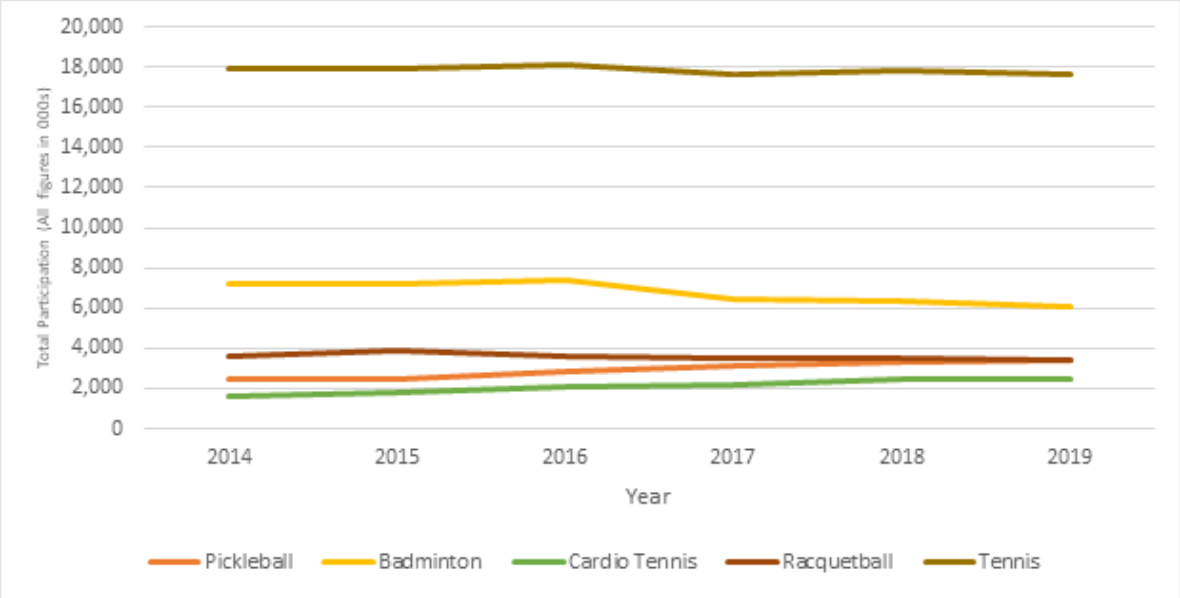
Pickleball continues to be a fast-growing sport throughout America. Considered a mix between tennis, ping pong, and badminton, the sport initially grew in popularity with older adults but is now expanding to other age groups. According to the American Council on Exercise (ACE), regular participation in Pickleball satisfied daily exercise intensity guidelines for cardio fitness for middle-aged and older adults.[5] The sport can be temporarily played on existing indoor or outdoor tennis courts with removable equipment and taped or painted lining. This lining, if painted on tennis surfaces, may interfere with requirements for competitive tennis programs or tournaments. Agencies will need to look at their community's tennis and pickleball participation to determine the benefits and costs of constructing new pickleball courts versus utilizing existing tennis courts. Best practices regarding pickleball setup and programming can be found on usapa.com, the official website for the United States Pickleball Association.

According to the 2020 SFIA Topline Report, over the past five years, from 2014 to 2019, total participation in Pickleball increased 7.1 percent on average each year. From 2018 to 2019, the sport grew 4.8 percent. Out of the most common racquet sports, pickleball and cardio tennis are the only sports that have seen positive growth on average over the past five years. Tennis is still the most popular racquet sport by far, although participation growth has slowed over the past five years.[6]

5 Green, Daniel, August 2018. "ACE-Sponsored Research: Can Pickleball Help Middle-aged and Older Adults Get Fit?" American Council on Exercise. Accessed 2020. https://www.acefitness.org/education-and-resources/professional/certified/august-2018/7053/ace-sponsored-research-can-pickleball-help-middle-aged-and-older-adults-get-fit/

6 "SFIA Sports, Fitness and Leisure Activities Topline Participation Report" February 2020. Sports and Fitness Industry Association. Accessed 2020.

Figure 38: Racquet Sport Participation from 2014 - 2019

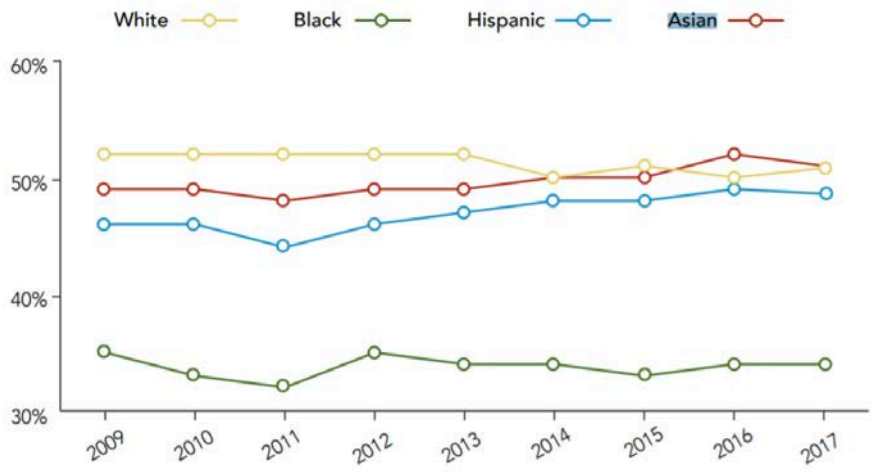


Source: 2020 SFIA Topline Report

Recreation Preferences by Ethnicity

As the recreation field continues to function within a more diverse society, race and ethnicity will become increasingly important in every aspect of the profession. More than ever, recreation professionals will be expected to work with, and have significant knowledge and understanding of, individuals from many cultural, racial, and ethnic backgrounds. According to the 2018 *Outdoor Participation Report*, participation rates among diverse groups is evolving quickly, even in the last ten years. African-Americans have participation rates less than 40 percent consistently in the last decade. Meanwhile, Asians have increased in participation since 2011, reaching over 50 percent in 2016. Hispanics are also increasing participation. The figure below, sourced from the 2018 *Outdoor Participation Report*, demonstrates these changes since 2009.

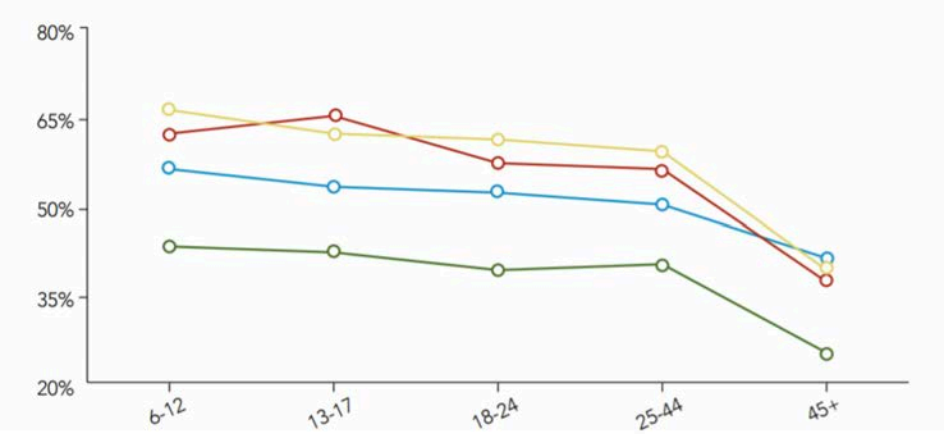
Figure 39: Participation Rates Among Diverse Groups Over Time (All Americans, Ages 6+)



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

Participation in outdoor activities is higher among Caucasians than any other ethnicity, and lowest among African Americans in nearly all age groups. ***Figure 43*** demonstrates that those under 18 have much higher participation rates than all other age groups.

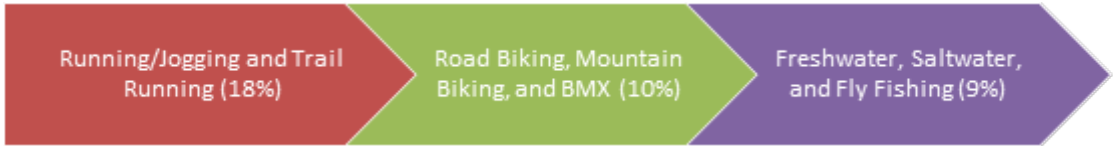
Figure 40: Participation Rates Among Diverse Groups by Age (All Americans, Ages 6+)



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

According to the report by the Outdoor Industry Association, there are a variety of reasons why people do and do not participate. Many of those reasons are similar regardless of demographics, but it is helpful to look at the top motivations of each race to understand potential barriers. Below is a compiled list of the motivations and reasons that various races participate, as well as the top activities in which each group participates.

African Americans



Top Five Reasons to Get Outside:

- Get Exercise (61%)
- Be with Family and Friends (53%)
- Keep Physically Fit (52%)
- Be close to nature (40%)
- Observe Scenic Beauty (33%)

Top Five Reasons not to Participate:

- I do not have anyone to participate with (21%)
- Too Busy with Family Responsibilities (20%)
- Outdoor Recreation Equipment is Expensive (19%)
- I do not have the skills or abilities (18%)
- I do not have enough information (15%)

Asian Americans

Top Five Reasons to Get Outside:

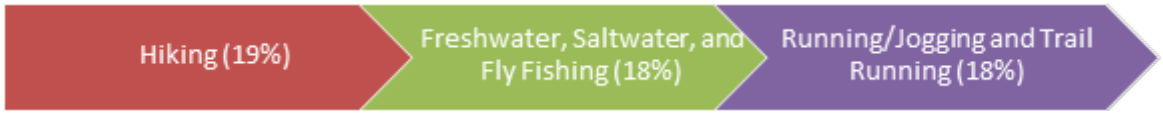
- Get Exercise (65%)
- Be with Family and Friends (59%)
- Observe Scenic Beauty (52%).
- Keep Physically Fit (50%)
- Enjoy the Sights and Smells of Nature (50%).

Top Five Reasons not to Participate:

- Outdoor Recreation Equipment is Expensive (21%)
- I do not have anyone to participate with (21%)
- I do not have the skills or abilities (20%)
- Too Busy with Family Responsibilities (19%)
- Too busy with other recreation activities (12%)

Research about outdoor recreation among Asian Americans in the San Francisco Bay Area (Chinese, Japanese, Korean, and Filipino)[7] found significant differences among the four groups concerning the degree of linguistic acculturation (preferred language spoken in various communication media). The research suggests that communications related to recreation and natural resource management should appear in ethnic media, but the results also suggest that Asian Americans should not be viewed as homogeneous with regard to recreation-related issues. Another study[8] found that technology use for finding outdoor recreation opportunities is highest among Asian/Pacific Islander populations. Over 60% of these populations use stationary or mobile technology in making decisions regarding outdoor recreation.

Caucasians



Top Five Reasons to Get Outside:

- Get Exercise (57%)
- Be with Family and Friends (47%)
- Keep Physically Fit (44%)
- Be Close to Nature (42%)
- Observe Scenic Beauty (37%)

Top Five Reasons not to Participate:

- Too busy with family responsibilities (24%)
- Outdoor recreation equipment is expensive (18%)
- I do not have anyone to participate with (18%)
- I do not have the skills or abilities (15%)
- I have a physical disability 11%)

7 P.L. Winter, W.C. Jeong, G.C. Godbey, "Outdoor Recreation among Asian Americans: A Case Study of San Francisco Bay Area Residents," Journal of Park and Recreation Administration, 2004.
8 Harry Zinne and Alan Graefe, "Emerging Adults and the Future of Wild Nature," International Journal of Wildness, December 2007.

Hispanics

Top Five Reasons to Get Outside:

- Get Exercise (61%)
- Keep Physically Fit (45%)
- Be with Family and Friends (39%)
- Observe Scenic Beauty (33%)
- Be Close to Nature (32%)

Top Five Reasons not to Participate:

- Too Busy with Family Responsibilities (19%)
- Outdoor Recreation Equipment is Expensive (18%)
- I do not have anyone to participate with (16%)
- Places for Outdoor Recreation are Far Away (13%)
- Places for Outdoor Recreation are Expensive (13%)

In the United States, the Hispanic population increased by 43 percent over the last decade, compared to five percent for the non-Hispanic population, and accounted for more than half of all the population growth. In a July 2012 article for Parks and Recreation Magazine titled "Five Trends Shaping Tomorrow Today," author Emilyn Sheffield explores how growing racial and ethnic diversity may impact recreation service deliver. She states that growing racial and ethnic diversity is particularly important to recreation and leisure service providers, as family and individual recreation patterns and preferences are strongly shaped by cultural influences.[9]

Riparian and Watershed Best Practices

The ability to detect trends and monitor attributes in watershed and/or riparian areas allows planners opportunities to evaluate the effectiveness of their management plan. By monitoring their own trends, Planners can also identify changes in resource conditions that are the result of pressures beyond their control. Trend detection requires a commitment to long-term monitoring of riparian areas and vegetation attributes.

The United States Environmental Protection Agency (EPA) suggests the following steps to building an effective watershed management plan. See water.epa.gov[10] for more information.

- Build partnerships
- Characterize the watershed
- Set goals and identify solutions
- Design and implementation program
- Implement the watershed plan
- Measure progress and make adjustments

9 Emilyn Sheffield, "Five Trends Shaping Tomorrow Today," *Parks and Recreation*, July 2012, p. 16-17.

Shade Structures

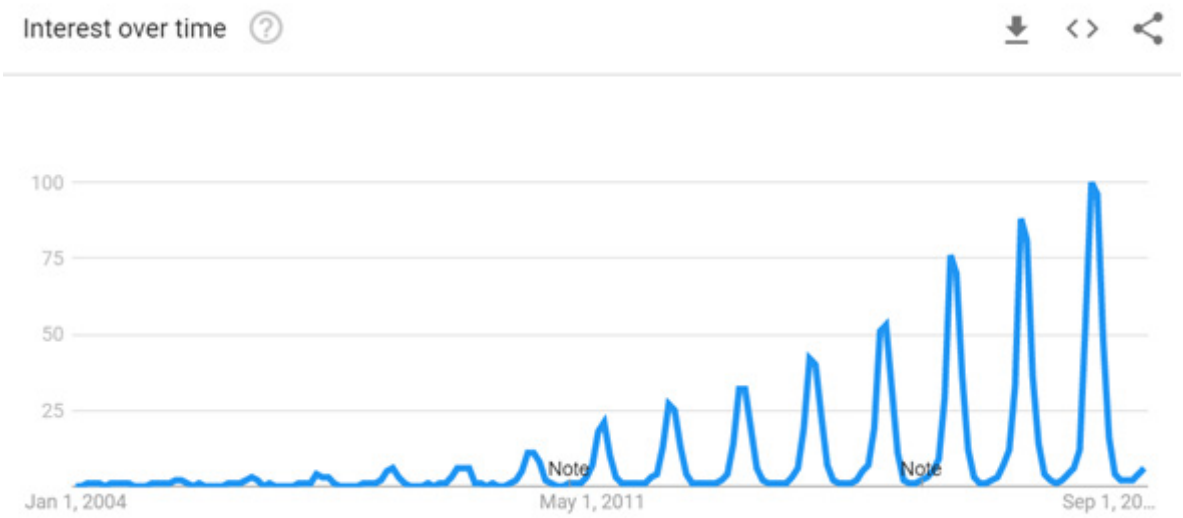
Communities around the country are considering adding shade structures as well as shade trees to their parks, playgrounds and pools, as "a weapon against cancer and against childhood obesity,"[11] both to reduce future cancer risk and promote exercise among children. A study found that melanoma rates in people under 20 rose three percent a year between 1973 and 2001, possibly due to a thinning of the ozone layer in the atmosphere. It is recommended that children seek shade between 10 am and 4 pm, but with so little shade available, kids have nowhere to go. Additionally, without adequate shade, many play areas are simply too hot to be inviting to children. On sunny days, the playground equipment is hot enough to scald the hands of would-be users.

Trees help provide protection, as tree leaves absorb about 95 percent of ultraviolet radiation, but they take a decade or more to grow large enough to make a difference. So, many communities are building shade structures instead. The non-profit Shade Foundation of American is a good resource for information about shade and shade structures, www.shadefoundation.org.

Splashpads

Splash pads, or spray grounds, have seen enormous growth in popularity over the past decade. Simply looking at search terms over time (from 2004 to present), Google Trends show that more people are searching for this amenity.

Figure 41: "Splash pad" (Google trends)



The popularity of splash pads is geographical, and is more common in the West. According to a *Recreation Management* magazine feature article from June 2016 "A Look at Trends in Aquatic Facilities," splash play areas were least common in the Northeast; only 31.9 percent of responding agencies had this amenity, compared to 55.8 percent of those in the West.[12] Urban areas are more likely to have splash play areas than rural areas. This shift is most likely due to the benefits of splash play areas.

12 Aquatics: A Look at Trends in Aquatic Facilities, *Recreation Management*, June 2016 http://recmanagement.com/feature/201606fe03/1

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Appendix C: Level of Service Analysis Methodology

Parks and Facilities Inventory and Assessment

Parks and facilities were inventoried and assessed by staff for function and quality in September 2020 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance comfort and convenience.

A formula was applied that combines the assessments of a site's components and modifiers to generate a score or value for each component and the entire park. The study uses the resulting scores to compare sites and analyze the park system's overall performance.

The system currently breaks down into the following acreages by classification as follows:

Acres by Class		
Developed Parks	354	36 parks
Golf	209	2 courses
Open Space – Recreation	598	9 properties
Schools (IGA)	55	6 schools
Undeveloped Parks	285	7 properties
Cemeteries	111	2 cemeteries
System Totals:	1,611	62 properties

**Additional 443 acres of maintained "open space" lands and weed abatement areas*

System Map

The following map shows park and recreation facilities across Grand Junction. The enlargement area shows the current development.

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Figure 42: Grand Junction System Map

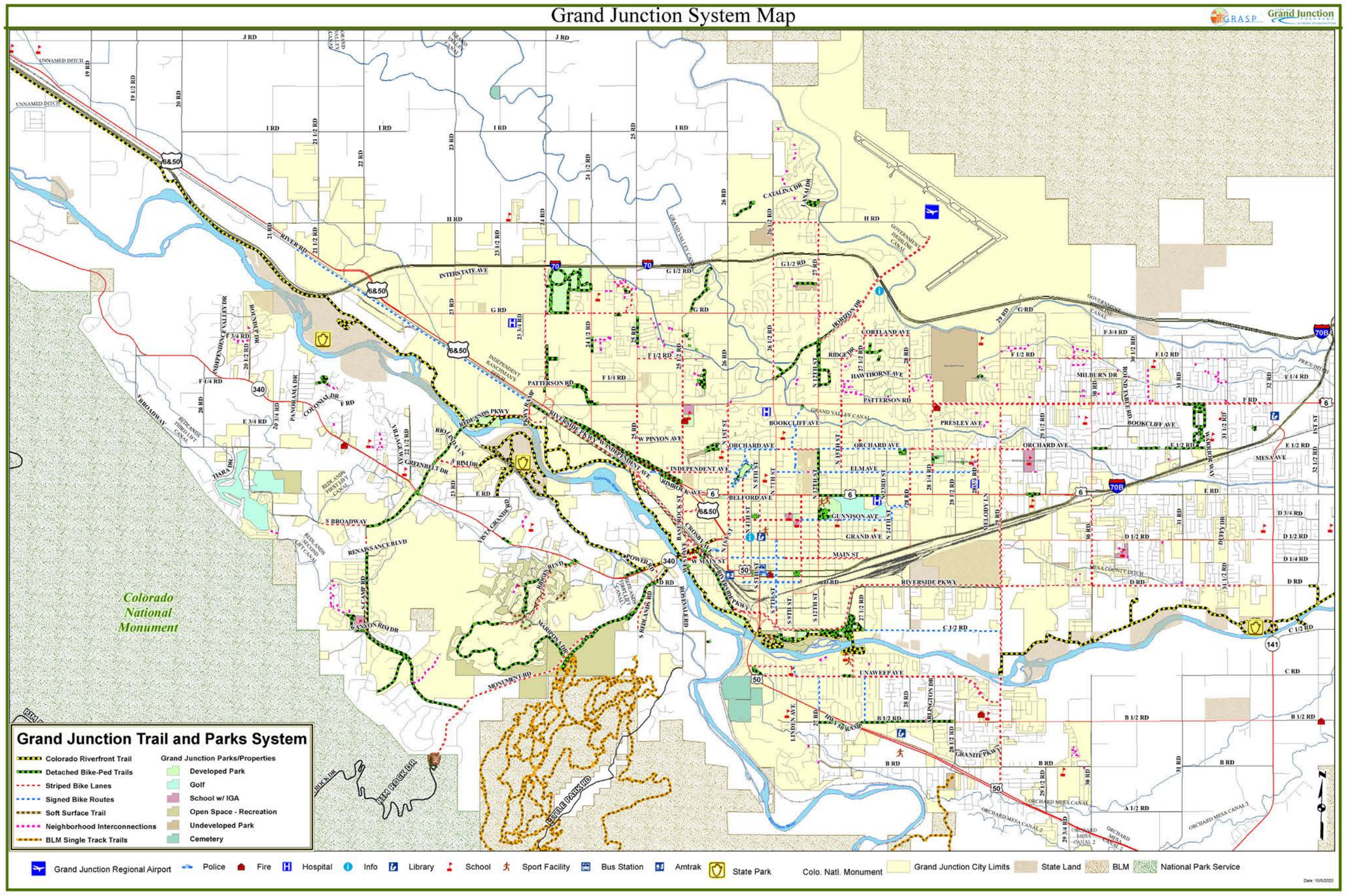


Table 11: Summary of Developed Parks and Components

LOCATION	GIS Acres	Adventure Course	Amusement Ride	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Spray Pad	Basketball Court	Basketball, Practice	Batting Cage	Bike Course	Diamond Field	Diamond Field, Complex	Dog Park	Event Space	Fitness Course	Game Court	Garden, Display	Horseshoe Court	Inline Hockey	Loop Walk	Multi-Use Pad	Natural Area	Open Turf	Passive Node	Pickleball Court	Picnic Ground	Playground, Destination	Playground, Local	Public Art	Rectangular Field, Complex	Rectangular Field, Large	Rectangular Field, Multiple	Rectangular Field, Small	Shelter, Large	Shelter, Small	Skate Park	Tennis Court	Track, Athletic	Trail, Multi-use	Volleyball Court	Wall Ball Court	Water Access, Developed	Water Access, General	Water Feature	Water, Open
AUTUMN RIDGE	0.7																					1																						
BLUE HERON BOAT RAMP	34.4						2				5	1	1					10	1	1			1				2			1	4	1		14			12			1		2	1	1		1
CANYON VIEW	115.1						1				2										1		1					1																	3
COLUMBINE	12.4						1				2												1																						
COTTONWOOD MEADOWS	0.8						1																1																						
DARLA JEAN	2.2							1															1																						
DESERT VISTA	3.1																						1																						
DOS RIOS	16.3									1				1										1				1	1						2				1						
DUCK POND - OM	4.8																						1					1						1										1
DUCK POND - RIDGES	1.5																									1		1						1										2
EAGLE RIM	11.4																	2		1			1	1			1							2		1								
EMERSON	2.5																			1			1			1		1																
HAWTHORNE PARK	2.7															2				1			1					1						1	1									
HIDDEN VALLEY-RIDGES	0.8																											1																
HILLCREST PARK	0.2																						1																						
HONEYCOMB PARK	3.6																			1			1																						
JR SERVICE LEAGUE	4.8																						1			2									1				1					1
KRONKRIGHT	8.6										2																							1										
LAS COLONIAS	33.6	1											3	1									1											1	1			1			4			3
LILAC PARK	2.8																															1												
LINCOLN PARK	32.9		1	1	2	1					1			1				1		1	1		1		8	1	1			1				2	1		4	1						
MAIN ST	5.6													1			1							1				1							1									1	
PARADISE HILL PARK	2.8						1											1		1							1							1									1	
PINERIDGE PARK	1.9						1											1							4	4	1										1							
RIVERSIDE PARK	1.5						1								1												1							2										
ROCKET PARK	2.7																						1				1							1	1									
SHADOW LAKE	5.8																																												1
SHERWOOD PARK	13.9																			1			1					1							2										
SPRING VALLEY I	3.1																						1			1																		
SPRING VALLEY II	2.5						1																1					1								1									
TOT LOT	0.8																				1					1		1																
WASHINGTON PARK	3.0						2	2	2																			1					1											
WESTLAKE PARK	7.1																			1			1					1									1								
WHITMAN PARK	2.5																			1			1																						
WILLIAMS PARK	0.4							1															1					1																
WINGATE PARK	4.9																			1		1																						
Totals	353.7	1	1	1	2	1	10	4	2	1	10	1	4	4	1	2	1	15	1	11	2	2	22	3	12	12	4	19	2	1	5	1	2	27	12	2	17	1	4	4	1	5	1	2	12

Table 12: Summary of Other City Recreation Properties and Components

Classification	LOCATION	GIS Acres	Basketball Court	Disc Golf	Event Space	Garden, Display	Golf	Golf, Practice	Loop Walk	Multi-Use Pad	Natural Area	Open Turf	Other	Playground, Destination	Playground, Local	Rectangular Field, Large	Rectangular Field, Small	Shelter, Large	Shelter, Small	Track, Athletic	Trail, Multi-use	Trail, Primitive	Trailhead
Golf	LINCOLN PARK GOLF	65.9					1	1															
	TIARA RADO	142.7					1	1			1												
Open Space -	BOTANIC GARDENS OPEN SPACE	6.3			1	2								1				1					
	Las Colonias Lazy River Open Space	20.2																					
	Las Colonias Open Space	12.2																					
	LEACH CREEK OPEN SPACE	0.5									1												
	RIDGES OPEN SPACE	173.9									9											2	
	SOUTH RIM OPEN SPACE	21.6									1										2		
	THREE SISTERS-BIKE PARK	294.9									1												
	TIARA RADO - OPEN SPACE	37.0																					
	Watson Island Open Space	31.7		1																			
School (IGA)	BOOKCLIFF MS	18.1														2				1			
	CHIPETA ELEM SCHOOL	2.7	2									1			2								
	EAST MIDDLE SCHOOL	3.0										1	3										
	PEAR PARK ELEM PARK	8.4	2							1		1			2								
	POMONA	7.8	4							1					2		1						
	WINGATE ELEMENTARY	14.5	1									1			2				1				
Cemetery	CROWN POINT CEMETERY	8.3																					
	ORCHARD MESA CEMETERY	102.3																					
Undeveloped	BURKEY SOUTH	9.8																					1
	FLINT RIDGE	3.2									1												
	HORIZON PARK	12.6							1														
	MATCHETT	220.6		1							1											1	
	PARADSE HILL PK UNDV	2.8																					
	SACCOMANO	31.7																					
	WESTLAKE PARK UNDV	4.1																					
	Totals:	1,257	9	2	1	2	2	2	1	2	15	4	3	1	8	2	1	1	1	1	2	3	1

Indoor Facilities

Grand Junction has limited indoor recreation facilities. The following locations house current indoor opportunities or programming.

Table 13: Summary of Indoor Facilities and Components

Indoor Location or Facility	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Therapy Pool	Auditorium/Theater	Educational Experience	Food- Full Service	Gymnasium	Kitchen - Kitchenette	Multi-purpose Room	Patio/Outdoor Seating	Retail/Pro-shop
Bookcliff Activity Center							1				
Botanical Gardens					1				2		1
Hospitality Suite						1		1	1		
Lincoln Park Barn				1			1			1	
Lincoln Park Golf Course Club House						1			1	1	1
Orchard Mesa Community Center Pool	1	2	1						1	1	
Tiara Rado Golf Course Club House						1			1	1	1
Totals:	1	2	1	1	1	3	2	1	6	4	3

Park Ranking

In addition to locating components, assessments included the functional quality of each element. The following table displays each park's ranking based on an overall score for its components and modifiers. In general, parks at the top of the list offer more and better recreation opportunities than those ranked lower. The orange bar reflects a park's overall score in proportion to the highest-ranking within each classification. There is no ultimate or perfect score. Cumulative scores include the total number and quality of the components in addition to the availability of amenities such as restrooms, drinking fountains, seating, parking, and shade.

Table 14: Developed Park Ranking Table

Developed Park	2238.95
CANYON VIEW	748.8
LINCOLN PARK	291.2
LAS COLONIAS	249.6
EAGLE RIM	85.8
PINERIDGE PARK	75.4
MAIN ST	68.4
COLUMBINE	62.4
HAWTHORNE PARK	52.8
SHERWOOD PARK	46.8
WASHINGTON PARK	46.2
DOS RIOS	45.6
RIVERSIDE PARK	40.3
ROCKET PARK	38.4
JR SERVICE LEAGUE	36
DUCK POND - OM	33.8
SPRING VALLEY II	31.2
KRONKRIGHT	31.2
BLUE HERON BOAT RAMP	29.7
DUCK POND - RIDGES	26.4
WESTLAKE PARK	24
TOT LOT	19.8
SPRING VALLEY I	19.2
PARADISE HILLS PARK	18.7
EMERSON	14.4
HILLCREST PARK	14.3
HONEYCOMB PARK	13.2
WINGATE PARK	12
COTTONWOOD MEADOWS	10.2
DARLA JEAN	9.6
SHADOW LAKE	9.6
WILLIAMS PARK	8.8
HIDDEN VALLEY-RIDGES	8.4
WHITMAN PARK	5.4
AUTUMN RIDGE	4.2
DESERT VISTA	3.85
LILAC PARK	3.3

Table 15: Other Property Rankings by classification

Open Space - Recreation		125.8
RIDGES OPEN SPACE	46.2	
BOTANIC GARDENS OPEN SPACE	40.3	
SOUTH RIM OPEN SPACE	17.6	
THREE SISTERS-BIKE PARK	9.6	
TIARA RADO - OPEN SPACE	4.4	
DOS RIOS OPEN SPACE	4.4	
LEACH CREEK OPEN SPACE	3.3	
3		58.85
School		58.85
POMONA	19.8	
BOOKCLIFF MS	8.8	
PEAR PARK ELEM PARK	7.7	
CHIPETA ELEM SCHOOL	7.7	
EAST MIDDLE SCHOOL	7.7	
WINGATE ELEMENTARY	7.15	
4		33.6
Golf		33.6
TIARA RADO	19.2	
LINCOLN PARK GOLF	14.4	
5		8.8
CEMETERY		8.8
ORCHARD MESA CEMETERY	4.4	
CROWN POINT CEMETERY	4.4	
6		23.1
Undeveloped Park		23.1
MATCHETT	5.5	
BURKEY SOUTH	4.4	
HORIZON PARK	3.3	
FLINT RIDGE	3.3	
SACCOMANO	2.2	
WESTLAKE PARK UNDV	2.2	
PARADSE HILL PK UNDV	2.2	

Level of Service Analysis

Level of Service (LOS) measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. They may be used to benchmark current conditions and to direct future planning efforts.

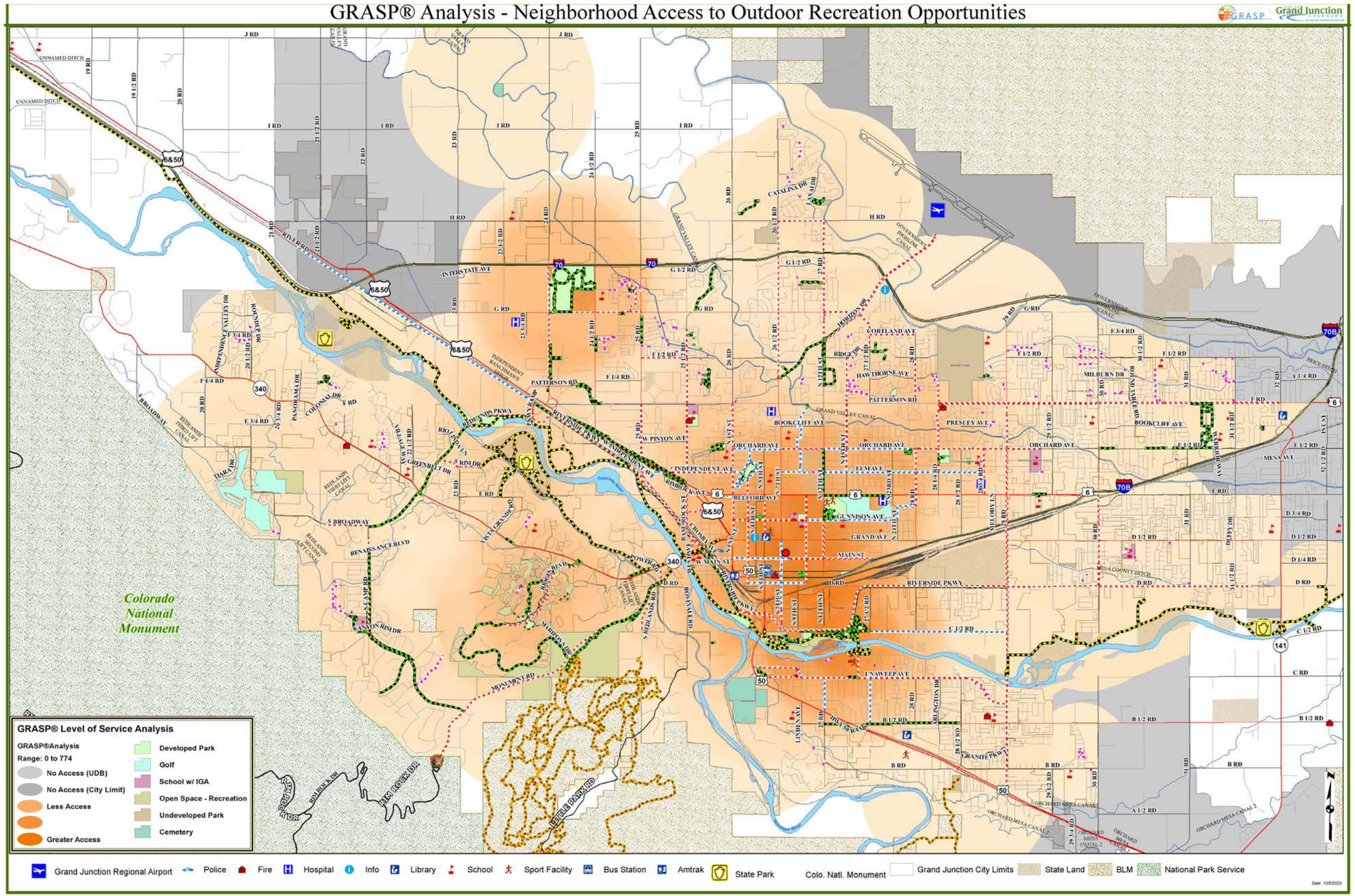
GRASP® Analysis
GRASP® (Geo-referenced Amenities Standards Process) has been applied in many communities across the country to evaluate LOS for park and recreation systems. With GRASP®, information from the inventory combined with Geographic Information Systems (GIS) software, produces analytic maps and data that show the quality and distribution of park and recreation services across the City.

Perspectives
Perspectives are analysis maps and data produced using the GRASP® methodology. Each analysis shows service across the study area. Data analysis also incorporates statistics, diagrams, tables, and charts that provide benchmarks or insights useful in determining community success in delivering services.

Neighborhood Access to Outdoor Recreation

A series of "heat maps" were created to examine neighborhood access to recreation opportunities. All outdoor recreation providers account for the level of service values. Darker gradient areas on the images indicate higher quality recreation assets available based on a one-mile service area. In general, these images also show that Grand Junction has a fair distribution of parks and facilities related to current residential development. Gray regions indicate that recreation opportunities are beyond a one-mile service area.

Figure 43: Neighborhood Access to Outdoor Recreation



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Higher concentration areas are notable in Central Grand Junction and near Canyon View Park, with the highest values near Main Street. For example, a red dot in the following enlargement indicates the most significant GRASP® value area (774). A resident has access to 97 components at 17 properties from this location, including developed parks, schools (IGA), golf course, open spaces, four indoor facilities, and several trails.

Figure 44: High-Value Area Enlargement

Walkable Access To Recreation

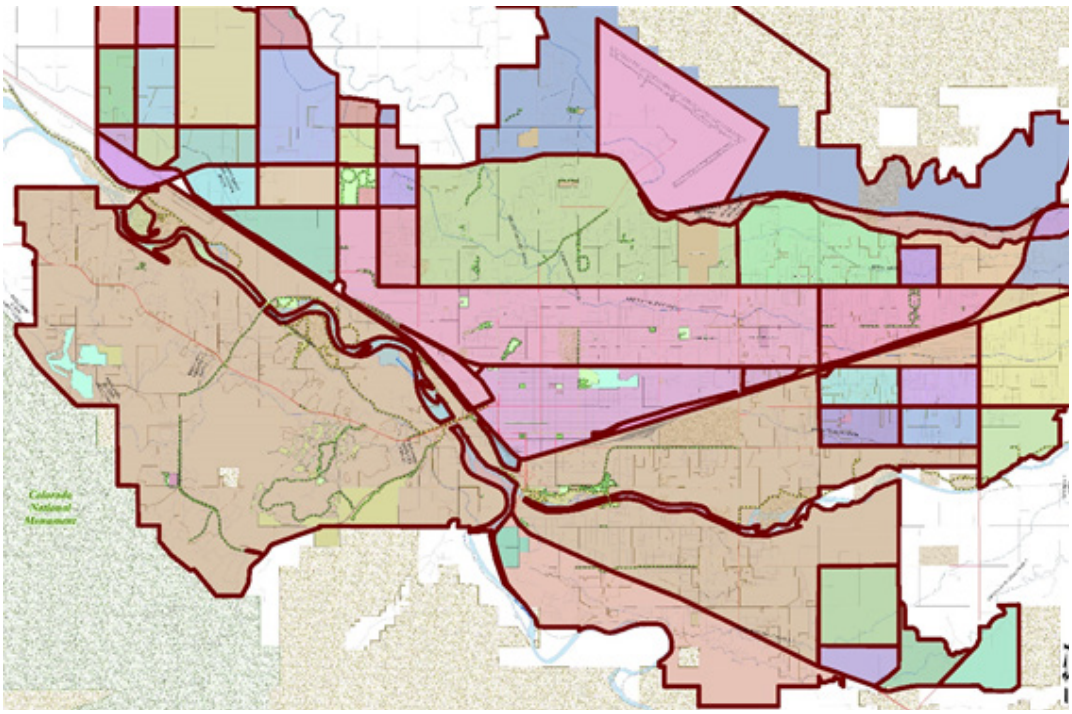
Walkability analysis measures access to recreation by walking. One-half mile catchment radii have been placed around each component and shaded according to the GRASP® score. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

Walkability is a measure of how user-friendly an area is to people traveling on foot and benefits a community in many ways related to public health, social equity, and the local economy. Many factors influence walkability including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations among others.

Pedestrian Barriers

Environmental barriers can limit walkability. The LOS in this analysis has been “cut-off” by identified barriers where applicable.

Figure 45: Sample Pedestrian Barriers

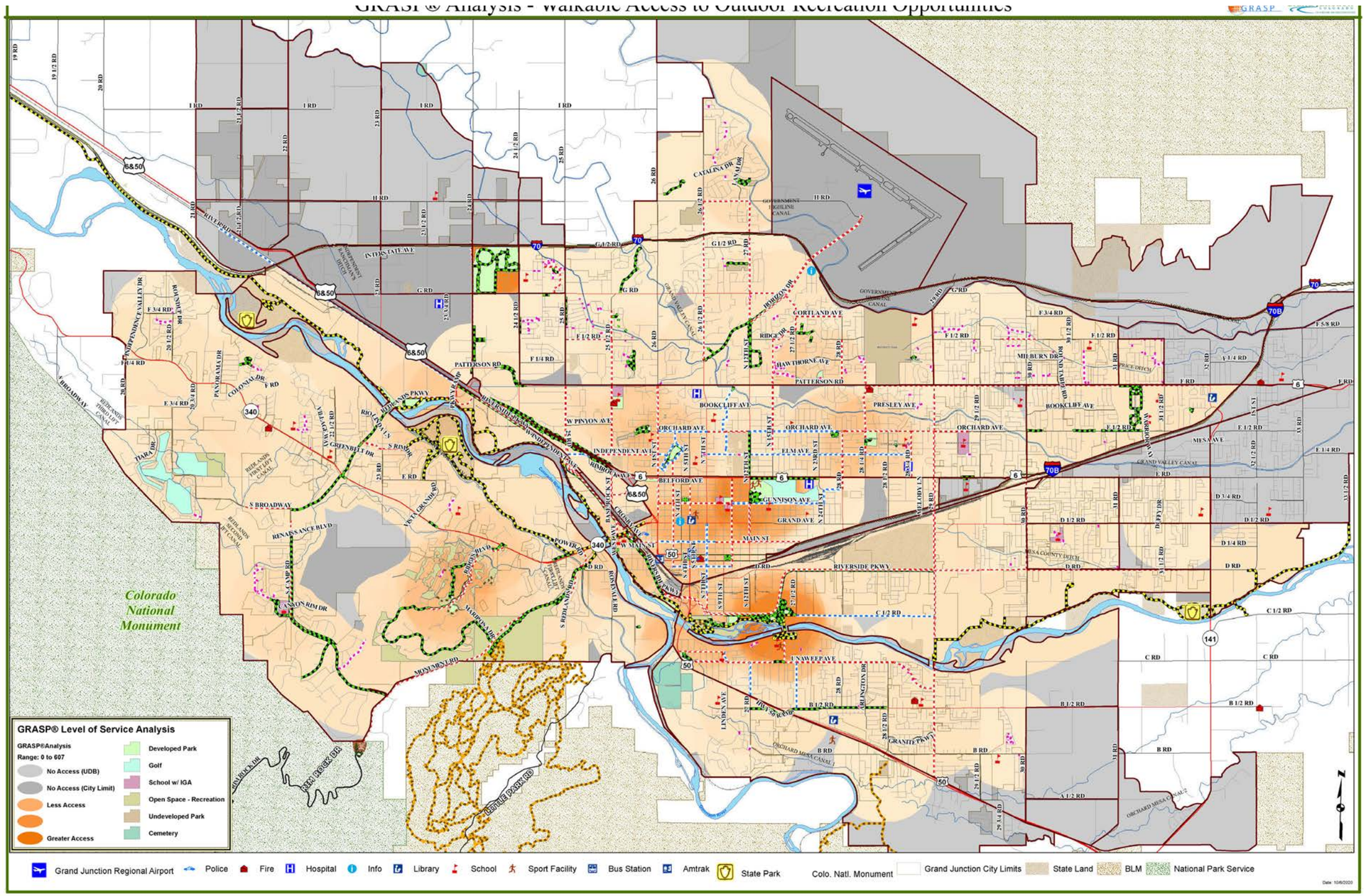


Walkability barriers "cut-off" service areas where applicable. Different colors represent different zones.

Pedestrian barriers in Grand Junction, such as major streets, highways, and rivers, significantly impact the analysis. Zones created by identified barriers, displayed as dark red lines, serve as discrete areas accessible without crossing a major street or another obstacle.

The analysis shows the LOS available across Grand Junction, based on a ten-minute walk. Darker gradient areas on the images indicate higher quality recreation assets available based on a half-mile service area. Gray areas on these maps suggest that recreation opportunities are beyond a ten-minute walk. In general, these images show that Grand Junction has an excellent distribution of parks.

Figure 46: Walkable Access to Outdoor Recreation Opportunities



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Areas of higher concentration are notable around the City, with the highest value just South of Chipeta Elementary School. Within ½ mile or a 10-minute walk of this location, a resident can access 58 components on 8 properties, including developed parks, schools (IGA), golf, three indoor facilities, and several trails.

Figure 47: High-Value Area Enlargement

The orange shading in the maps allows for a quick understanding of LOS distribution across the City. Showing where LOS is adequate or inadequate is an advantage of using GIS analysis. First, we must determine what constitutes an appropriate level of service for Grand Junction residents. In Grand Junction, a look at the current level of service provided by a representative neighborhood park may be a good indicator of this desired level. Answering the question, "What should every resident have access to in their neighborhood?" The City cannot build a Canyon View Park in every neighborhood. Using a target equivalent to a small neighborhood park such as Westlake, Tot Lot, or Spring Valley 1 (2-4 components) and access to a trail produces the following maps. In these maps, purple indicates where people reach that target; yellow shows access to some opportunities but not at the target value, and gray means going farther to a recreation opportunity.

GAP Analysis in Neighborhood Access

The following map brackets the service values level to areas above or below a typical neighborhood park and trail. This value is known as the target score for Grand Junction.

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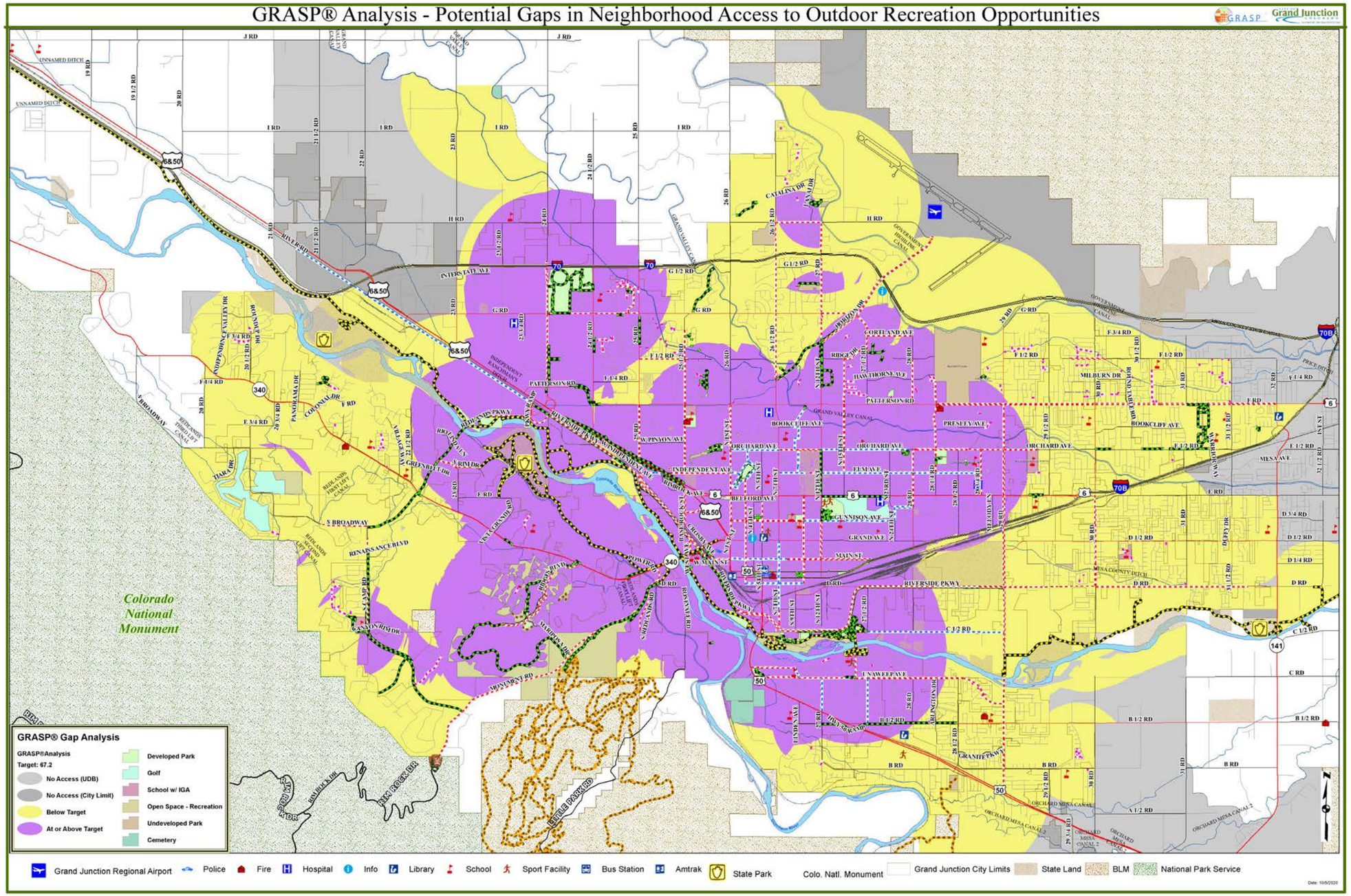
Figure 50: Gap Analysis in Neighborhood Access



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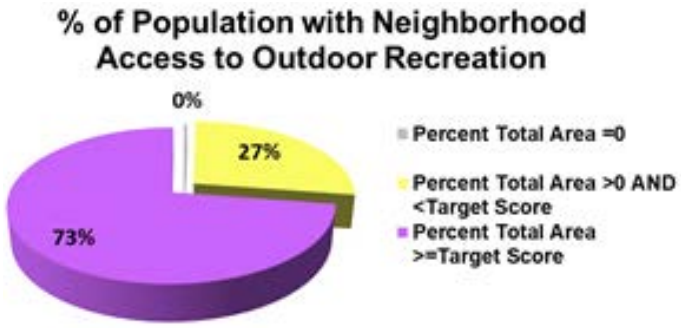
In ***Figure 49***, areas shown in purple have LOS that exceeds the target value. Because of the significant growth areas on the edges of Grand Junction, nearly ten percent of the land area is gray or lacks one-mile access. However, the picture is much more favorable when you consider where people currently live in Grand Junction.

Figure 50 shows access to assets based on population. This chart displays the level of service based on where people live. Comparing the level of service data and census data provided by Esri GIS data enrichment techniques, the analysis indicates that parks are generally well placed. The parks are in or close to residential areas and capture a high percentage of the population. Grand Junction is well positioned, with nearly 100 percent of residents within one-mile of some outdoor recreation opportunities than the map might initially indicate.

Figure 49: Percentage of Population with Neighborhood Access



GAP Analysis in Walkable Access

Like the above, the walkable service level can also use a gap analysis. Purple areas indicate where walkable LOS values meet or exceed the target. Areas shown in yellow on the map can be considered areas of opportunity. These are areas where land and assets are currently available but do not provide the target value. It may be possible to improve the LOS value in such areas by enhancing the quantity and quality of features in existing parks without acquiring new lands or developing new parks. Another option might be to address pedestrian barriers in the immediate area.

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Figure 50: GRASP® Walkable GAP Analysis

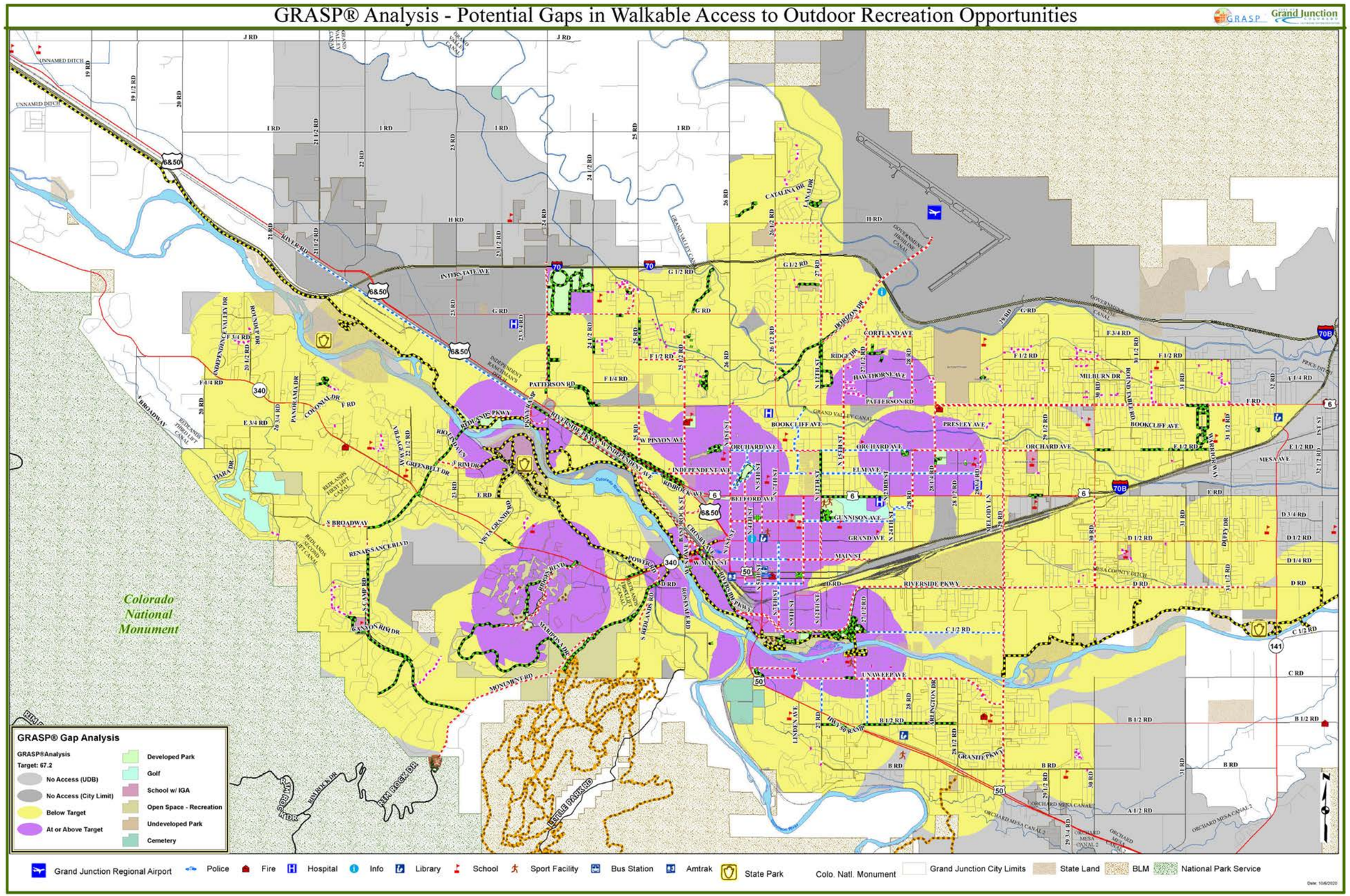

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Figure 50 shows walkable access to assets based on population. This chart displays the level of service based on where people live. Comparing the walkable level of service data and census data provided by Esri GIS data enrichment techniques, the analysis indicates significant gaps in walkable access throughout Grand Junction. While parks may be within one-mile, they may not be within a comfortable walking distance, or barrier may prevent access. A closer look at the mapping would indicate that much of the yellow areas consist of trail access and lack reasonable walkable park access in many areas of the City. Some of these areas have access to a low scoring park site, school lands (IGA), undeveloped parklands, and schools without a current IGA. Also, some areas may have access to HOA or other provider parks not included in this analysis.

Figure 51: Percentage of Grand Junction Population with Walkable Access

More on Utilizing GRASP® Perspectives

GRASP® perspectives evaluate the level of service throughout an area from various points of view. Their purpose is to reveal possible gaps in service and provide a metric to understand a recreation system. However, it is not necessarily beneficial for all community parts to score equally in the analyses. The desired level of service for a location should depend on the type of service, the site's characteristics, and other factors such as community need, population growth forecasts, and land use issues. For example, commercial, institutional, and industrial areas might reasonably have lower Levels of Service for parks and recreation opportunities than residential areas. GRASP® perspectives focus attention on gap areas for further scrutiny. Perspectives can determine if current service levels are appropriate if used in conjunction with other assessment tools such as needs assessment surveys and a public input process.

Other Types of Analysis

Traditional analyses may also evaluate the recreational level of service on a community-wide scale.

Capacities Analysis

A traditional tool for evaluating service is the capacity analysis, which compares the number of assets to the population. This table projects future needs based on providing the same ratio of components per population. As the population grows over time, components may need to be added to maintain the same proportion. While there are no correct ratios, this table should be combined with other information, such as public input, to determine if the current capacities are adequate.

Table 16 shows the current capacities for selected elements in Grand Junction.

Table 16: Current Capacities in Grand Junction

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Adventure Course	1		1	0.01	66,764	1	*0*
Amusement Ride	1		1	0.01	66,764	1	*0*
Aquatics, Lap Pool	1		1	0.01	66,764	1	*0*
Aquatics, Leisure Pool	2		2	0.03	33,382	2	*0*
Aquatics, Spray Pad	1		1	0.01	66,764	1	*0*
Basketball Court	10	9	19	0.15	6,676	10	*0*
Basketball, Practice	4		4	0.06	16,691	4	*0*
Batting Cage	2		2	0.03	33,382	2	*0*
Bike Course	1		1	0.01	66,764	1	*0*
Diamond Field	10		10	0.15	6,676	10	*0*
Diamond Field, Complex	1		1	0.01	66,764	1	*0*
Disc Golf	2		2	0.03	33,382	2	*0*
Dog Park	4		4	0.06	16,691	4	*0*
Event Space	5		5	0.07	13,353	5	*0*
Fitness Course	1		1	0.01	66,764	1	*0*
Game Court	2		2	0.03	33,382	2	*0*
Garden, Display	3		3	0.04	22,255	3	*0*
Golf	2		2	0.03	33,382	2	*0*
Golf, Practice	2		2	0.03	33,382	2	*0*
Horseshoe Court	15		15	0.22	4,451	16	*1*
Inline Hockey	1		1	0.01	66,764	1	*0*
Loop Walk	12		12	0.18	5,564	13	*1*
Multi-Use Pad	2	2	4	0.03	33,382	2	*0*

Table 17: Acres of Park Land per 1,000 Residents

INVENTORY		
Grand Junction Developed Parks		354
Golf		209
Open Space - Recreation		598
Schools (IGA)		55
Undeveloped Parkland		285
Cemeteries		111
Other (Weed Abatement areas and Open Space ROW)		443
Current Ratio of Park Acres per 1000 Population		
CURRENT POPULATION 2020	66,764	
Current Ratio of Park Acres per 1000 Population		5.3
Population per acre		189
PROJECTED POPULATION - 2025	69,829	
Total acres needed to maintain current ratio of City of Grand Junction existing facilities at projected population		370
Acres that should be added to maintain current ratio at projected population		*16*
*calculations only use developed park land. Other acres shown for reference only		

This capacity table indicates that Grand Junction provides approximately 5.3 acres per 1000 people or 189 people per acre of "park" and does not include other provider parks and schools. It also shows that based on projected population growth that the City should consider adding 16 acres of developed-parkland over the next five years to meet the current ratio. Note that these numbers do not meet the current NRPA metrics, and a total of 160 acres are needed to meet the median. With projected population growth, add 184 acres over five years.

Key Conclusions

Because of the ranges within classifications used for this analysis, a further breakdown of the inventory by additional park classifications may make the park scoring more relevant within the system.
While park access at a community and neighborhood level appears to be reasonably equitable, proximity, transportation availability, and pedestrian barriers are relevant factors affecting walkability. Significant gaps in service exist throughout the City, especially in walkable access, but it seems to reasonably track current residential areas. The most obvious way to increase overall LOS is to add assets in any area with lower service or acquire land or develop partnerships in areas lacking current service. While trails and trail connectivity scored high on survey results, the City currently offers good trail access and opportunities. Still, some connections may need to be improved. Pedestrian barriers and lack of trails also may limit access to recreation throughout Grand Junction. The City should investigate areas of low and no service and identify any other service providers. An increasing level of service in these areas could include multiple approaches, including raising scores at existing parks, addressing pedestrian barriers, and adding or developing new parks.

Grand Junction has several high-scoring parks and has invested heavily in a robust Community Park system model that may be the expense of some walkable service level. The City should evaluate this approach or philosophy, as many agencies and current national trends focus heavily on the ten-minute walk campaign. A long-term goal of a quality park within a ten-minute walk of every resident requires significant investment over time. The projected expansion of the City boundary and population also impacts these numbers, and that fewer parks currently exist on the City's growth edges.

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Appendix D: Community Center Project Description

Community Center Priority and Amenities

One objective of the parks and recreation master planning process was to confirm community priorities for indoor as well as outdoor activity space. Through extensive public outreach, a community center was recognized as the highest development need. Indoor activity amenities identified as the highest priority include a warm water leisure pool, fitness areas, walk/jog track, multi-use gymnasiums, climbing wall, cool water lap pool, therapy pool, multi-use meeting and program rooms and an ice arena. The public outreach results also indicated a preference to study redeveloping the existing Lincoln Park outdoor pool as a centralized location for the new community center.

Building Size and Amenities

Since the City of Grand Junction does not have a dedicated community center, the Parks and Recreation Department currently provide indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all, of the indoor recreation amenities identified as the highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park would therefore not replace existing facilities, but would instead provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined in a subsequent feasibility study. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For the purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Potential Partners

During the outreach process, several local organizations expressed interest in participating as either programming or capital partners in the project. While possible partnerships require much further study beyond the scope of this master plan, it is important to explore, at least conceptually, the potential space and operational implications when evaluating building size and development costs. For purposes of this master plan, 5-6 percent of additional building space and project costs would need to be added to allow for partnership possibilities.

Lincoln Park Location

The Outdoor Pool in Lincoln Park is at the end of its useful lifespan and was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round fitness, and wellness programming, recreation and leisure activities. In addition to its central location, Lincoln Park offers many cost-saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections, and outdoor recreation amenities such as tennis and pickleball courts, playgrounds, gardens and pathways.

Project Costs

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a detailed design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this master plan project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 to $64,900,000, respectively.

Project Schedule

Typically, if a community decides to move forward with a project of this scale and potential complexity, there is 2.5 to 3-year period before the doors are open for everyday use. Design and approvals require approximately 12-15 months and bidding, construction, testing, move-in, and training take another 16-18 months.

Appendix E: Services Assessment

Core Services Assessment and Programs Analysis Overview

An assessment of **Public Sector Agency Services** is an intensive review of organizational services including activities, facilities, and parklands that leads to the development of a department's **Service Portfolio**. Additional results indicate whether the service is **"core to the City's values and vision,"** and provide recommended provision strategies that can include, but are not limited to, enhancement of service, reduction of service, collaboration, and advancing or affirming market position. This assessment begins to provide a nexus relative to which services are central to Lafayette's purpose. The process includes an analysis of each service's relevance to Lafayette's values and vision, the City's market position in the community relative to market, other service providers in the service area including quantity and quality of provider, and the economic viability of the service.

The **Public Sector Agency Service Assessment Matrix** assumes that trying to be all things to all people can result in mediocre or low-quality service. Instead, agencies should focus on delivering higher-quality service in a more focused (and perhaps limited) way. The Matrix helps organizations think about some very pragmatic questions.

Q: Is the agency the best or most appropriate organization to provide the service?

Q: Is market competition good for the citizenry?

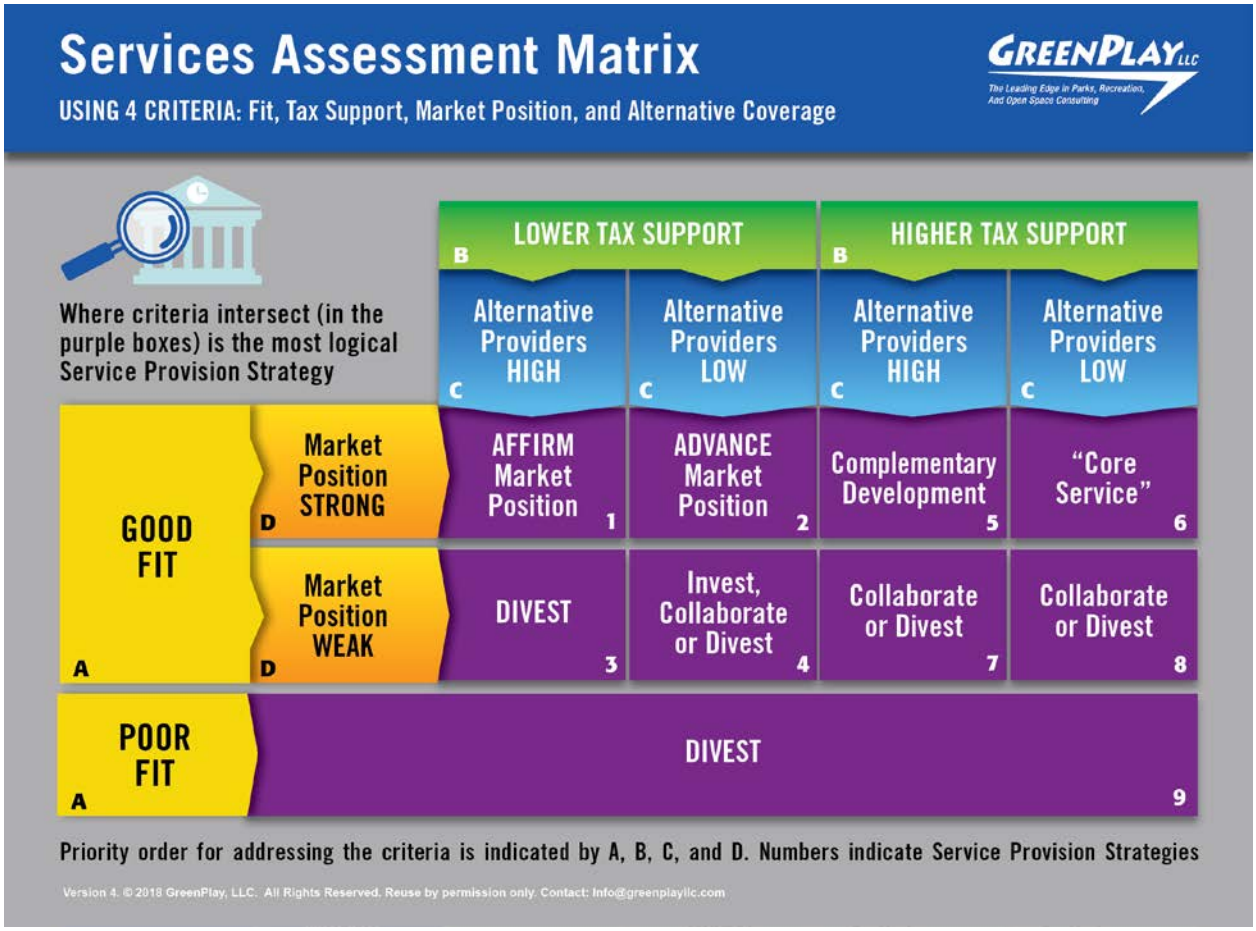
Q: Is the agency spreading its resources too thin without the capacity to sustain core services and the system in general?

Q: Are there opportunities to work with another organization to provide services in a more efficient and responsible manner?

To begin, an agency needs to take a full inventory of all assets, programs, and services to be included in the analysis. For most agencies, there are a substantial number, and they need to be placed into "**Categories of Service**"

After the services are categorized, staff and key stakeholders convene in a facilitated meeting to work each category through the Public Sector Services Assessment Matrix.

Public Sector Agency Services Assessment Matrix



Note: Based on MacMillan Matrix for Nonprofit agencies from the Alliance for Nonprofit Management. Adapted by GreenPlay LLC and GP RED for Public Sector Agencies. April 2009.

The process includes using guiding questions in a facilitated group discussion to assign the Categories of Service to a numbered cell on the Matrix.

Discussions

One of the reasons that this process works so well is that the assignment of categories to cells is based on facilitated consensual discussions. No one person is making the decisions, and at the end of the assignment workshops, all participants have a strong understanding of how the categories do or do not fit within the vision for the agency and the resultant service strategies

Guiding Questions

The following questions guide the process to determine each service's fit with the agency's values and vision, the agency's strength or weakness in the target market service area, the service's financial sustainability potential, and who else is providing like or similar services in the target market service area. Each question has to be answered for each service.

Some questions to facilitate guiding categories through the Matrix:

1) Fit

Fit is the degree to which a service aligns with the agency's values and vision, reflecting the community's interests. If a service aligns with the agency's values and vision and contributes to the overall enhancement of the community, it is classified as a "good fit." If not, the service is considered a "poor fit."

- Does the service align with agency values and vision?
- Does the service provide community-wide return on investment (i.e. community, individual, environmental, or economic benefits and outcomes that align with agency values such as crime prevention, improved health and well-being, enhancement of property values, etc.)?

2) Financial Capacity

Financial Capacity is the degree to which a service (including a program, facility, or land asset) is currently or potentially attractive as an investment of current and future resources to an agency from an economic perspective.

No program should be classified as "highly attractive" unless it is ranked as attractive on a substantial majority of the criteria below.

- Does the service have the capacity to sustain itself (break even) independent of General Fund or taxpayer subsidy/support?
- Can the service reasonably generate at least 50% from fees and charges?
- Can the service reasonably generate excess revenues over direct expenditures through the assessment of fees and charges?
- Are there consistent and stable alternative funding sources such as donations, sponsorships, grants, and/or volunteer contributions for this service?
- Can the service reasonably generate at least 25% of the costs of service from alternative funding sources?
- Is there demand for this service from a significant/large portion of the service's target market?
- Can the user self-direct or operate/maintain the service without agency support?

3) Market Position

Market Position is the degree to which the organization is perceived by the public to have a stronger capability and potential to deliver the service than other agencies. It includes a combination of the agency's effectiveness, quality, credibility, and market share dominance. No service should be classified as being in a "strong market position" unless it has some clear basis for declaring superiority over all providers in that service category and is ranked as affirmative on a substantial majority of the criteria below.

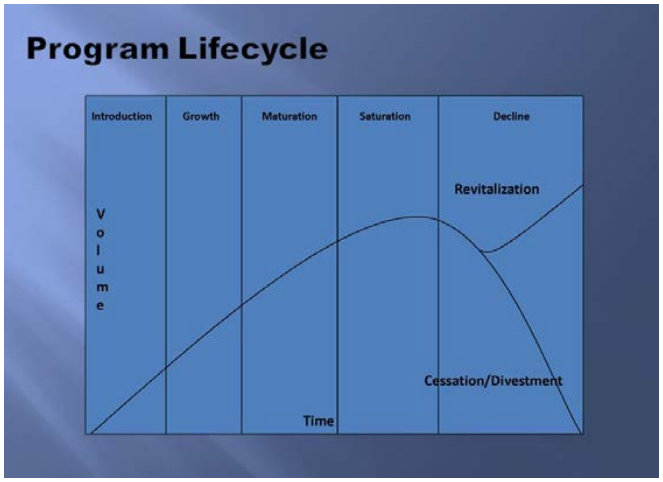
- Is the service provided at a convenient or good location in relation to the target market?
- Does the agency have a superior track record of quality service delivery?
- Does the agency currently own a large share of the target market currently served?
- Is the agency currently gaining momentum or growing its customer base in relation to other providers (e.g., "Is there a consistent waiting list for the service")?
- Does agency staff have superior technical skills needed for quality service delivery?

4) Alternative Coverage
Alternative Coverage is the extent to which like or similar services are provided in the service area to meet customer demand and need. Are others providing the same services? If there are no other large (significant), or very few small agencies producing or providing comparable services in the same region or service area, the service should be classified as "low coverage." Otherwise, coverage is "high."

Other questions will arise and may need additional exploration, such as:

- Does the agency have the ability to conduct necessary research, pre and post participation assessments, and/or properly monitor and evaluate service performance therefore justifying the agency's continued provision of the service (such as benchmarking performance or impact to community issues, values, or vision)?
- Are marketing efforts and resources effective in reaching and engaging the target market?

Unfair Competition
It has become somewhat challenging to draw a line of demarcation between those services that are recognized to be the prerogative of the private sector and those thought to be the responsibility of the public sector. Overlap of service production and provision are common. A continuing problem today is the lack of clarification between what sector should be producing or providing which services; therefore, boundaries should be developed. It is necessary to reshape how public and private sector agencies work either independent of each other or together in a more effective way, becoming complementary rather than duplicative.



Service lines are blurred due to a variety of factors. Whether it is due to the emergence of new services that have not been offered before, in response to customer demand, or reduced availability of public funds and therefore greater dependence on revenue generation, at times, these blurred lines can result in charges that the public sector engages in unfair competition practices by offering similar or like services to those of the private sector. These charges result from resource advantages that the public sector has over the private sector including, but not limited to, immunity from taxation and the ability to charge lower fees for similar or like services due to receipt of subsidy dollars.

Potential Service Strategies
Each numbered resulting cell in the Matrix corresponds with potential target service strategies. Eliminating services that are important to someone or have been offered for some time is challenging. Letting go and making choices based on objective tools must transcend the emotional attachments, because the agency is a public service provider. While this may be difficult, most agencies are re-thinking their resource and labor-intensive services for which they are no longer the strongest provider in the service's target market. Complementary Development means partnering.

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APPENDIX F: COMMUNITY NEEDS SURVEY REPORT

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Grand Junction Parks, Recreation, and Open Space (PROS) Needs Assessment Survey

October 2020

GreenPlay LLC
The Leading Edge In Parks, Recreation And Open Space Consulting

RRC ASSOCIATES

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Covid-19
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Introduction

The purpose of this survey program was to gather community feedback on the City of Grand Junction Parks and Recreation Department facilities, amenities, programs, and future planning to assist the City in developing a plan that reflects the community's needs and desires.

Methodology

Primary methods:

1 = Statistically Valid (Invitation Survey) - Mailed survey with an option to complete online through password protected website. The survey was distributed to a random sample of individuals based on registered voters in the City of Grand Junction. Surveys were password protected to ensure only one response per selected participant.

2 = Open Link Survey - Online survey made available to all residents in the Grand Junction area. No passwords were required to participate, and the survey was broadly publicized.

6,000 Surveys Mailed

977 - Invitation Surveys
+/- 3.1 Margin of Error

1,482 - Open Link Surveys

2,459
Total Surveys

Weighting the Data

1

The underlying data from the invitation survey were weighted by age to ensure appropriate representation of Grand Junction residents across different demographic cohorts in the sample.

2

Using U.S. Census Data the age distribution in the sample was adjusted to more closely match the actual population profile of the City of Grand Junction.

Key Findings

INTERPRETING THE RESULTS

The survey consisted of a “statistically valid” Invite survey based on a random sampling of registered voters in the City, together with Open responses that were obtained from interested residents based on announcements through email lists, newsletters, public meetings, etc. While both sets of responses are important and valid, the invite responses receive particular attention in this report. The overall response to the surveys was excellent and the resulting responses provide a large and representative data set (977 Invite, 1,482 Open) on which to make inferences about community sentiment and priorities.

GEOGRAPHIC DISTRIBUTION AND DEMOGRAPHIC PROFILE

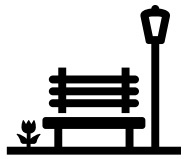
Survey responses were tracked by ZIP Code within Grand Junction. The survey shows some differences in opinions by location of residence and these results are particularly important in considering future amenities and improvements including a potential community/recreation center. Proximity to park sites (for example Lincoln or Matchett Parks) help to explain opinions of some residents; however, there are a variety of other variables that are also important to understanding responses. These include age, presence of children in the home, length of time living in Grand Junction (tenure) and household incomes. All of these variables were explored in the study and results are available under separate cover.

Key Findings

IMPACTS OF COVID-19 ON PARKS & RECREATION

The survey instrument acknowledged that this study is being done during the pandemic. Respondents were asked about "What single outcome of the pandemic will have the greatest impact on the future of parks and recreation facilities and services?" Budget/financial implications, and an increased appreciation that parks and recreation are a good investment for the community were the most frequently identified choices. The data suggest that increased awareness of parks, recreation, and open space may be a positive outcome of the pandemic. Increased homelessness was also identified as a concern, especially among Invite survey respondents.

SATISFACTION WITH GRAND JUNCTION PARKS, FACILITIES, AND RECREATION SERVICES



Satisfaction with parks, recreation facilities, and recreation programs/services were rated, and more than two-thirds of Invite respondents provided high ratings of satisfaction, either a "4" or "5" in all three categories. About 6% rated parks a 1 or 2 on the scale, and 15% used this lower rating to evaluate both recreation facilities, and recreation programs. These measures provide a metric to evaluate the overall programs in the future. About 800 respondents provided additional comments on their responses with various needs identified, including most specifically a desire for a recreation center and/or associated indoor facilities.

Key Findings

IMPEDIMENTS TO USE

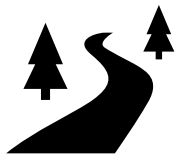
The survey asked what hinders use of facilities. A lack of awareness of programs/facilities was identified most often by a large margin (34% of Invite respondents). Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the invite sample, but all were identified by a sizeable group (about 15%). The opportunity to expand awareness through communications of many types is a clear opportunity indicated by survey responses.

COMMUNICATION EFFECTIVENESS

When asked about the "effectiveness" of communications, about two in five Invite respondents rated the City of Grand Junction effective or very effective (4 or 5). However, about one in four rated the effectiveness of receiving information in the low category (1 or 2). Clearly, there is an opportunity to target and improve on these results.

Key Findings

WHAT IS IMPORTANT TO RESIDENTS & HOW WELL ARE NEEDS BEING MET?

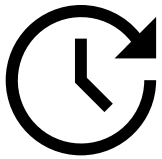


The survey shows that trails, open space, and community/neighborhood parks are the most important existing facilities and services out of a list of 18 categories that were rated. These results were then coupled with results from a question that asked how well the needs of the City are being met across these same categories. The result presents a means of identifying what is important and how well the city is doing. Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.

Trail work was identified most often as an improvement needed at existing facilities, and provision of shade and restoration of natural areas/open spaces were also identified as priorities. These findings suggest areas where the public supports further improving on amenities that are already high-rated and considered important.

Key Findings

PRIORITIES FOR THE FUTURE



Looking to the future, the survey probed a long list of outdoor and indoor facility and program needs. A community center was identified most often on the outdoor list, suggesting that such a facility will provide outdoor and indoor recreation opportunities. It was closely followed by “trail connections and expansions for hiking, biking, and walking.” River conservation/access /improvements, and natural areas and open space are also top considerations. A list of 19 categories of facility improvements were ranked.

The list of indoor amenities that were most “needed” by Grand Junction residents resulted in an indoor warm water leisure pool at the top of the list, followed closely by fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums. These are all features under consideration as a part of a community center.

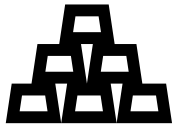
Key Findings

A COMMUNITY CENTER FOR GRAND JUNCTION

The idea of a community center received very strong support. About 80% of Invite respondents rated it “important” or “very important.” Just four percent of respondents feel that “any additional community or recreational facilities are not needed by their family or the community.”

The survey asked about a preferred location for a community center and about 60% identified Lincoln Park. Matchett Park was chosen by 19%. A significant 15% said they “need more information,” and less than 5% prefer another site. Clearly, responses indicate strong support for further evaluation of the Lincoln Park site, and it is preferred by a wide margin at this time. The survey found that there are some differences in opinions by geography. Those living closest to Matchett we relatively more likely to favor that site than residents from other parts of the City.

FUNDING FOR PRIORITIES



The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open Link sample would not support any additional resources to maintain and improve the Parks and Recreation system.

Key Findings

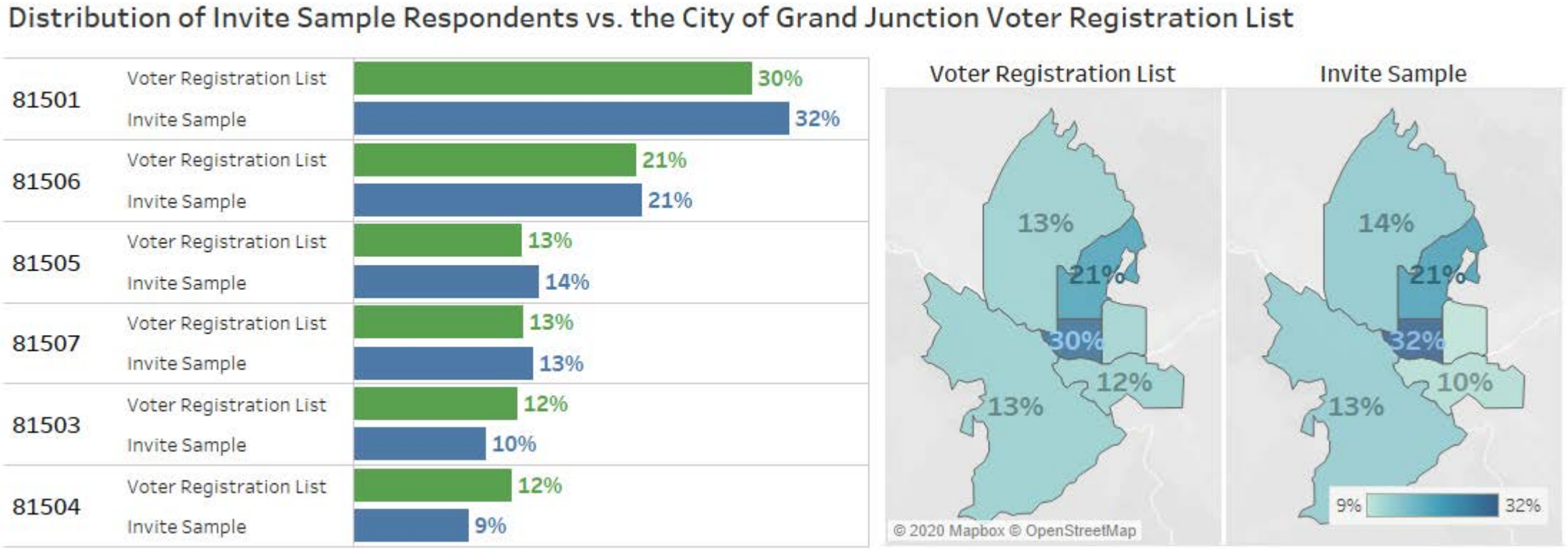
OPEN ENDED COMMENTS

The survey generated an extensive number of open-ended comments that provide additional insight on many topics that were explored. These comments have been presented verbatim under separate cover. In addition, a sampling of a few representative comments is included in this report. The thoughtful, and in many cases very specific and detailed suggestions, are worthy of further consideration as some of the specifics of the Plan develop and priorities are probed.

Demographics

Zip Code

The distribution of results by ZIP Code of the Invite sample closely matches the distribution of the City of Grand Junction voter registration list.



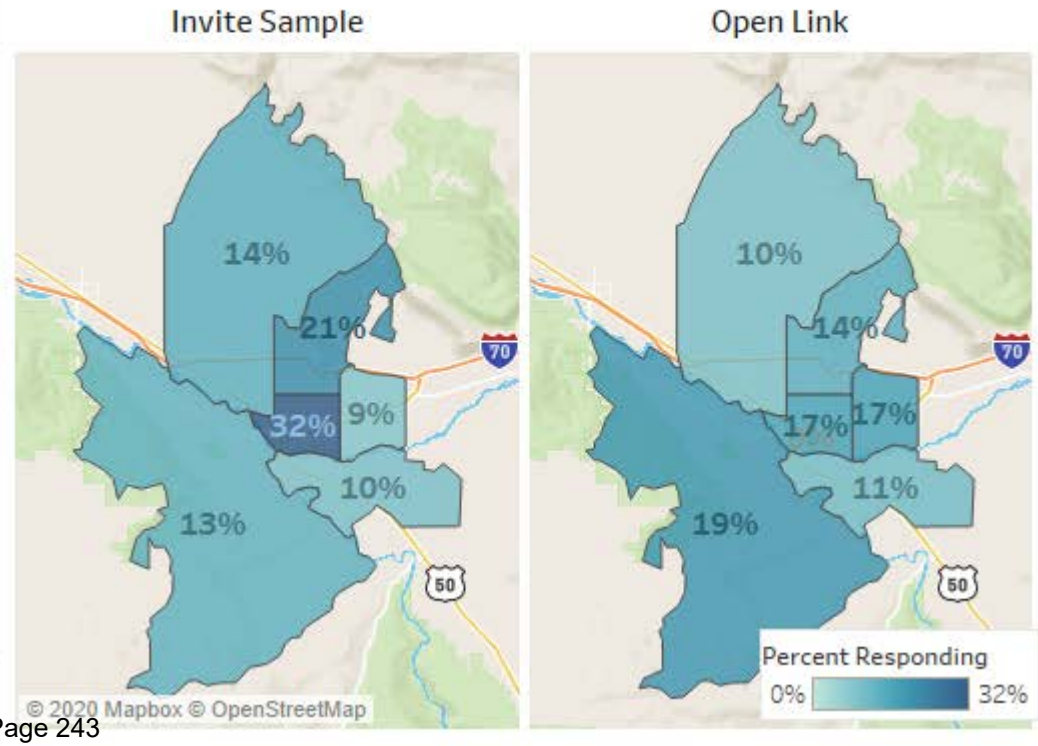
Zip Code

Geographically, participation among the Open link sample was more diverse, and underrepresents respondents from 81501 and 81506 and over represents respondents from 81507 and 81504 relative to the voter registration list. The Open link included respondents that live outside the City, approximately 11% of total responses.

Q 1: What is the ZIP code of your residence?

Invite vs. Open Link

	Overall	Invite Sample	Open Link
81501	23%	32%	17%
81506	17%	21%	14%
81507	17%	13%	19%
81504	14%	9%	17%
81505	11%	14%	10%
81503	11%	10%	11%
81502	0%		0%
Other (please specify)	6%	0%	11%
n=	2,459	977	1,482

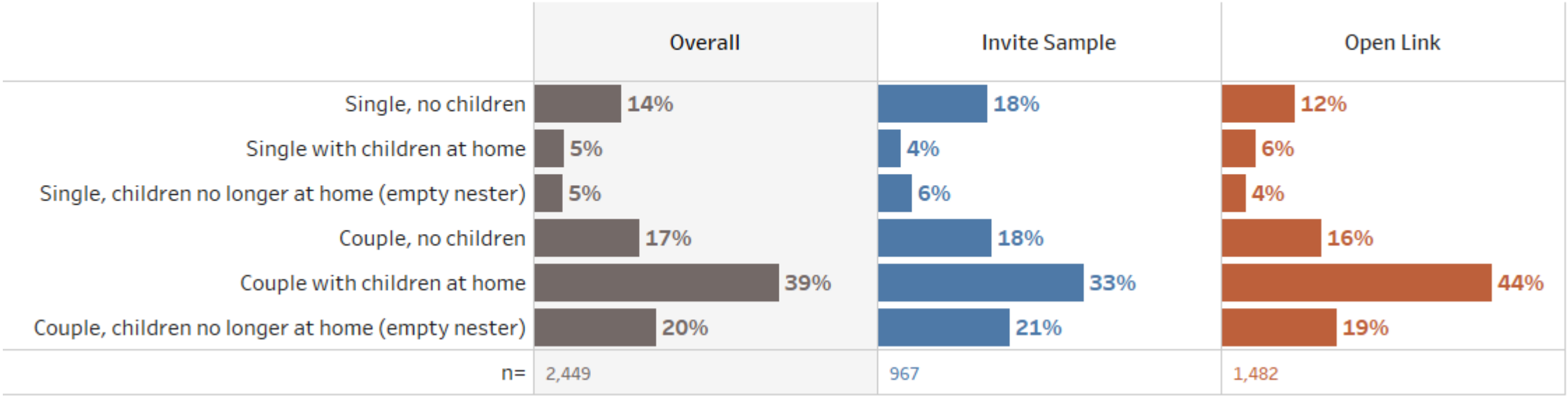


Household/Family Status

Thirty-seven percent of Invite sample respondents have children at home, while 36% do not have children. The remaining 27% are “empty-nesters” with children no longer at home. Roughly half of the Open link sample respondents have children at home. Clearly, the Open link resulted in high participation from households with children, a segment that is particularly interested in recreation.

Q 2: Which of these categories best applies to your household?

Invite vs. Open Link



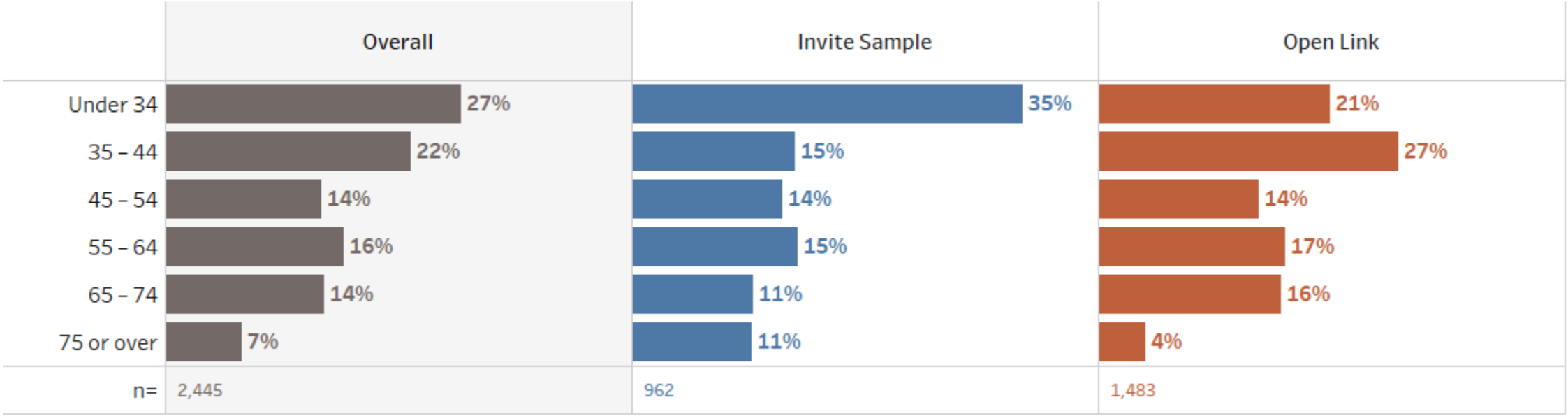
Source: RRC Associates and GreenPlay

Age

The Invite sample was weighted by age according to the American Community Survey. As such, the age distribution accurately represents the City of Grand Junction as a whole. The Open link survey results were not weighted. They reflect the age profile of the segment that self selected to participate.

Q 3: What is your age?

Invite vs. Open Link



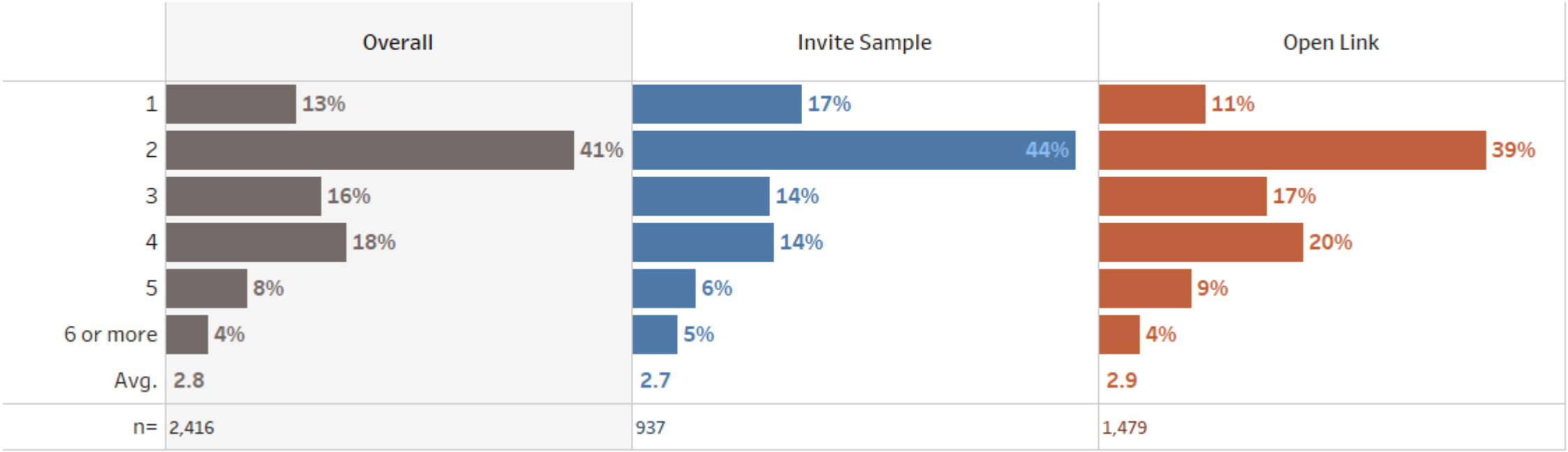
Source: RRC Associates and GreenPlay

Household Size

The average household size of Invite respondents was 2.7, while the Open link sample was slightly larger at 2.9, due to the greater share of Open link respondents that reporting having children at home.

Q 4: Including yourself, how many people in total typically live in your household?

Invite vs. Open Link



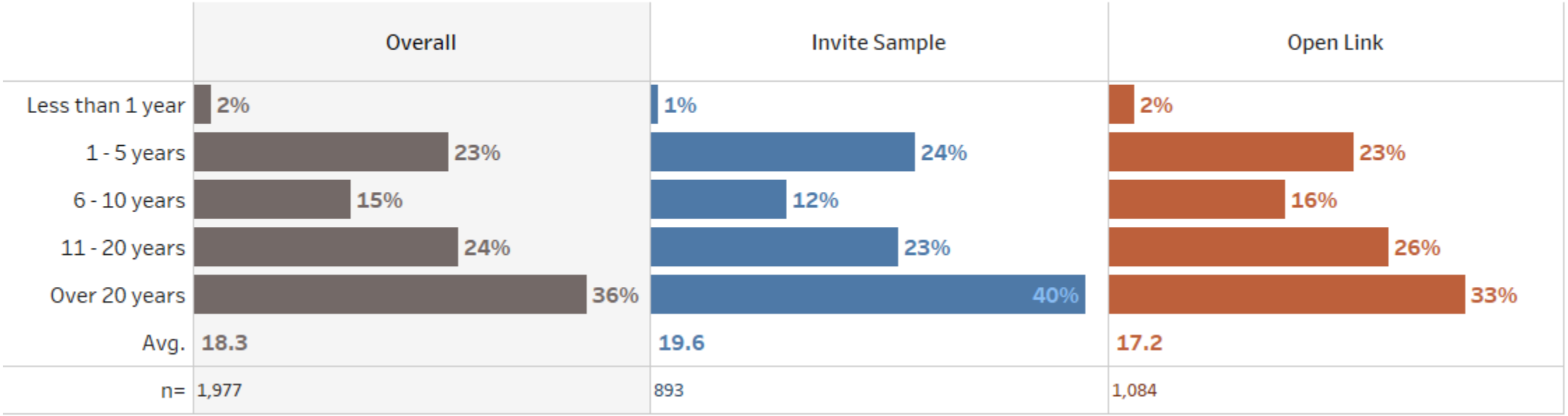
Source: RRC Associates and GreenPlay

Time in Grand Junction

Overall, respondents have had lengthy tenures in the City of Grand Junction at an average of nearly 20 years among the Invite sample and 17 years among the Open link sample. A quarter of Invite respondents have lived in Grand Junction for 5 years or less, while 63% have resided in Grand Junction for more than 10 years. There are some differences in responses based on time in the City.

Q 6: Approximately how long have you lived in the City of Grand Junction?

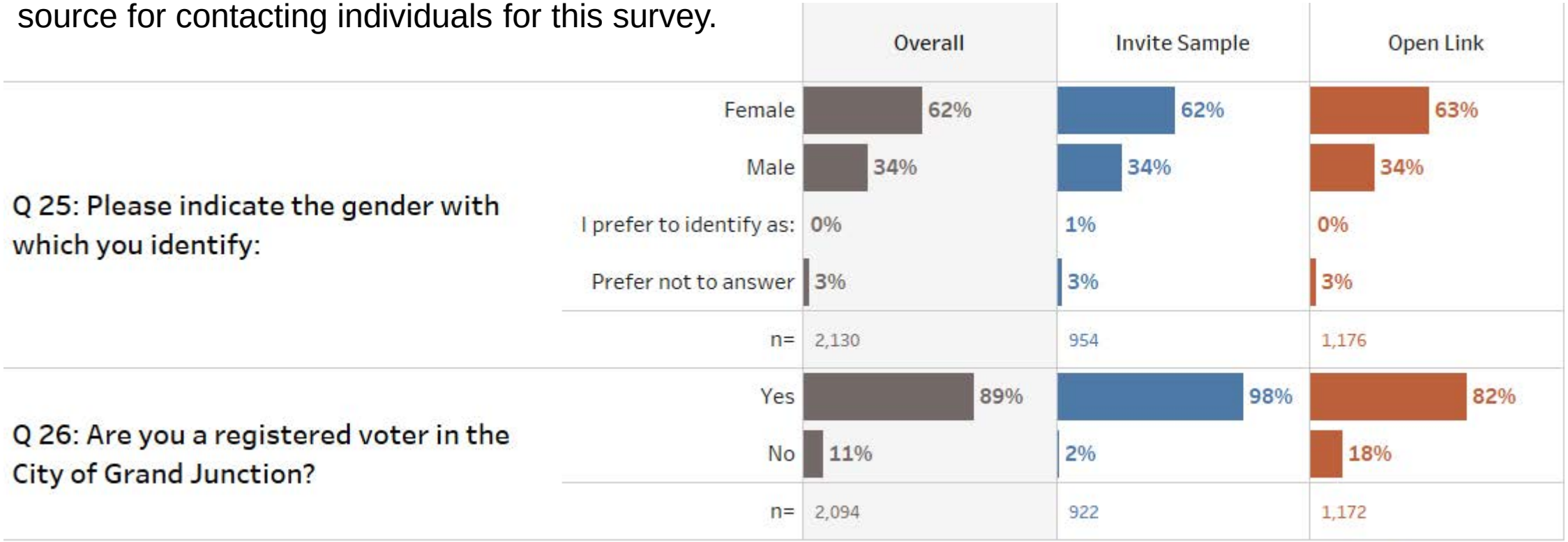
Invite vs. Open Link



Source: RRC Associates and GreenPlay

Gender & Voter Registration

Female respondents were more likely than males to participate in the survey (62% vs. 34%). Despite this difference, analysis showed responses from males and females were similar enough that the data did not warrant being weighted by sex. Nearly all invitation sample respondents (98%) indicated that they are registered to vote in the City of Grand Junction. The registered voter list was used as the source for contacting individuals for this survey.



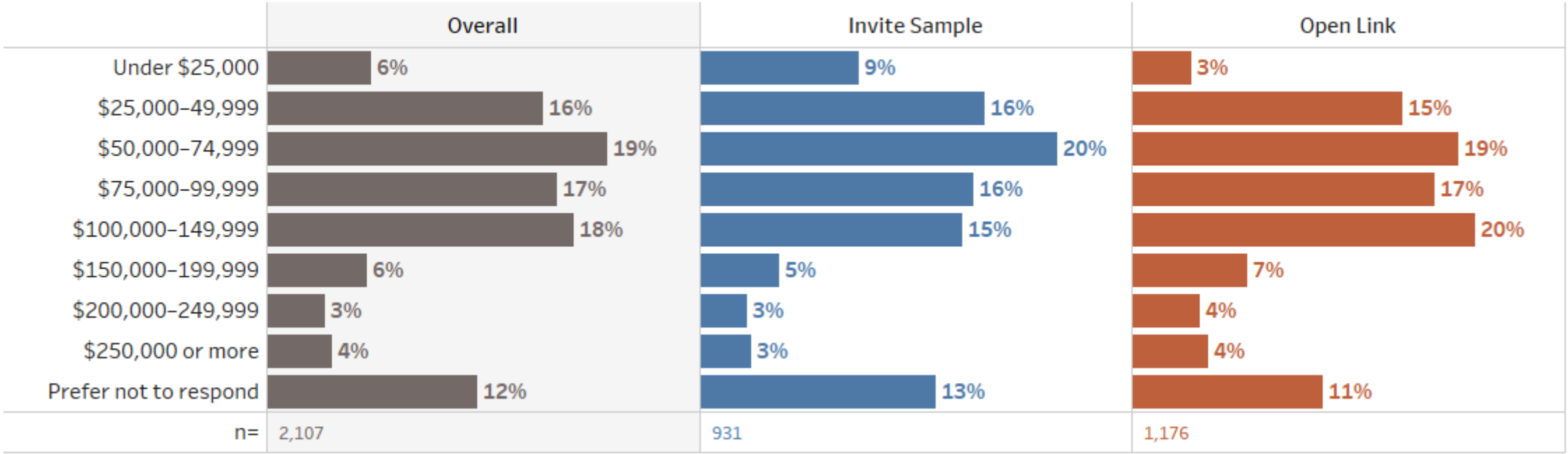
Source: RRC Associates and GreenPlay

Household Income

Forty-five percent of Invite respondents reported an annual household income of less than $75,000. Thirty-one percent earn between $75,000 and $149,000 annually, while 11% percent earn more than $150,000.

Q 27: Which of these categories best describes the total gross annual income of your household (before taxes)?

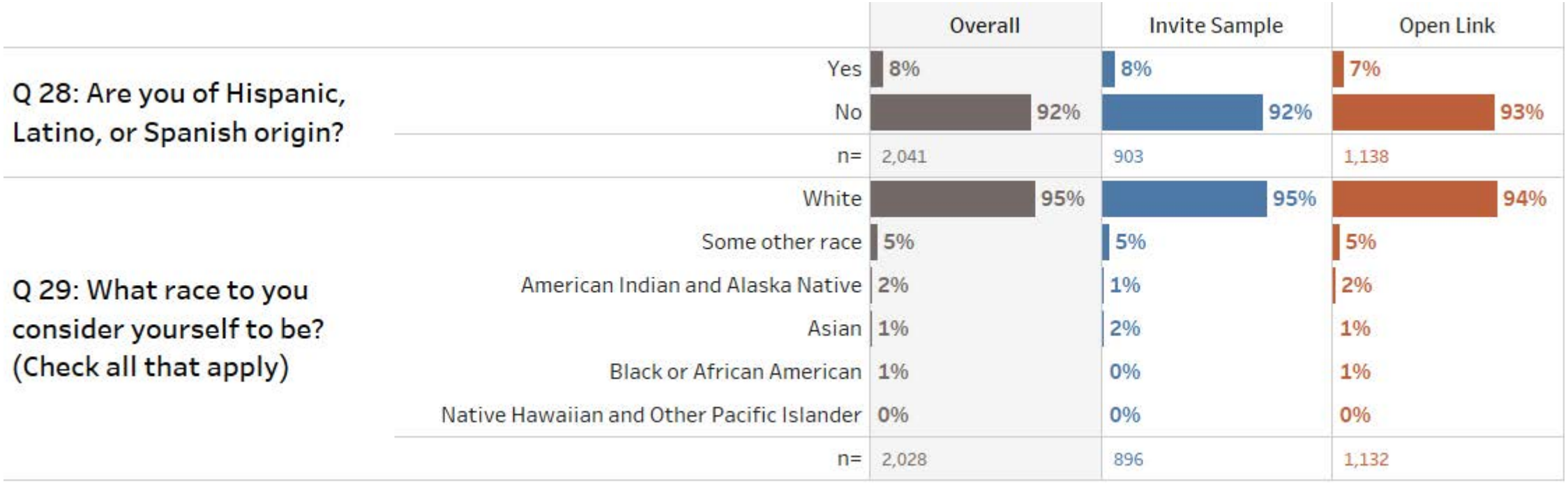
Invite vs. Open Link



Source: RRC Associates and GreenPlay

Hispanic Origin & Race

Eight percent of Invite respondents are of Hispanic/Latino/Spanish origin. Ninety-five percent consider their race as white. The survey was provided to the community in both English and Spanish, and 8 Spanish surveys were received.



Source: RRC Associates and GreenPlay

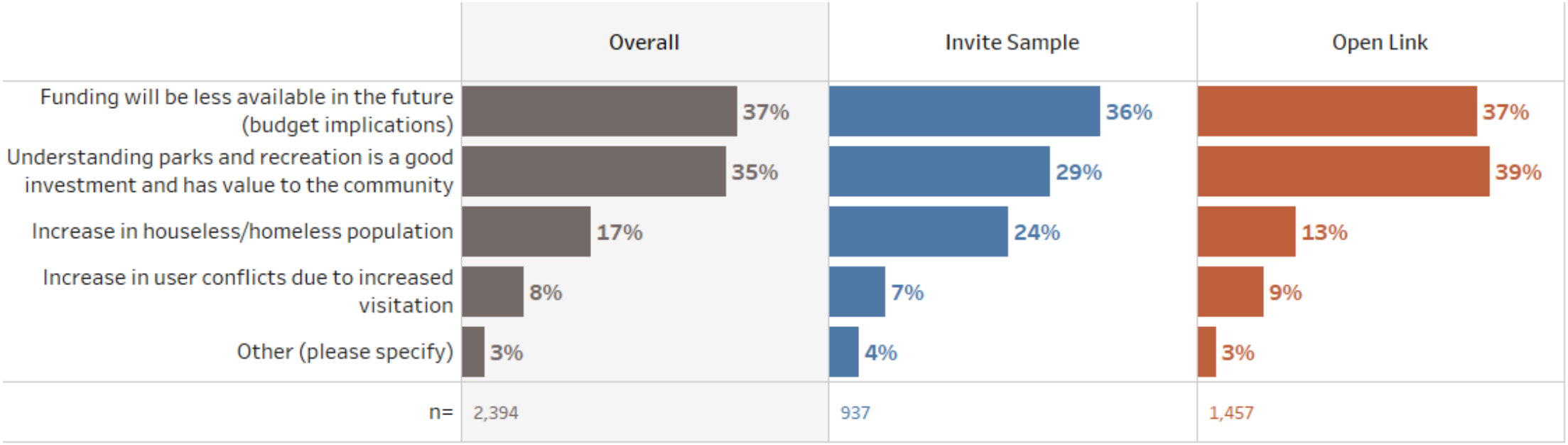
Covid-19

Impact of Covid-19

The survey instrument acknowledged that this study is being done during the pandemic. Budget implications were identified by Invite respondents as the outcome of Covid-19 that would have the greatest impact on the future of parks and recreation facilities and services, while “understanding parks and recreation is a good investment and has value to the community” was the identified most by Open link respondents. Both groups were relatively unlikely to cite an “increase in conflicts due to increased visitation.”

Q 7: What single outcome of the Covid-19 pandemic do you believe will have the greatest impact on the future of parks and recreation facilities and services?

Invite vs. Open Link



Source: RRC Associates and GreenPlay

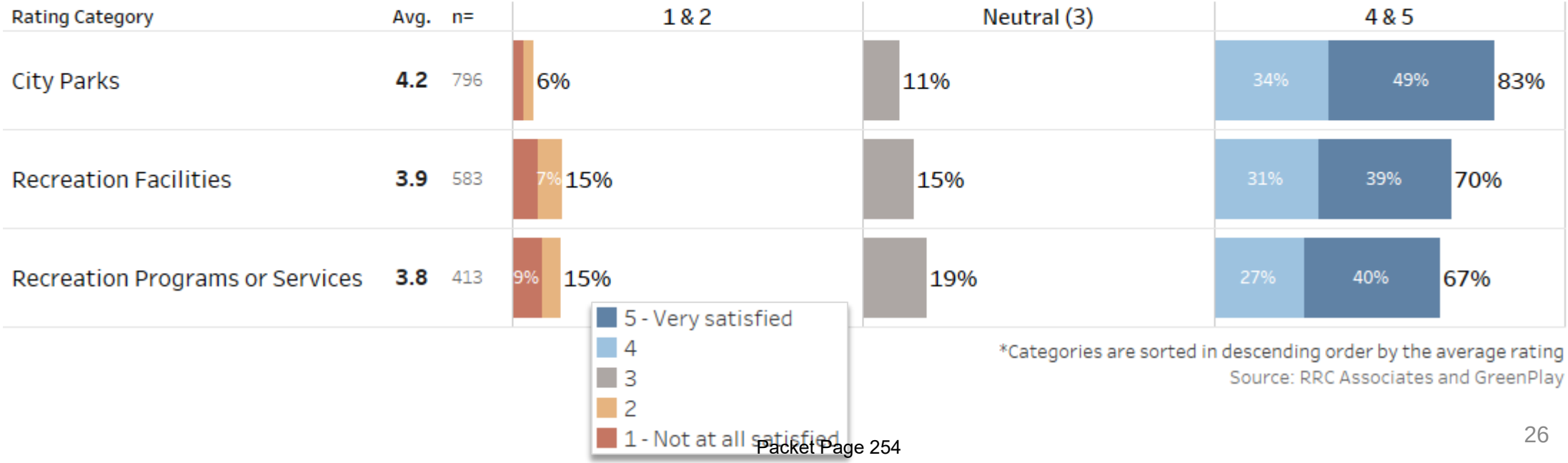
Current Facilities & Programs

Satisfaction

On a 5-point scale of satisfaction with parks, recreation facilities, and recreation programs or services, more than two-thirds of respondents provided high ratings of satisfaction, either a “4” or “5” in all three categories. City parks received the highest ratings (average 4.2), followed by recreation facilities (3.9), and recreation programs or services (3.8). Levels of satisfaction are consistent regardless of age, gender, or presence of children.

Q 8: How satisfied has your household been with the overall quality of Grand Junction recreation programs/services, facilities, and events you have used in the 12 months (March 2019 to March 2020) prior to April 2020 (the start of the COVID-19 pandemic)?

Invite Sample Only



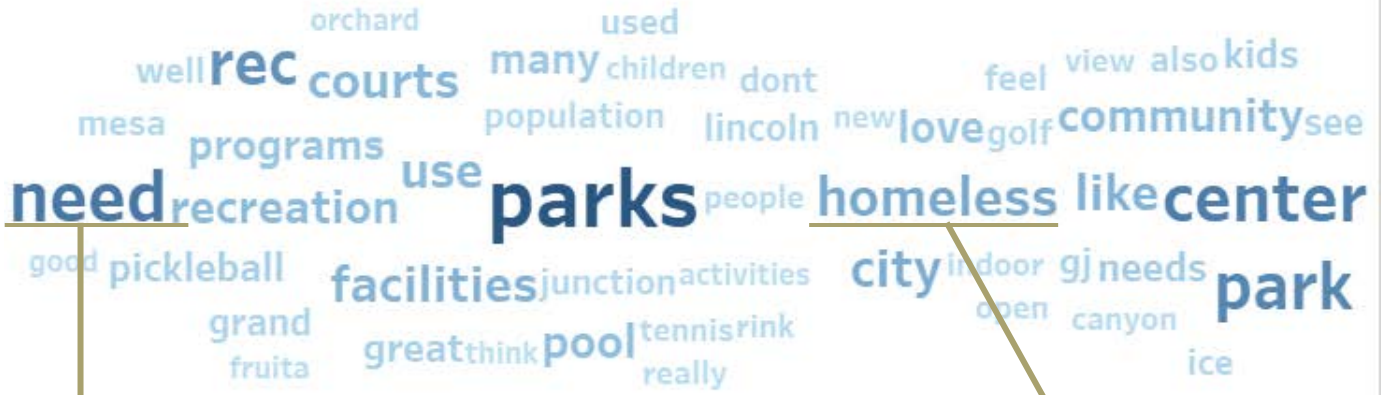
*Categories are sorted in descending order by the average rating

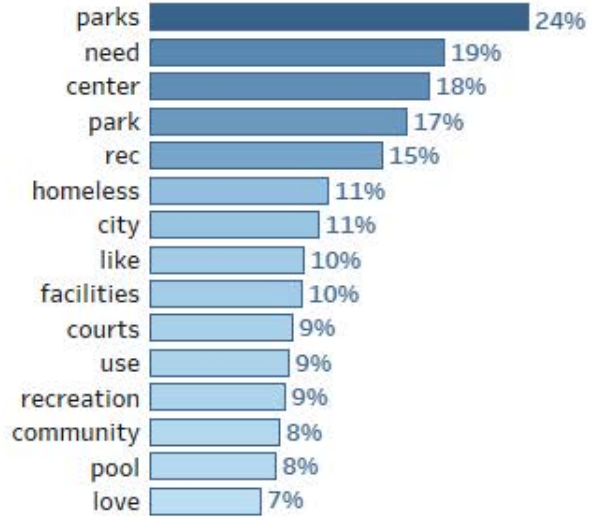
Source: RRC Associates and GreenPlay

Satisfaction

Respondents were given the opportunity to provide comments on their ratings of parks, recreation facilities, and programs or services. The following word cloud and bar chart summarize the most used words in the comments. Feedback was diverse in nature, and a full listing of responses is provided in the appendix.

Q 8: How satisfied has your household been with the overall quality of Grand Junction recreation programs/services, facilities, and events you have used in the 12 months (March 2019 to March 2020) prior to April 2020 (the start of the COVID-19 pandemic)? Do you have any specific comments on your response?





807 comments :

*All respondents, Invite and Open Combined

The majority of the 193 comments containing “need” referred to a recreation center. Respondents also frequently identified pickleball courts, and an ice rink as needs.

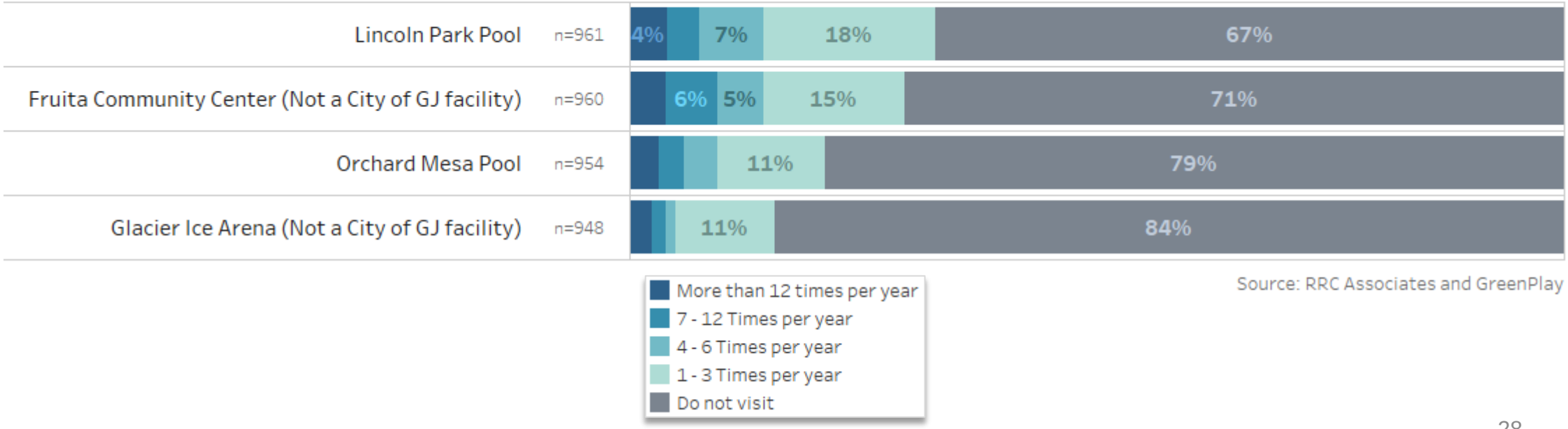
92 comments contained “homeless.” Many mentioned avoiding parks due to homelessness. *“Some parks are not visitor friendly due to homeless populations.”*

Facility Use

Among the invitation sample, a third of respondents indicated having used the Lincoln Park Pool within the 12 months period prior to the Covid-19 pandemic. The Fruita Community Center was the next most heavily used facility (29% have used it at least once), followed by the Orchard Mesa Pool (21%), and the Glacier Ice Arena (16%).

Q 9: How often did you use the following facilities in the past 12 months before the pandemic (March 2019 to March 2020)?

Invite Sample Only



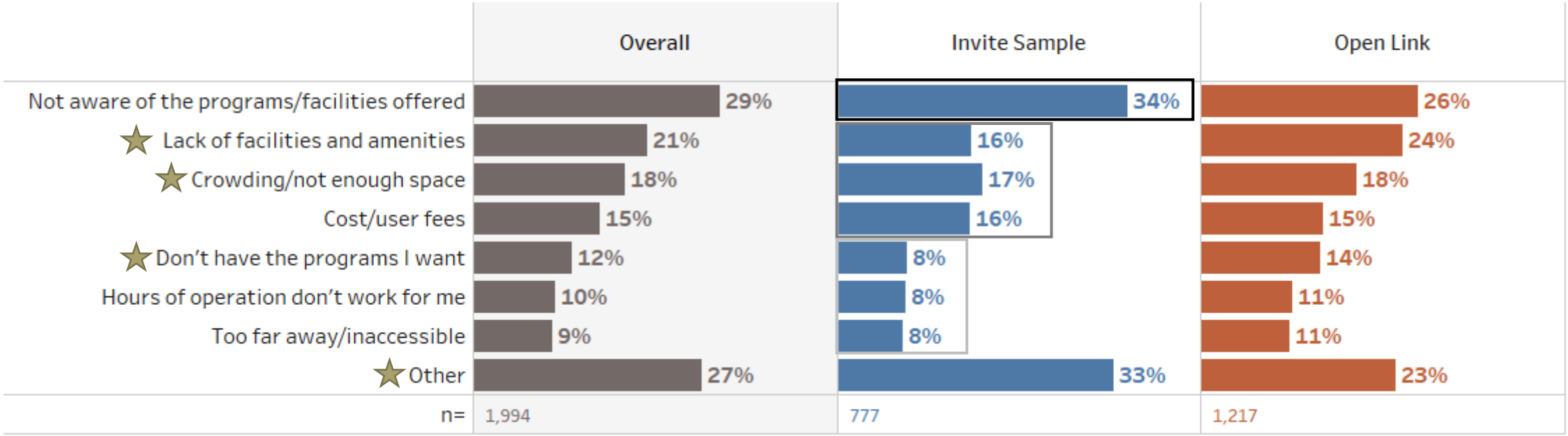
Source: RRC Associates and GreenPlay

Factors that Hinder Use

Among the Invite sample, three distinct tiers of factors that hinder use of parks and recreation facilities emerged (boxed below), with lack of awareness of programs/facilities identified most often by a large margin. Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the Invite sample. For the starred answer options, respondents were given the opportunity to elaborate on their responses in Open-ended comments. The most frequently used words from these comments are summarized in word cloud and bar chart form on the following two slides.

Q 10: What keeps you from using the local parks and recreation programs/facilities as frequently as you would like? (Check all that apply)

Invite vs. Open Link

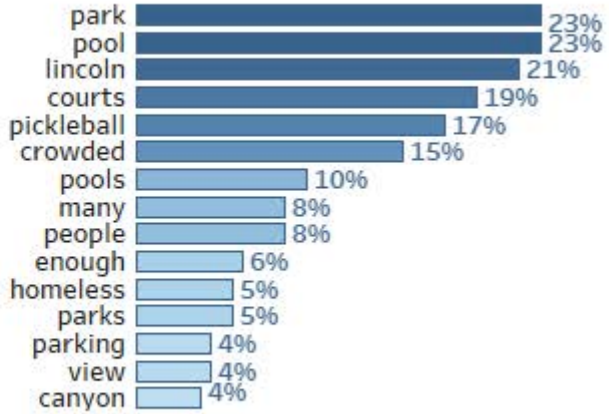


Source: RRC Associates and GreenPlay

Factors that Hinder Use

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

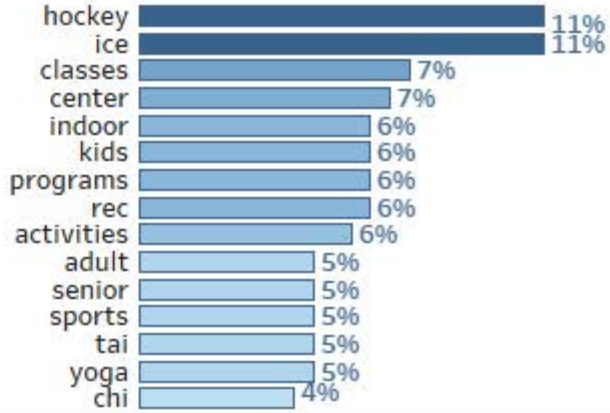
Crowding/not enough space (such as:)



168 comments :

*All respondents, Invite and Open Combined

Don't have the programs I want (such as:)



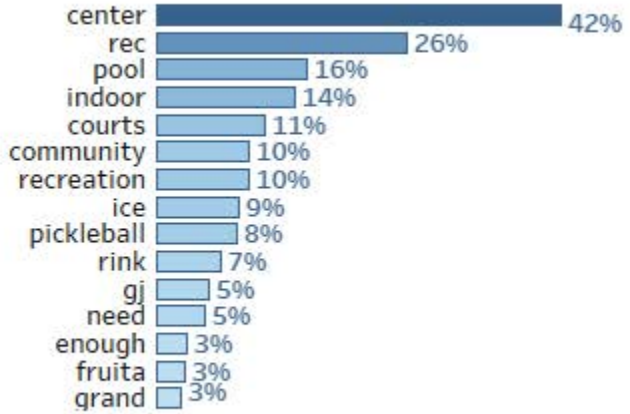
187 comments :

*All respondents, Invite and Open Combined

Factors that Hinder Use

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

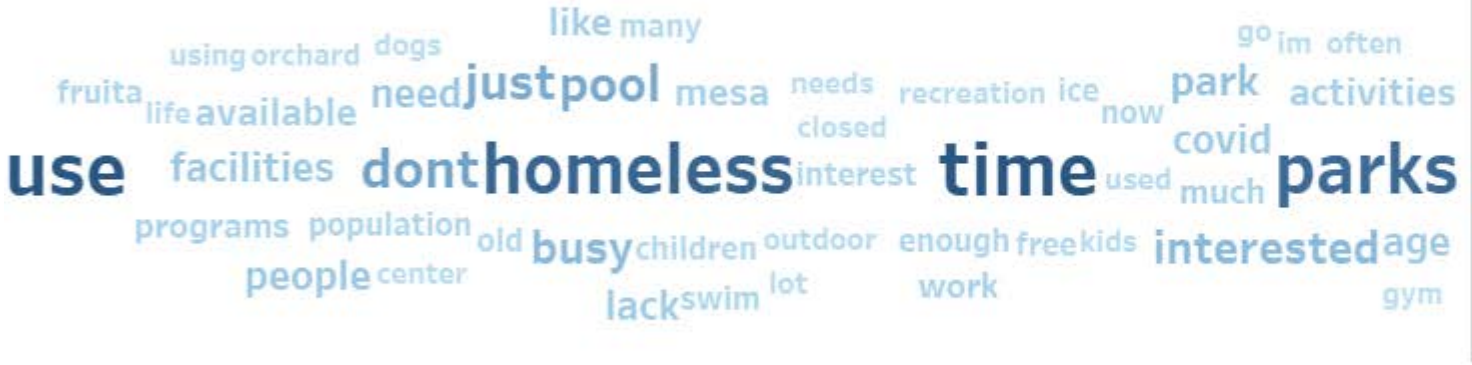
Lack of facilities and amenities (such as:)

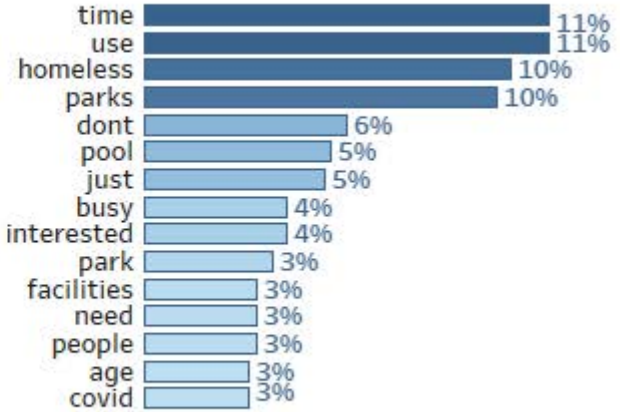


314 comments :

*All respondents, Invite and Open Combined

Other (such as:)





489 comments :

*All respondents, Invite and Open Combined

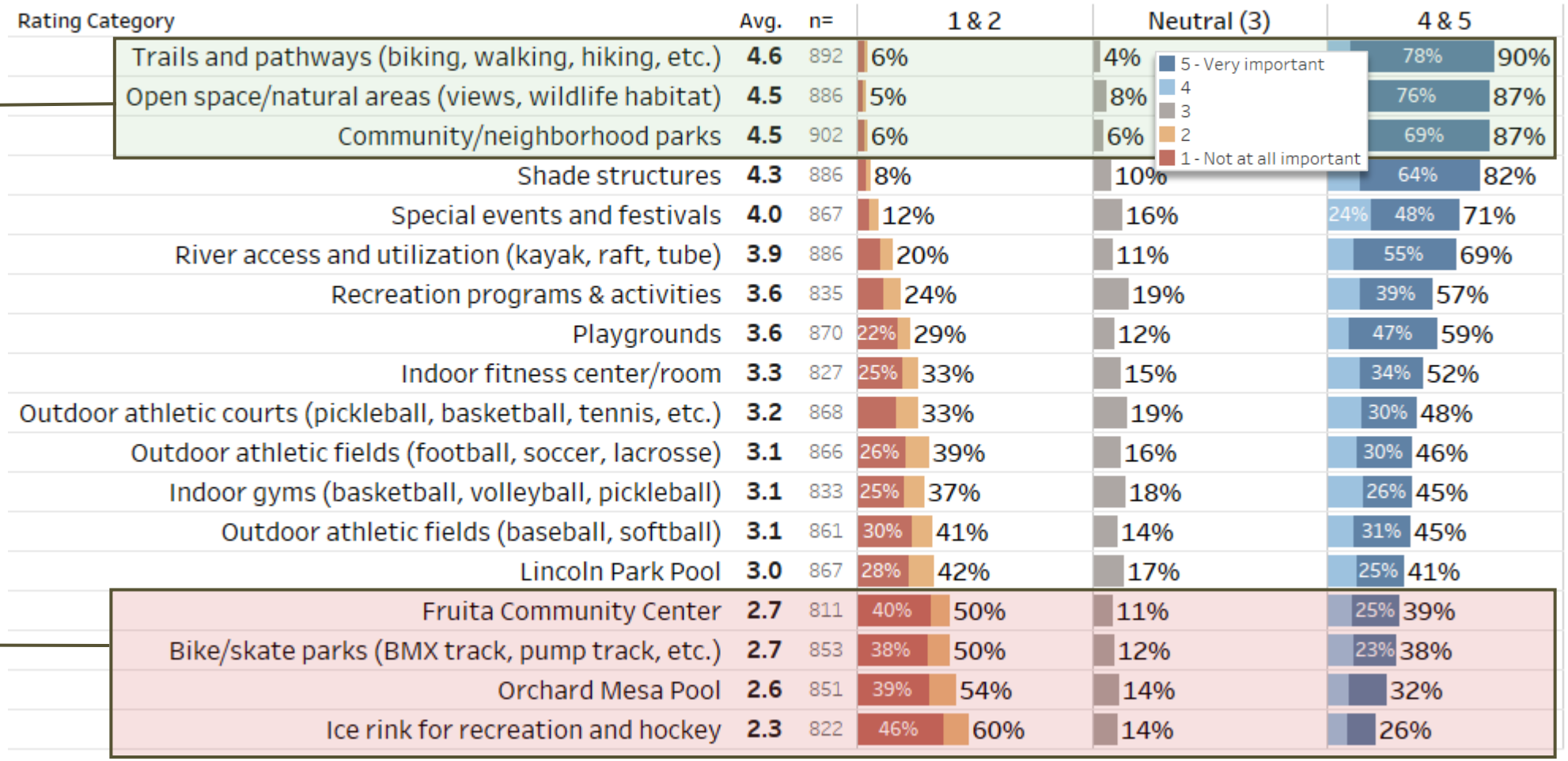
Importance of Existing Facilities/Amenities

Trails and pathways, Open space/natural areas, and community neighborhood parks were rated as the most important facilities and services.

The Fruita Community Center, bike/skate parks, Orchard Mesa Pool, and the ice rink were rated lowest in terms of importance.

Q 11: Please rate A): how important the following existing facilities and services are to your household.

Invite Sample Only



Rating Category	Avg.	n=	1 & 2	Neutral (3)	4 & 5
Trails and pathways (biking, walking, hiking, etc.)	4.6	892	6%	4%	90%
Open space/natural areas (views, wildlife habitat)	4.5	886	5%	8%	87%
Community/neighborhood parks	4.5	902	6%	6%	87%
Shade structures	4.3	886	8%	10%	82%
Special events and festivals	4.0	867	12%	16%	71%
River access and utilization (kayak, raft, tube)	3.9	886	20%	11%	69%
Recreation programs & activities	3.6	835	24%	19%	57%
Playgrounds	3.6	870	29%	12%	59%
Indoor fitness center/room	3.3	827	33%	15%	52%
Outdoor athletic courts (pickleball, basketball, tennis, etc.)	3.2	868	33%	19%	48%
Outdoor athletic fields (football, soccer, lacrosse)	3.1	866	39%	16%	46%
Indoor gyms (basketball, volleyball, pickleball)	3.1	833	37%	18%	45%
Outdoor athletic fields (baseball, softball)	3.1	861	41%	14%	45%
Lincoln Park Pool	3.0	867	42%	17%	41%
Fruita Community Center	2.7	811	50%	11%	39%
Bike/skate parks (BMX track, pump track, etc.)	2.7	853	50%	12%	38%
Orchard Mesa Pool	2.6	851	54%	14%	32%
Ice rink for recreation and hockey	2.3	822	60%	14%	26%

*Categories are sorted in descending order by the average rating

Source: RRC Associates and GreenPlay

Needs Met of Existing Facilities/Amenities

In terms of how well existing facilities and services are meeting the needs of Grand Junction residents, playgrounds topped the list by a narrow margin. The top facilities/ amenities were all rated very closely, however the Fruita Community Center received more polar ratings with relatively more negative, more positive, and fewer neutral responses than other highly rated facilities.

The ice rink, indoor gyms, and indoor fitness center/room received the lowest ratings in terms of how well they are meeting needs.

Q 11: Please rate B): how they are meeting the needs of Grand Junction.

Invite Sample Only

Rating Category	Avg.	n=	1 & 2	Neutral (3)	4 & 5
Playgrounds	4.1	650	7%	18%	35% 40% 75%
Trails and pathways (biking, walking, hiking, etc.)	4.0	718	7%	20%	35% 39% 73%
Open space/natural areas (views, wildlife habitat)	4.0	702	7%	20%	31% 41% 73%
Outdoor athletic fields (baseball, softball)	4.0	576	8%	21%	32% 40% 71%
Fruita Community Center	4.0	528	14%	12%	28% 46% 74%
River access and utilization (kayak, raft, tube)	4.0	651	8%	21%	37% 34% 71%
Outdoor athletic fields (football, soccer, lacrosse)	4.0	578	8%	22%	34% 36% 70%
Community/neighborhood parks	3.9	729	10%	20%	33% 37% 70%
Lincoln Park Pool	3.9	616	12%	21%	32% 35% 67%
Outdoor athletic courts (pickleball, basketball, tennis, etc.)	3.8	602	10%	25%	33% 32% 65%
Bike/skate parks (BMX track, pump track, etc.)	3.8	533	11%	27%	29% 34% 62%
Recreation programs & activities	3.7	545	11%	29%	30% 30% 60%
Special events and festivals	3.7	635	13%	24%	35% 28% 63%
Shade structures	3.7	673	15%	28%	28% 29% 56%
Orchard Mesa Pool	3.6	544	20%	23%	27% 30% 58%
Ice rink for recreation and hockey	3.4	462	26%	24%	20% 30% 50%
Indoor gyms (basketball, volleyball, pickleball)	3.3	522	28%	24%	23% 26% 48%
Indoor fitness center/room	3.1	532	23% 38%	20%	26% 42%

5 - Completely
4
3
2
1 - Not at all

*Categories are sorted in descending order by the average rating

Source: RRC Associates and GreenPlay

Importance-Performance Matrix

High importance/ Low needs met

These are key areas for potential improvements. Improving these facilities/programs would likely positively affect the degree to which community needs are met overall.

High importance/ High needs met

These amenities are important to most respondents and should be maintained in the future but are less of a priority for improvements as needs are currently being adequately met.

These "niche" facilities/programs have a small but passionate following, so measuring participation when planning for future improvements may prove to be valuable.

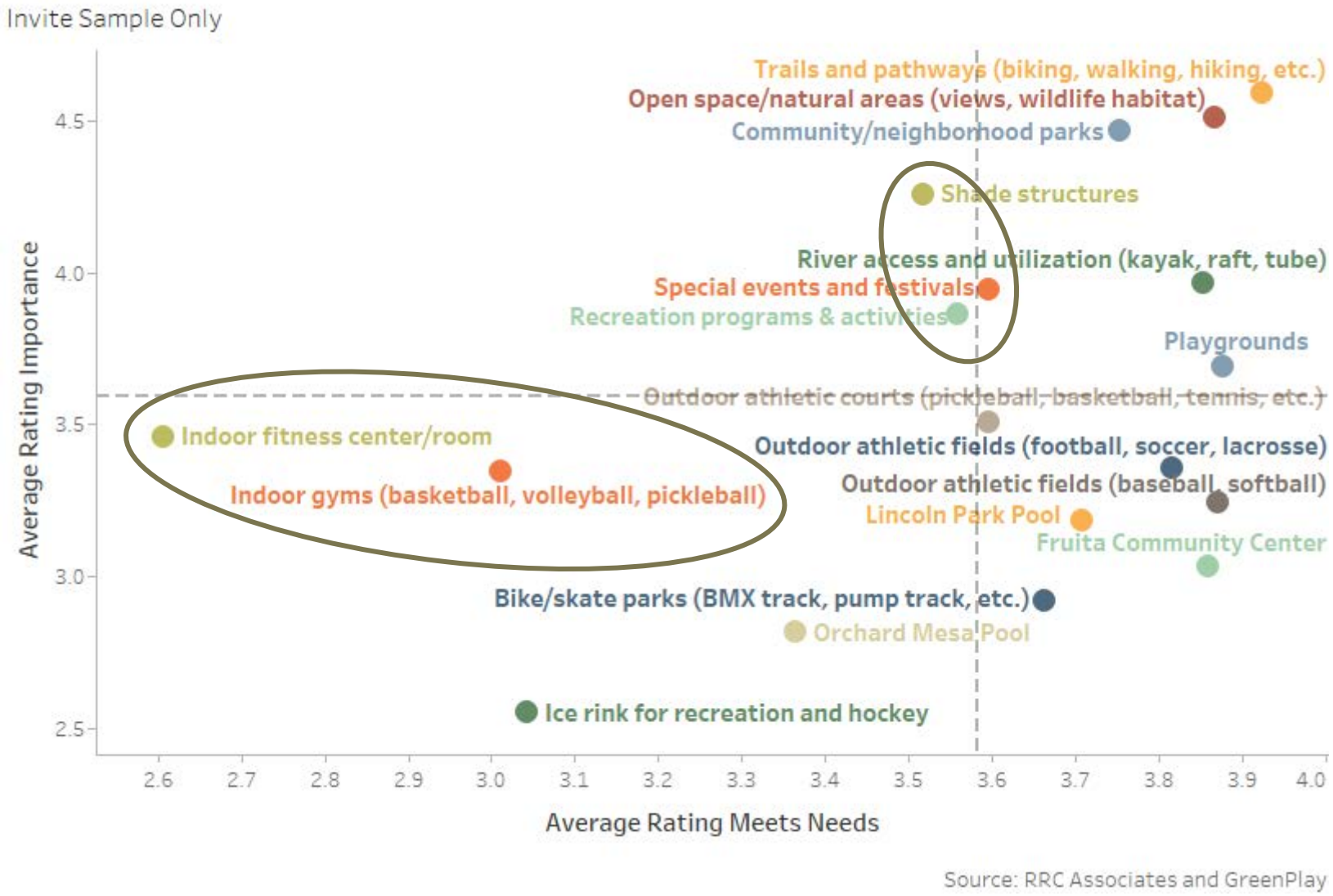
Low importance/ Low needs met

Current levels of support appear to be adequate. Future discussions evaluating whether the resources supporting these facilities/programs outweigh the benefits may be constructive.

Low importance/ High needs met

Importance/Performance Matrix

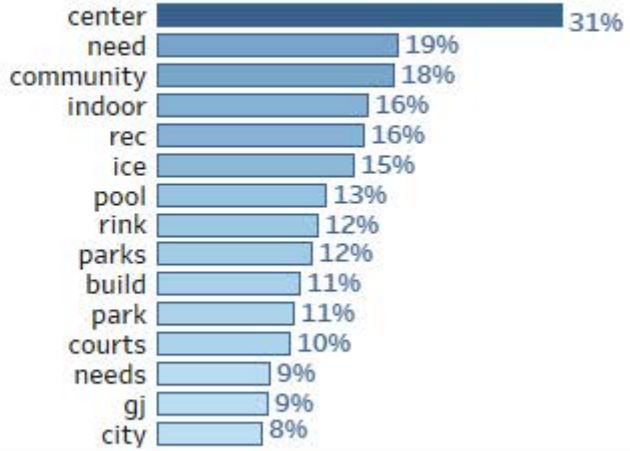
"Shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.



Source: RRC Associates and GreenPlay

What Can We Do?

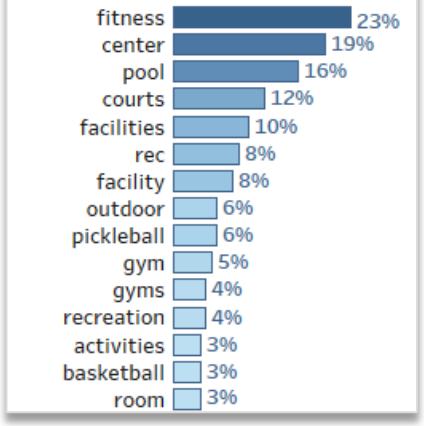
Q12: If you indicated any ratings of "1" or "2" (not meeting needs in Grand Junction) in the questions above, what can we do to better serve the community?



856 comments :

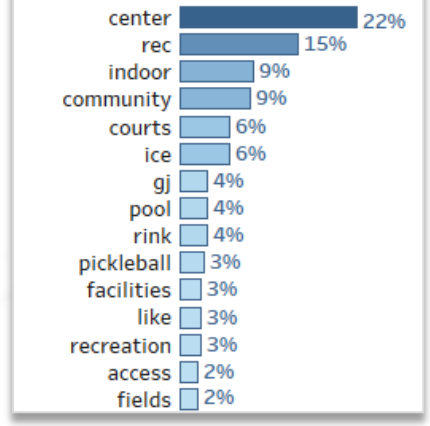
*All respondents, Invite and Open Combined

Words used with "indoor"...



241 comments contained the word "need." The majority of these referred to a recreation center. The bar chart at right shows the words most frequently used with "need." Notably, the share of comments that referred to a rec center was similar in both the Invite and Open link samples.

Words used with "need"...

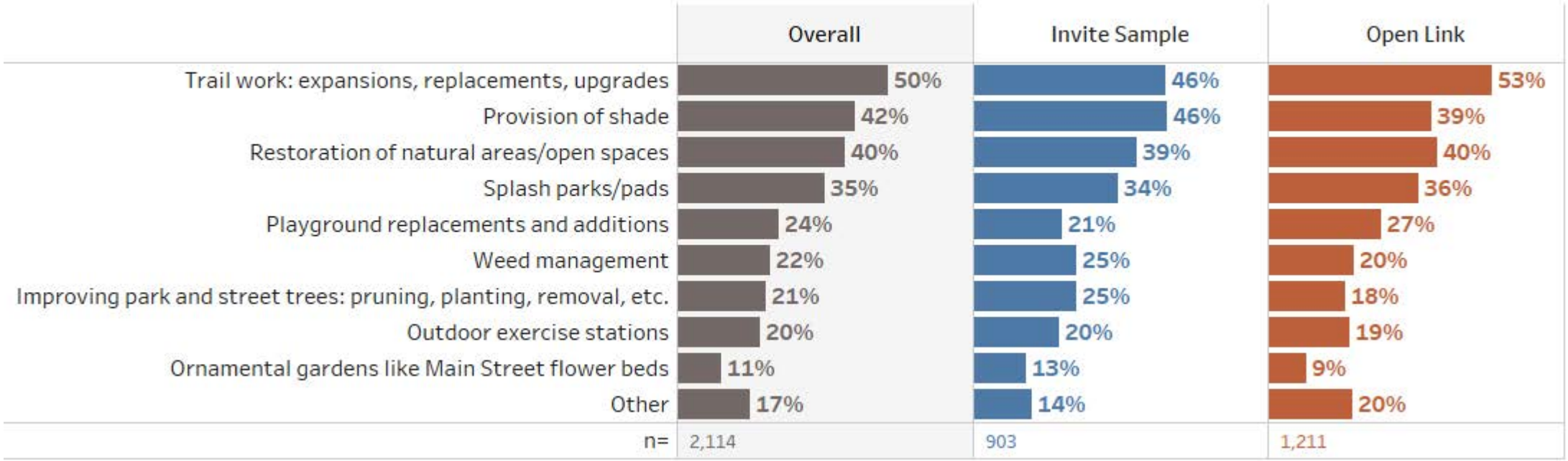


Facility Improvements

Trail work was identified most often as an improvement needed at existing facilities. Provision of shade and restoration of natural areas/Open spaces were also identified as necessary improvements. These improvements are fitting given that these three factors were also rated as highly important. Common “other” suggestions included addressing issues arising from homelessness in parks (more prevalent among the Invite sample) and adding pickleball courts and an ice rink (more common in the Open link sample).

Q 13: What top THREE improvements are needed at existing facilities?

Invite vs. Open Link



Source: RRC Associates and GreenPlay

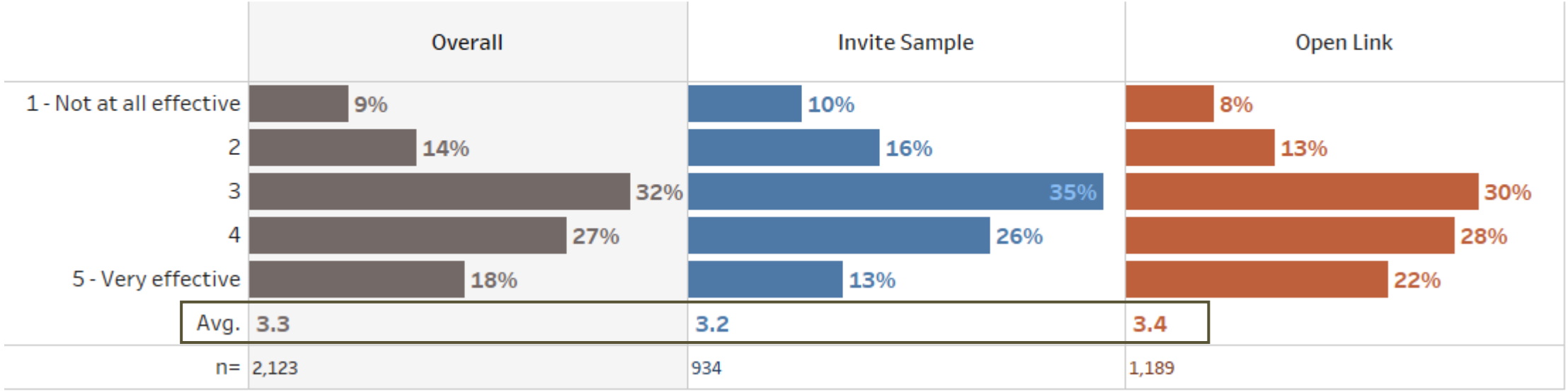
Communication

Effectiveness of Communications

Thirty-nine percent of Invite respondents rated the City of Grand Junction effective or very effective (4 or 5) in terms of effectiveness at reaching them with information on parks and recreation facilities, services, and programs. The average rating of the Invite sample was 3.2, slightly above neutral. Communication effectiveness among the Open link sample is slightly higher at 3.4. This finding is not surprising, the Open link responses included many that are on local email lists.

Q 14: How effective is the City of Grand Junction at reaching you with information on parks and recreation facilities, services, and programs?

Invite vs. Open Link



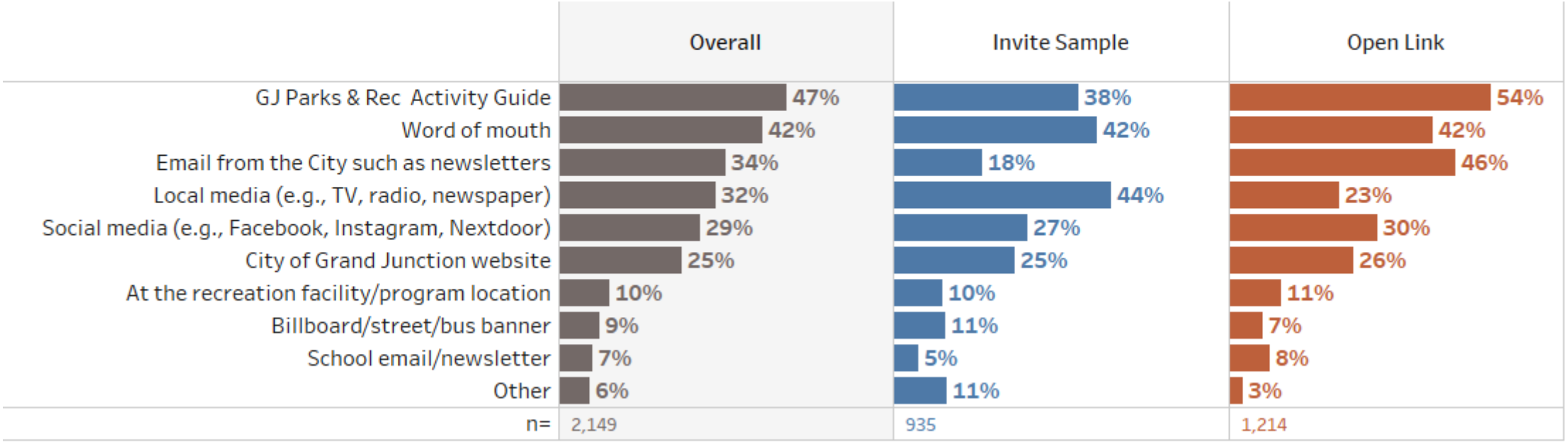
Source: RRC Associates and GreenPlay

Ways of Receiving Information

Forty-four percent of Invite respondents currently receive information via local media, followed by word of mouth (42%), and the GJ Parks & Rec Activity Guide (38%). The top sources of information differed among the Open link sample; however, respondents in both groups are unlikely to get information at the facility/program location, from billboard/street/bus banner, or via a school email/newsletter. The most common "Other" response was mail.

Q 15: How do you currently receive information on parks and recreation facilities, services, and programs? (Check all that apply)

Invite vs. Open Link

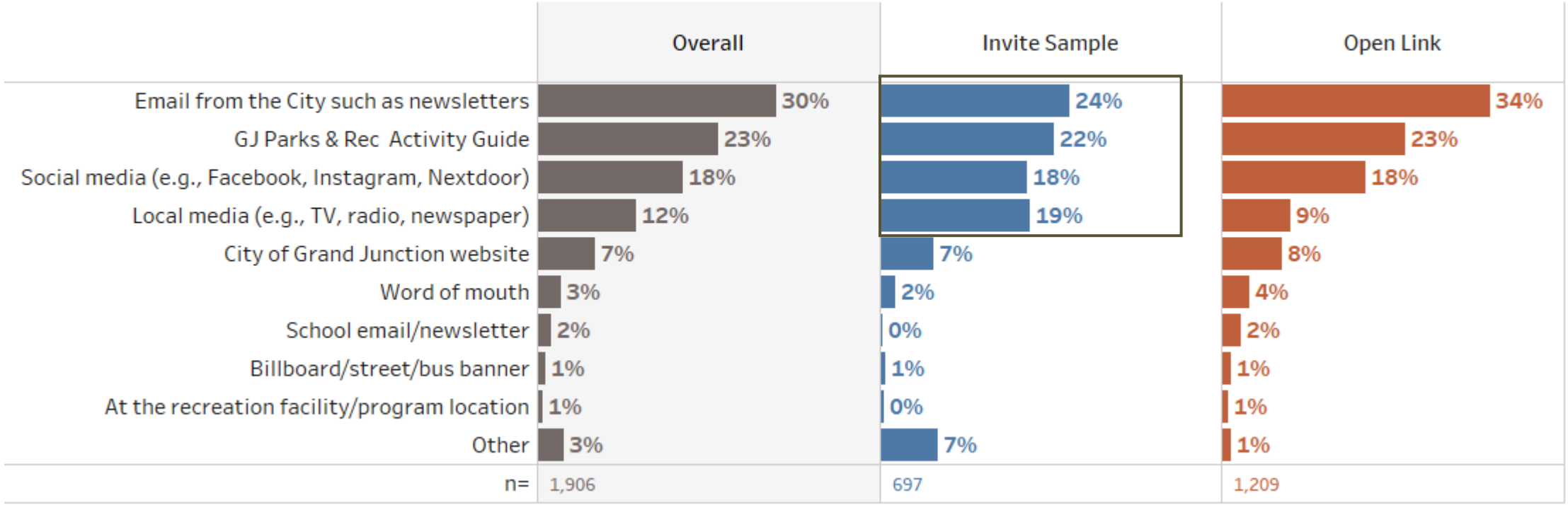


Source: RRC Associates and GreenPlay

Best Way to Receive Information

The best way to receive information is through emails from the City; however, email ranked relatively low (6 out of 9) in terms of how people currently receive information. Email should be considered an effective form of communication that could perhaps be better utilized. The figure on the following slide compares the Invite sample responses to these two questions. As in the previous question, the most common “other” response was mail.

Q 16: What is the best way for you to receive information on parks and recreation facilities, services, and programs?
Invite vs. Open Link

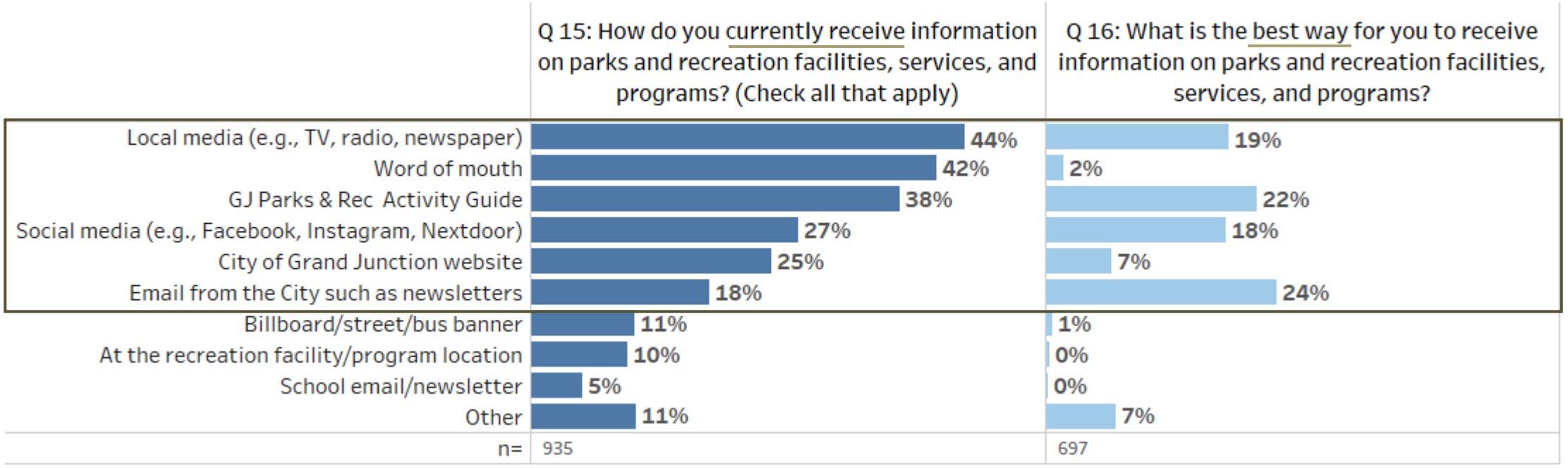


Source: RRC Associates and GreenPlay

Information Sources

Comparing the Invite survey results on the Most Used sources of information compared to the "Best" way suggests major differences. The following slide shows that these differences are explained partly by the age of respondents.

Invite Sample Only



Source: RRC Associates and GreenPlay

Best Way to Receive Information

By Age

Social media is a preferred way of receiving information among those 34 or younger, followed by email, and local media (TV, radio, newspaper). Older respondents are much more likely to receive information from local media. The survey shows a sharp difference in the use of social media by age –it works for the younger segments, but older residents will continue to require other forms of communication.

Q 16: What is the best way for you to receive information on parks and recreation facilities, services, and programs?

Invite Sample by Age

	Overall Invite	Invite Sample				
		34 or younger	35 – 44	45 – 64	65 and older	75 or over
Email from the City such as newsletters	24%	26%	25%	25%	22%	12%
GJ Parks & Rec Activity Guide	22%	12%	25%	29%	28%	17%
Social media (e.g., Facebook, Instagram, Nextdoor)	18%	30%	22%	13%	6%	7%
Local media (e.g., TV, radio, newspaper)	19%	16%	8%	13%	27%	57%
City of Grand Junction website	7%	5%	8%	9%	8%	
Word of mouth	2%	3%	2%	1%	2%	1%
School email/newsletter	0%			1%		
Billboard/street/bus banner	1%	1%		1%	1%	
At the recreation facility/program location	0%		1%	1%	1%	
Other	7%	7%	9%	8%	6%	5%
n=	697	74	97	246	197	75

Source: RRC Associates and GreenPlay

Future Facilities & Programs

New/Additional Outdoor Amenities

The survey probed a long list of facility and program needs. A community center was identified most often, followed by trail connections and expansions for hiking, biking, and walking. River conservation/access /improvements, and natural areas and Open space are also top considerations. In general, the priorities from Invite and Open respondents are similar but not identical..

Q 17: What new/additional parks, trails, open space, recreational facilities, and amenities would you like to see provided? Check your top SIX choices.

Invite vs. Open Link

	Overall	Invite Sample	Open Link
Community center (indoor recreation, community spaces and aquatic facilities)	63%	63%	62%
Trail connections and expansions for hiking, biking, and walking	57%	60%	54%
River conservation, access, and improvements	43%	46%	41%
Indoor warm water leisure pool: lazy river, zero-depth entry	40%	36%	43%
Natural areas and open space land(s) for views and habitat	39%	43%	35%
Traditional parks with shelter, picnic area, playground, and grass	30%	35%	27%
Neighborhood parks in new developments	30%	34%	26%
Splash pads	28%	28%	28%
Matchett Park (outdoor facilities for soccer, lacrosse, football, softball, pickleball, basketball)	27%	24%	30%
Matchett Park (indoor facilities)	26%	22%	29%
Whitewater park	22%	21%	24%
Improving park and street trees: pruning, planting, removal, etc.	18%	23%	15%
Dog park	18%	23%	14%
Indoor ice arena	17%	13%	20%
Pickleball courts	12%	8%	15%
Field house (indoor turf field/s)	11%	10%	13%
Skate and bike park (can be used for biking, skateboarding)	11%	9%	12%
Disc golf	10%	10%	10%
Tennis courts	6%	6%	7%
Other	7%	8%	6%
n=	2,138	933	1,205

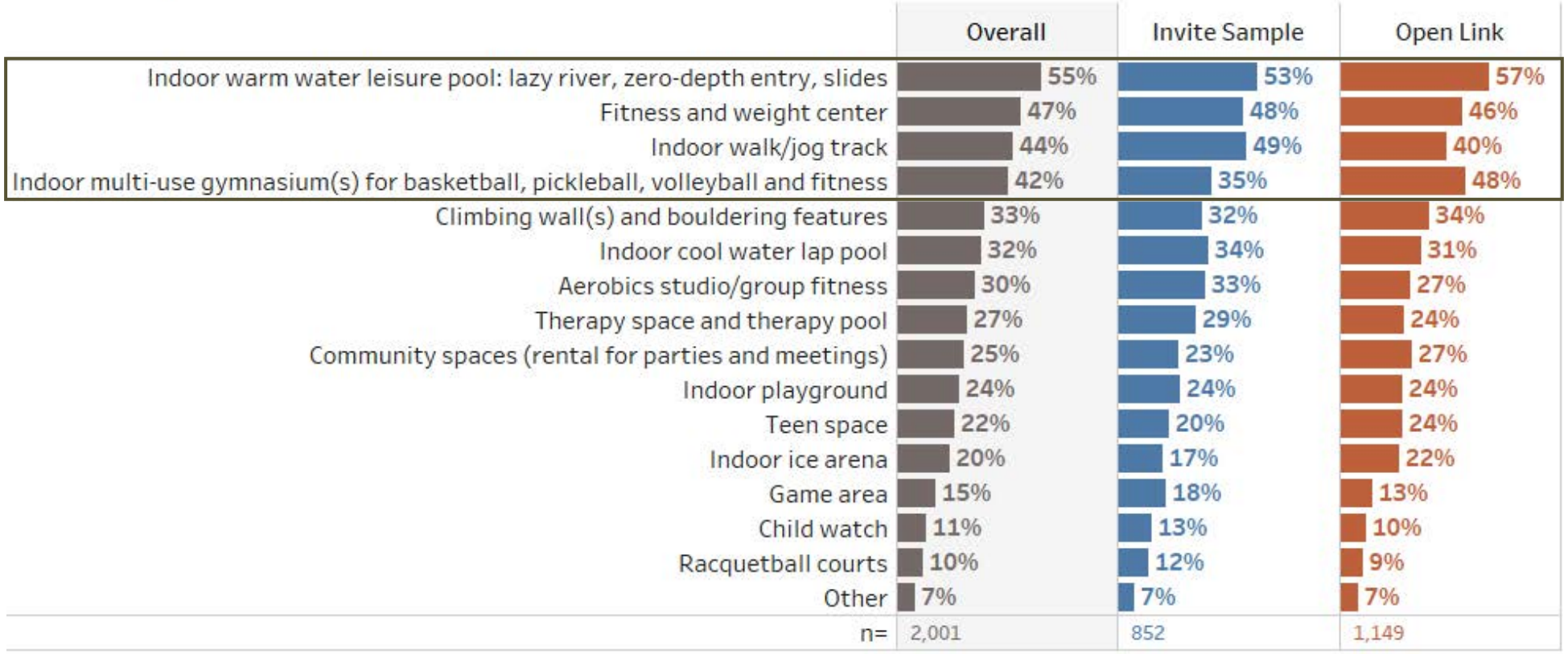
Source: RRC Associates and GreenPlay

Indoor Recreation Amenities

An indoor warm water leisure pool, fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums emerged as the indoor recreation amenities most-needed by Grand Junction residents.

Q 18: What indoor recreation amenities are most needed by you and your family? Check your top SIX choices.

Invite vs. Open Link



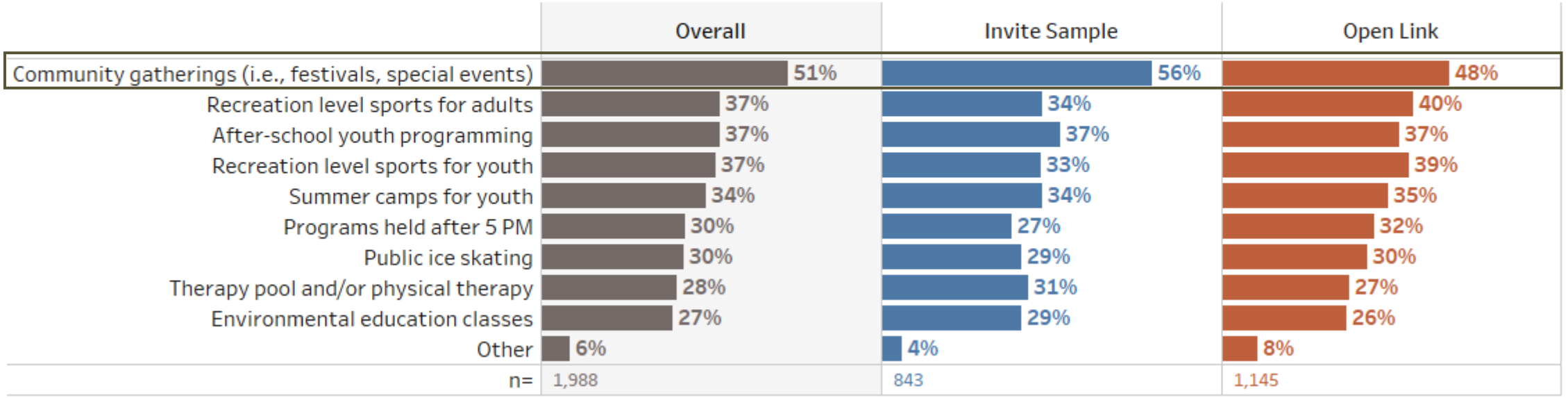
Source: RRC Associates and GreenPlay

New/Expanded Parks & Recreation Offerings

By a significant margin, community gatherings was identified most often as the program or activity the respondents would like to see the Parks and Recreation Department add or expand. Behind community gatherings, there are a variety of desired programs and activities. Again, Invite and Open responses are generally similar.

Q 19: What recreational programs or activities would you like to see the Parks and Recreation Department add or expand? Check your top FOUR choices.

Invite vs. Open Link



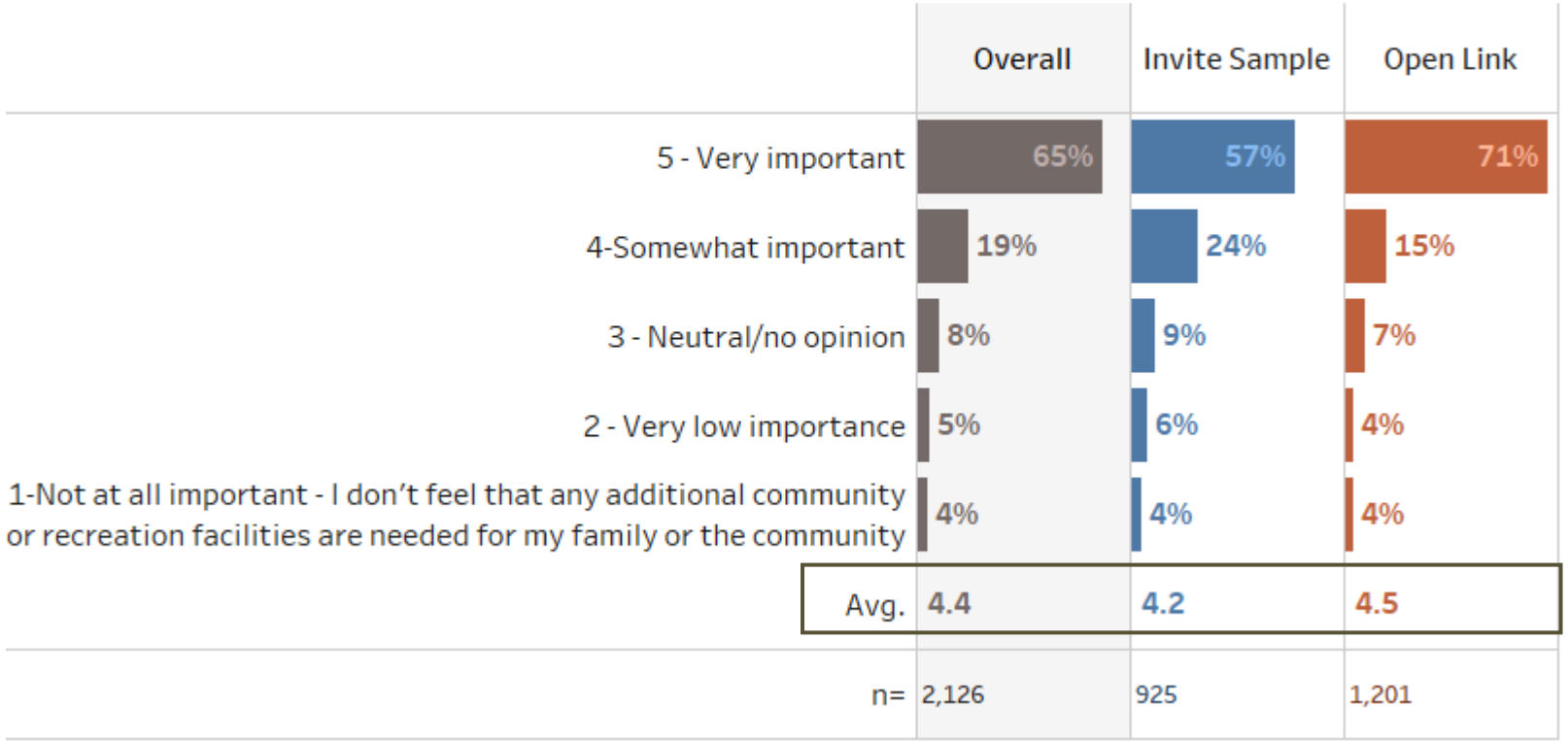
Source: RRC Associates and GreenPlay

Importance of Indoor Community Center

Overall, there is support for an indoor community center, with 81% of Invite respondents and 86% of Open link respondents rating it important or very important. Just 4% of respondents feel that “any additional community or recreational facilities are not needed by their family or the community.”

Q 20: In your opinion, how important is it to develop an indoor Community Center at some point in the City of Grand Junction?

Invite vs. Open Link

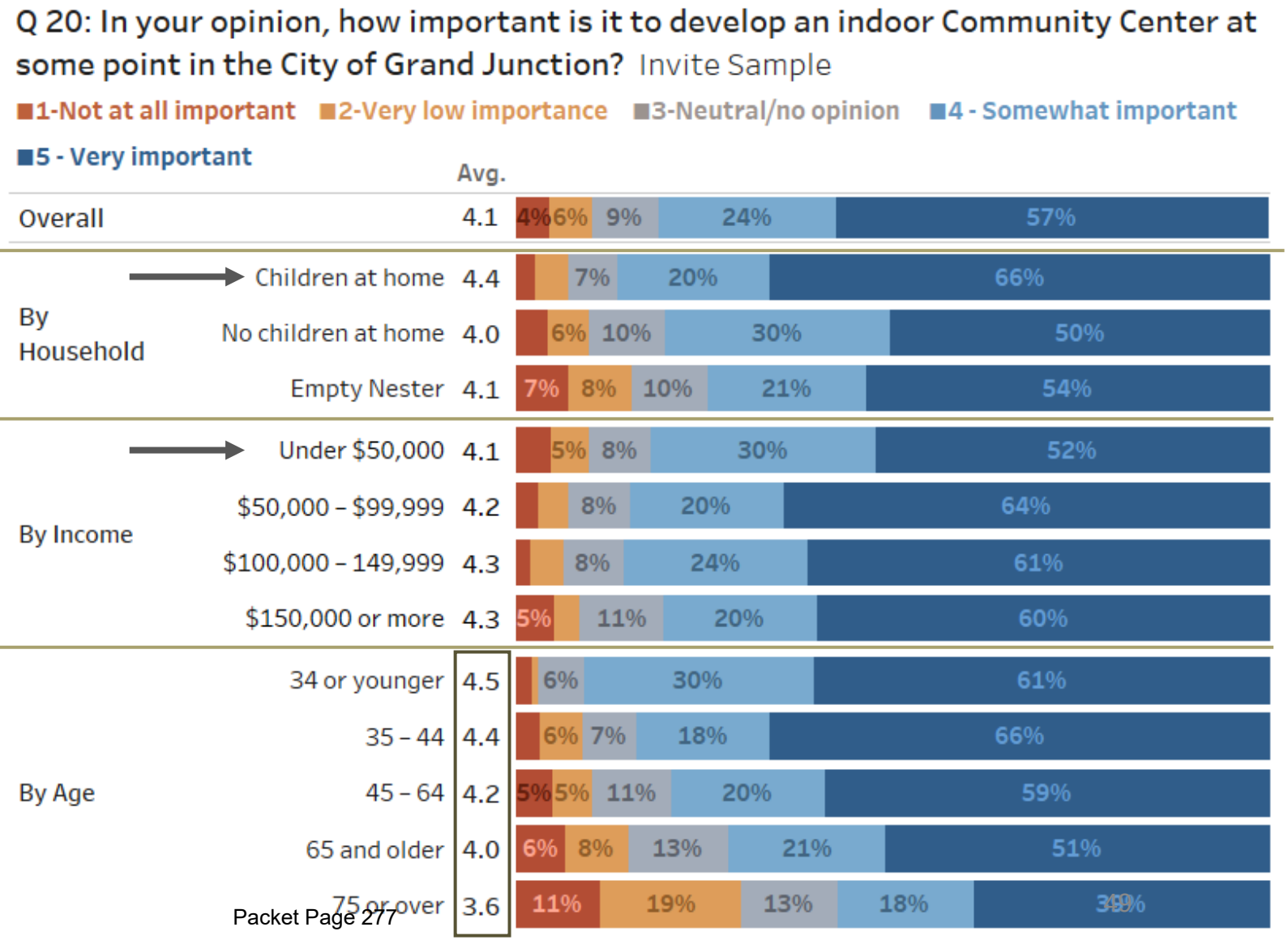


Source: RRC Associates and GreenPlay

Importance of Indoor Community Center

Overall Invite Sample, by Presence of Children, HH Income, and Age

- Developing an indoor community center is of greater importance to respondents with children at home.
- Those earning less than $50K annually think an indoor community is less important relative to more affluent respondents.
- The degree to which respondents think a community center is important tends to decrease with age.

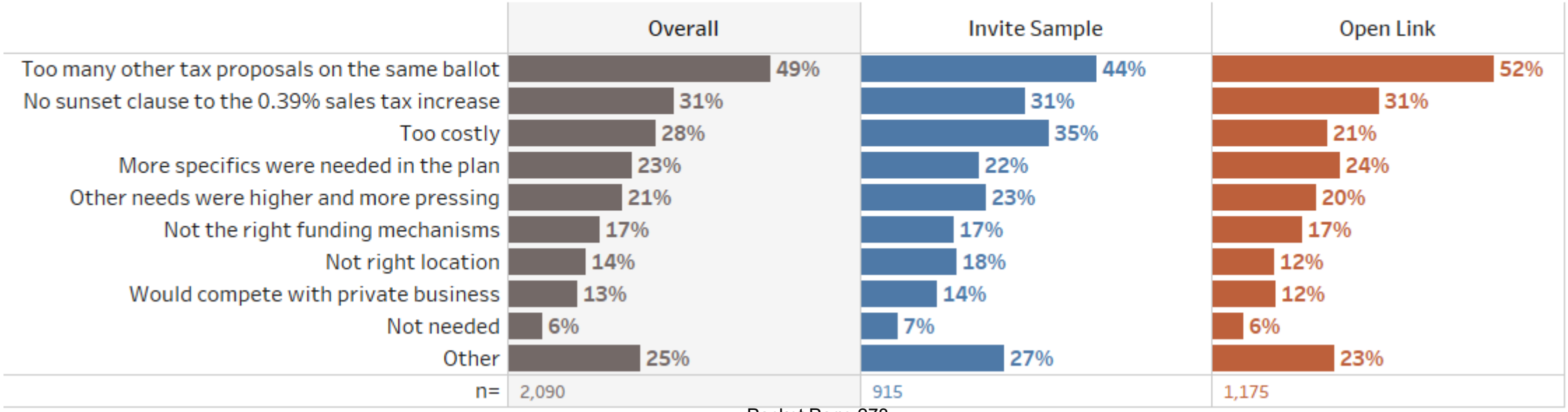


Reasons for Ballot Proposal Failure

The perception among both the Invite and Open link respondents is that the previous ballot proposal for a Community Center failed primarily due to too many other tax proposals on the same ballot. Too costly, and no sunset clause to the .29% sales tax increase were also top reasons identified for why it failed. Notably, “Not needed” was the least identified reason for the failure. Respondents that selected “other” often wrote comments related to taxes, both that they should be reduced and that they are beneficial. Some commented that there is an anti-tax bias in Grand Junction that prevented the 2019 ballot proposal from passing.

Q 21: In your opinion, why did the April 2, 2019 ballot proposal for a Community Center fail, where 45% said yes and 55% said no? (Check all that apply)

Invite vs. Open Link



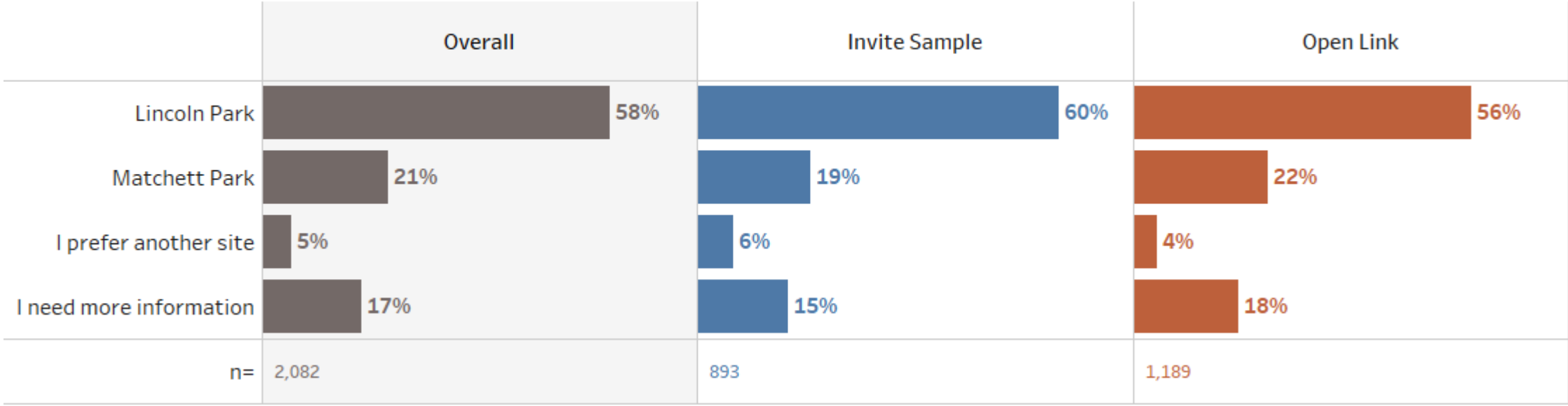
Source: RRC Associates and GreenPlay

Preferred Site for Community Center

Three in five invitation respondents (60%) identified Lincoln Park as their preferred site for a potential Community Center, while 19% identified Matchett Park. Six percent of Invite respondents prefer another site, while 15% “need more information.” These results indicate strong support for further evaluation of the Lincoln Park site. The following slide illustrates that there are some differences in opinion based on geography, although Lincoln Park was the favored location among all ZIP Codes.

Q 22: What site do you prefer as the primary location for further evaluation of a potential Community Center?

Invite vs. Open Link



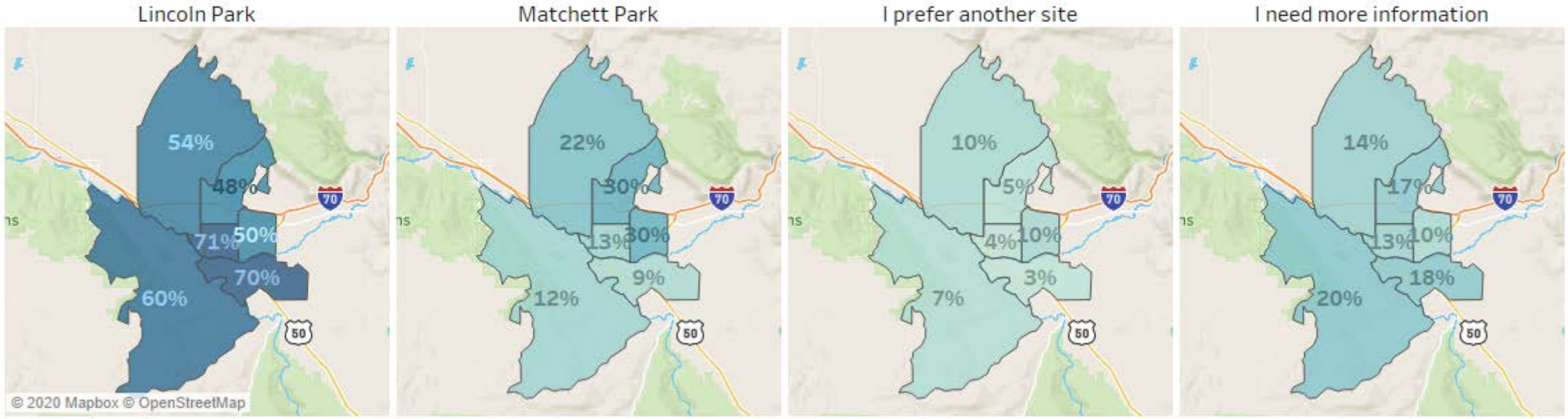
Source: RRC Associates and GreenPlay

Preferred Site for Community Center

By ZIP Code

Q 22: What site do you prefer as the primary location for further evaluation of a potential Community Center?

Invite Sample



	Overall	81501	81506	81507	81504	81505	81503
Lincoln Park	60%	71%	48%	60%	50%	54%	70%
Matchett Park	19%	13%	30%	12%	30%	22%	9%
I prefer another site	6%	4%	5%	7%	10%	10%	3%
I need more information	15%	13%	17%	20%	10%	14%	18%
n=	893	244	212	149	75	117	88

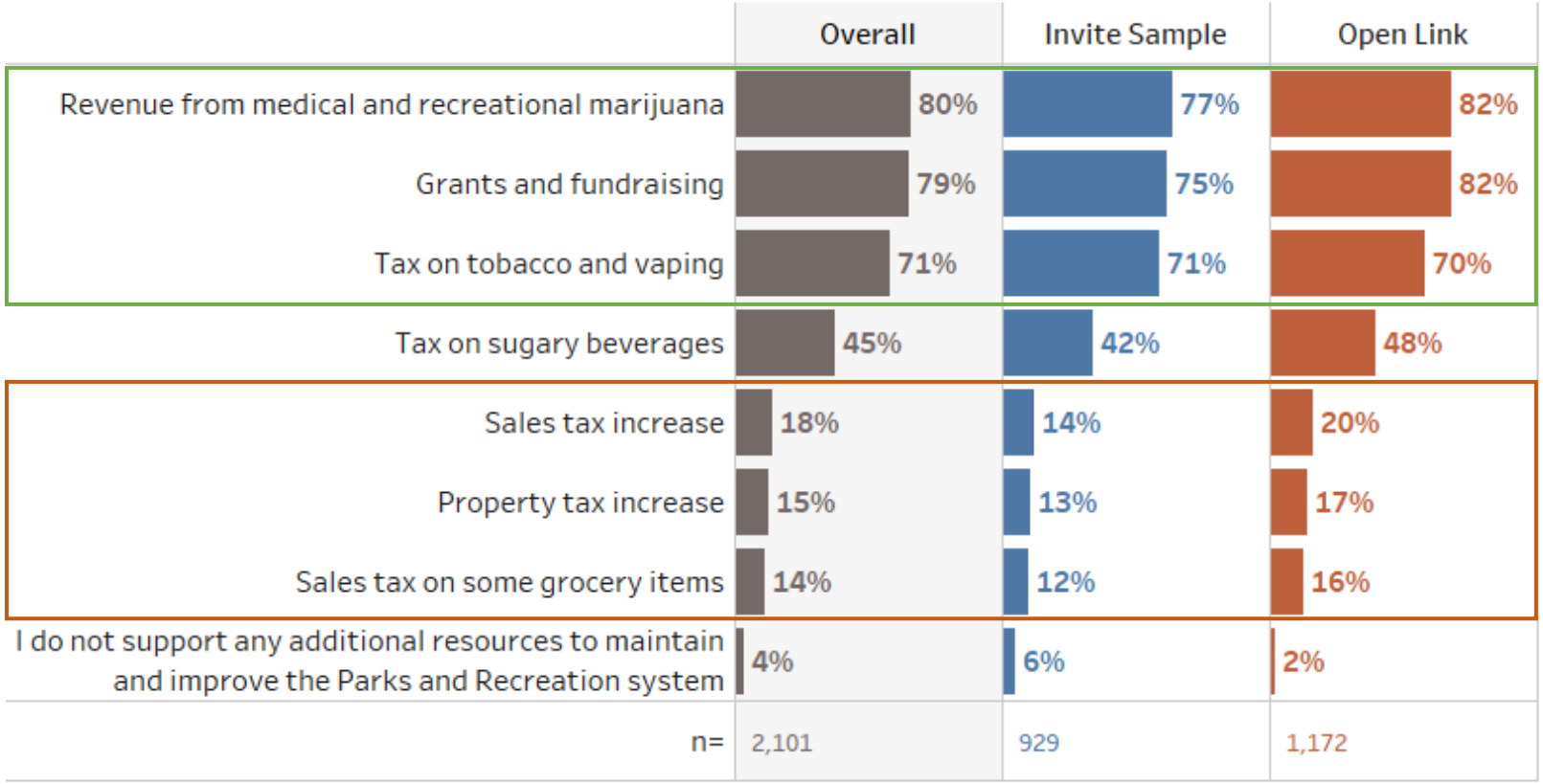
Funding Sources

Funding Mechanisms

The funding mechanisms likely to garner the most support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. A sales tax increase, property tax increase, or sales tax are some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open link sample would <u>not</u> support any additional resources to maintain and improve the Parks and Rec system.

Q 23: In concept, what funding mechanisms would you support to fund the priorities identified in the PROS Master Plan? Keep in mind, this is a plan that will cover the next 5 to 8 years (Check all that apply)

Invite vs. Open Link



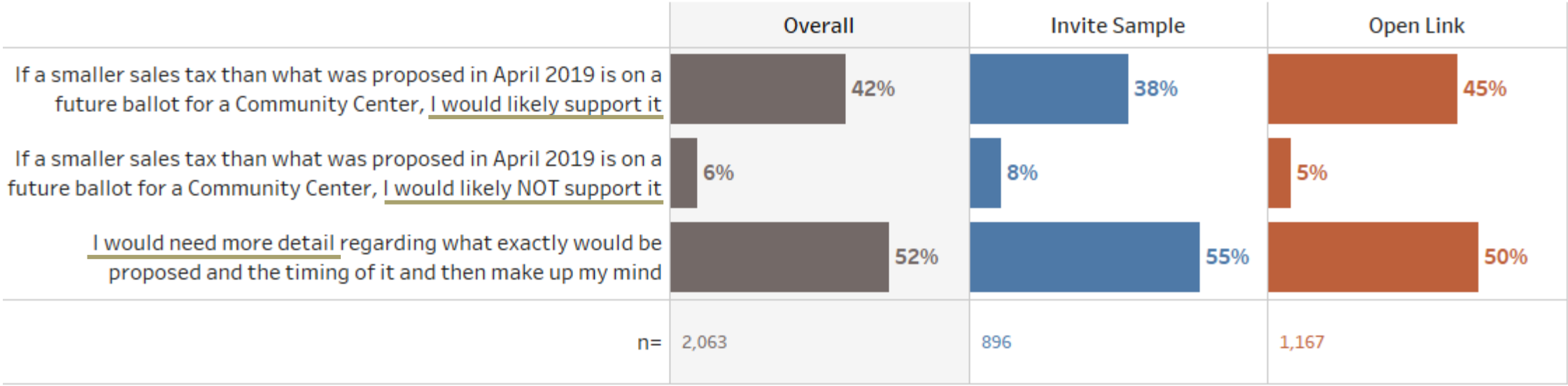
Source: RRC Associates and GreenPlay

Opinion Regarding Tax Increase

Over half (55%) of respondents indicated that they would need more detail regarding a tax increase before making up their mind. Thirty-eight percent of Invite respondents would support a tax increase, while 8% would not. Support for a tax increase was higher among Open link respondents, although half would still require more information.

Q 24: If a Community Center emerges as the top priority, which statement best describes your opinion regarding a tax increase to fund the construction, maintenance and operation of a Community Center (if and when funded, it would not open for at least 2 years)?

Invite vs. Open Link

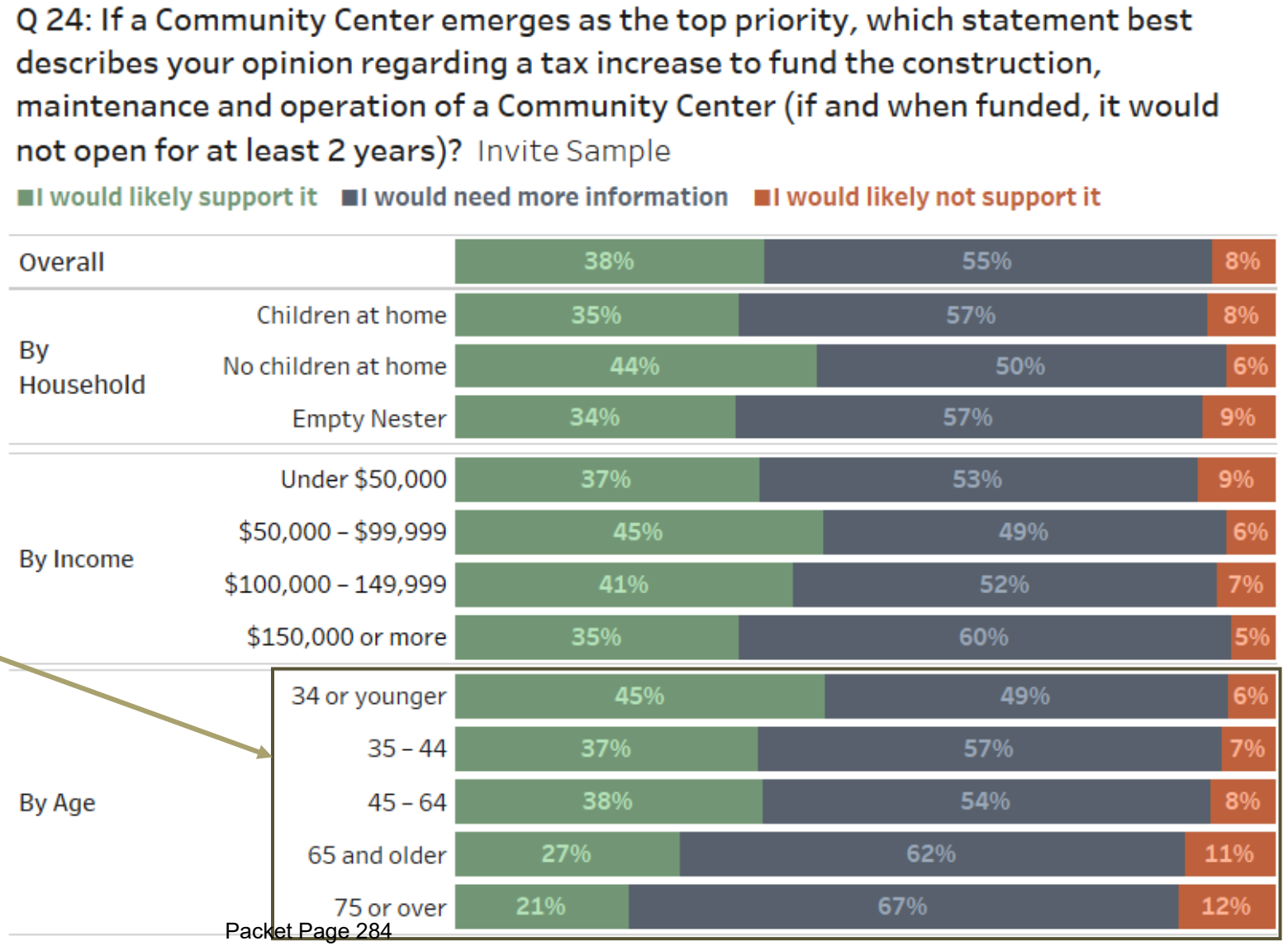


Source: RRC Associates and GreenPlay

Opinion Regarding Tax Increase

Overall Invite Sample, by Presence of Children, HH Income, and Age

Exploring the survey responses by three key variables, household makeup, income, and age provides additional insight on community opinion about a tax increase. Age is the strongest predictor of opinions. These results should be considered when planning for an election.

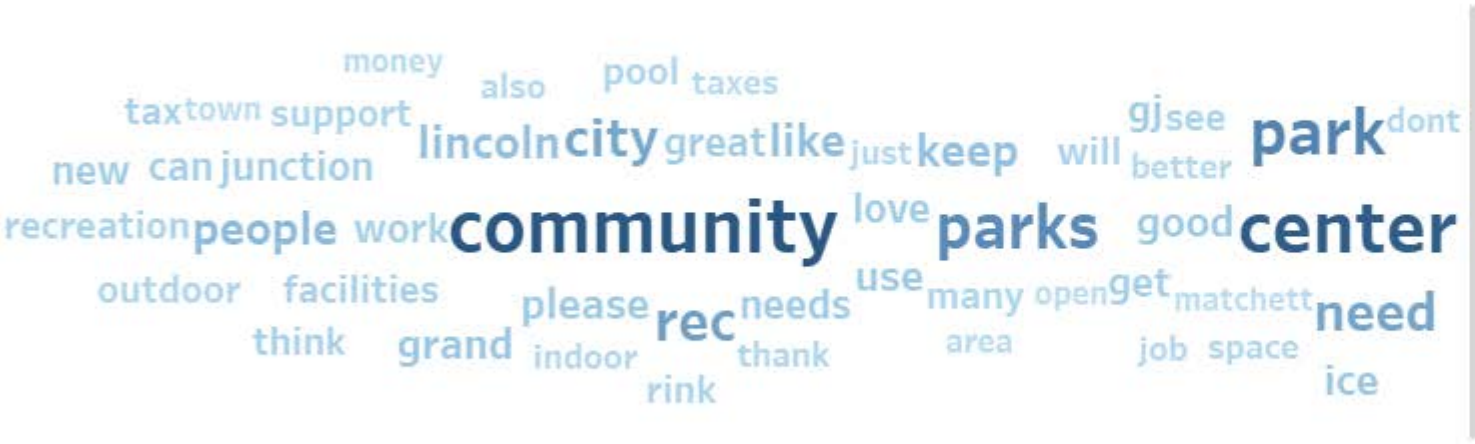


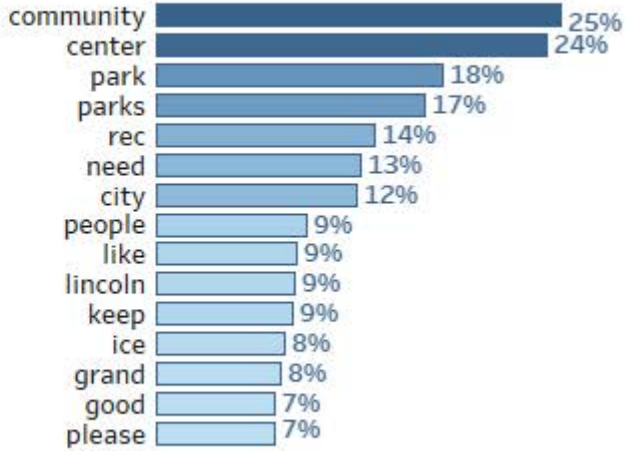
Community Comments

Additional Comments

Respondents were given the opportunity to provide any additional comments or suggestions related to the future of parks and recreation in Grand Junction. Comments addressed a diverse range of topics. A random selection of comments follows.

Q30: Do you have any additional comments or suggestions about the future of parks and recreation in Grand Junction?





718 comments :

*All respondents, Invite and Open Combined

A Selection of Additional Comments

From the beginning of the discussions regarding a community center, I have thought that considering the size of our city we need smaller neighborhood community centers. I thought that the Burkey Park property should have been considered as the location for a smaller neighbor community Center. Lincoln Park for downtown, the Orchard Mesa pool for Orchard Mesa and a Redlands location. Matchett Park could then serve as an outdoor recreation space. All of the smaller rec centers could bring local neighbors together for meetings, swimming and other exercise. I used to live in fruita and used the community center several times a week.
A huge yes on revamping Lincoln park to make indoor playground, climbing wall, basketball/volleyball and game room area, and indoor/outdoor pool like Montrose would be amazing!!! Everything the Montrose facility has minus the study rooms and work out space to not kill local gyms. Horizon park for community play ground and water feature--great views of Grand Mesa.
Please find a solution to the homeless issue. They are taking over the parks that we citizens pay for. And please no marijuana sales in GJ
Grand Jct continues to grow - thinking two community centers will be better in the long run; otherwise there will be overcrowding at the center
I feel that Parks and Rec is doing a fantastic job with the staff and limited funding that they have available to them currently!!
I feel the parks and rec overall do a good job. I would continue to push for friendly city employees as they are representing our community.

A Selection of Additional Comments

Community Center voted down 2x, don't ask again! The city builds things like amphitheater, but never provides enough parking. I've lived here for 23 years and only once was the city here to prune tree. I now have to pay to have it sprayed and trimmed myself.
It is important to me that the Parks Dept operate in a way that allows for the continued upkeep & maintenance of existing facilities and does not focus solely on expansion and development of new facilities/programs at the cost of letting existing facilities fall to disrepair, become unsafe, or have landscapes that are poorly managed (uncontrolled noxious weeds, etc.) Thank you for the opportunity to comment.
It's embarrassing that smaller places such as Fruita and Delta have community or recreation facilities but we do not. We're not meeting citizen needs
Matchett Park is not central. As the virus has shown, bike riding is the one activity that has flourished. We also need a bigger water park example: Salida and Steamboat Springs. We should take more advantage of the river and offer more clean activities on it.
Parking sucks at most downtown locations during busy times. If parking isn't addressed no matter where you build you will get a no vote
Pickleball is a growing sport ... mainly old people ... with perhaps money to pay for taxes. I have always voted for the community center. And I will always support parks and rec.

Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: July 19, 2021

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Marijuana Stores Regulations Discussion and Direction

EXECUTIVE SUMMARY:

April 2021 ballot measures 2A and 2B allow the City Council to tax and regulate marijuana businesses. To date, Council has directed staff to focus primarily on the sale of retail (i.e. recreational) marijuana, rather than cultivation or products manufacturing, which may be considered for licensing at a later date. If marijuana stores are to be regulated by the City in the near term, several tasks must be completed in relatively short order. Specifically, Council generally concurred at their May 3 workshop that a timeline for marijuana regulations should involve completing the following tasks during quarters two and three of 2021, if licensing of stores is to be possible in the first quarter of 2022:

- Adoption of regulations applicable to marijuana sales;
- Preparation and adoption of tax code amendments;
- Establishment of Local Licensing Authority; and
- Clarification of process for evaluating marijuana license applications.

Adhering to this timeline is possible if two decision points are resolved in approximately the next month. One of these decision points is the rate of taxation, specifically the special marijuana sales tax rate, which is discussed at the end of this staff report. The other area of interest is the interrelated set of questions regarding number, location, and selection process. A cohesive strategy for addressing the number of marijuana stores, rules limiting their locations, and the process for selecting operators who can open stores is essential to drafting a coherent ordinance that responds to the Council's goals.

BACKGROUND OR DETAILED INFORMATION:

Marijuana Stores

The marijuana store license permits the establishment of a physical store or dispensary location. Such a business may sell marijuana to persons over the age of 21 or, in the case of medical stores, to any person holding a valid medical marijuana license. An individual cannot purchase more than 1 ounce of retail marijuana or 2 ounces of medical marijuana. A store may also sell marijuana concentrates, infused products (edibles), ointments, balms, lotions and other topical products. A store may only operate between the hours of 8 a.m. – midnight, or as further restricted by the municipality. A store must receive a license from the local jurisdiction and a separate license from the State of Colorado. Marijuana stores are associated with the collection of sales taxes. Question 2A concerning taxation of marijuana was adopted by the voters on April 6, 2021. It established a special marijuana sales tax of 5% (for a total of 8.25%) and authority to raise that 5% rate up to 15%.

Following the April 2021 election, at their May 3, 2021 workshop. Council also clarified that first consideration should first be given to these marijuana sales businesses (i.e. stores or dispensaries), with other types of marijuana business to be considered later. Council also directed staff to solicit public input on questions related to the regulation of stores. In response, staff facilitated a survey of the public in May and June, designed to support the Council in determining the most appropriate response to a range of key policy decisions. The public outreach process also included seven staff listening sessions and a Council listening session held on June 7.

Number, Location, and Selection Process

Prior discussion of marijuana businesses by City Council and in public forums on this topic have identified a possible desire to limit the number of marijuana stores that could operate in City limits by various means. Likewise, discussions have taken place about the appropriateness (or inappropriateness) of marijuana stores for certain locations. It is broadly assumed that zoning rules would be put in place to restrict marijuana stores from locating in residential areas, and that minimum distances from schools would be put in place. However, it is also possible to further restrict location with other kinds of minimum distances (“buffers”) or by identifying certain neighborhoods or districts where stores would be allowed, and/or where a certain number of stores would be allowed. These questions of location and number are closely related to the question of a selection process for marijuana businesses, which can be very basic if no numerical limit is applied, but which would likely need to involve a more complex system if a numerical limit is applied.

Three general options have been identified to the related questions of a numerical cap and location restrictions. To assist in discussion, these three approaches may be called a **zoning and buffering** approach, a **numerical cap** approach, and a **cap-by-district** approach. All would include zoning and buffering, so the former indicates that only zoning and buffering would be used, while the latter two are inclusive of zoning and buffering *in addition to* some form of numerical cap.

- **Zoning and Buffering Approach.** Limit the number and location of stores by buffering from identified land uses and by establishing appropriate zone districts. This would indirectly lead to a maximum number of stores by creating conditions that naturally limit where stores may be located.

- **Numerical Cap Approach.** Establish an exact maximum by number, with further restrictions by buffering from identified land uses and by establishing appropriate zone districts.
- **Cap-by-District Approach**. A third option is to limit the number of store by neighborhood areas or districts, and setting a numerical cap within each district, while further restricting store locations by buffering from identified land uses and by establishing appropriate zone districts.

In all cases, it is possible to vary the set of land-uses from which stores are buffered, and to vary the distance of buffering. Land-uses considered for buffering include schools (K-12 and main campuses for higher education institutions); parks (neighborhood and/or regional); and rehabilitation facilities. Another use that may be buffered is other marijuana stores. Separation between stores is discussed below.

Numerical Cap
Many Colorado communities have successfully limited the number of stores that operate in their jurisdictions by setting a numerical limit on stores. Examples include Glenwood Springs, Palisade, Longmont, and several others. It is possible to increase that limit over time, but political and legal challenges have consistently arisen when communities have sought to decrease the cap retroactively. A numerical cap can be compatible with various types of selection process.

The recitals for April 2021 referred ballot measure 2B indicated that a limit of six (6) retail marijuana stores would be put in place by a subsequent regulation. As this was included in the recitals, rather than in the text of the measure, the Council is not bound to this number, nor to the establishment of a numerical cap. Many considerations are relevant to the setting of a numerical cap. One is the relationship between the number of stores and the possible size and traffic volume of each store, with attendant site impacts. Another is whether a single number of stores would apply City-wide, or whether a cap would assign certain numbers to various identified districts, as discussed above.

The public outreach process in May and June 2021 included specific discussion of a possible numerical limit on stores. In response to the public survey question of *what factors* should be considered in setting a numerical limit on stores, the top three responses were: ensuring availability to all areas of the community; maximizing tax revenues; and minimizing the size and traffic impacts of individual locations. Responses aimed at free market principles and minimizing the public visibility were less common, while only a small number of respondents said that the number of stores should be related to the city's population.

The response to the more pointed question of how many stores would be appropriate in the city yielded a polarizing response. The two most common responses were that there should be no limit on the number of stores and that the limit should be set between 1-5 stores. Additionally, about one-fifth of respondents indicated a desire for 6-10 stores. If aggregated, survey results indicate that respondents were generally comfortable with between 1-10 stores, with about 60% of survey responses falling in that range.

Sample Maps
Staff have prepared a series of sample maps that illustrate the effect of various buffering choices on the number of stores that could be established, absent a numerical cap, with differing buffers. Two types of buffers are shown: buffers from other sensitive land-uses, and buffers among marijuana stores. Each of these maps uses the same baseline assumption about zoning for marijuana businesses. These zoning choices could be varied, but they reflect the emerging consensus among staff, survey respondents, and Planning Commission that zones that permit other types of retail uses and stores are broadly appropriate for marijuana stores, subject to buffering from other sensitive land-use. The maps illustrate the following zones as permissible areas for marijuana stores: Commercial Zone Districts (C-1 and C-2), Business Zone Districts (B-1 and B-2), and Mixed-Use Zone Districts that allow for retail sales under the current Code (M-U, MXOC, MXG-3).

The maps illustrate a range of buffering options that are best considered with the maps as a visual reference (see attachments). The following table lists a range of options. Because the zoning and buffering approach, the numerical cap approach, and the cap-by-district approach all include zoning and buffering, the maps are relevant to all three alternatives.

Alternative	**Buffers**
1	Schools - 500 feet
	Neighborhood Parks - 250 feet
2	Schools - 500 feet
	Regional Parks - 250 feet
	Neighborhood Parks - 250 feet
	Rehabilitation Facilities - 250 feet
3	Schools - 1000 feet
	Regional Parks - 250 feet
	Neighborhood Parks - 500 feet
	Rehab Facilities - 500 feet
4	Schools - 1000 feet
	Regional Parks - 500 feet
	Neighborhood Parks - 500 feet
	Rehabilitation Facilities - 500 feet

Additionally, six sample maps using Alternative 3 as the base have been generated to illustrate the additional impact of buffering between stores. These six maps involve the random generation of points that meet zoning criteria and also show separation

between stores at varying distances. One pair of maps shows Alternative 3 zoning with a 1000-foot buffer between stores (with and without neighborhood areas overlaid). The next pair of maps shows Alternative 3 zoning with a 2500-foot buffer between stores (with and without neighborhood areas overlaid). The third pair of maps shows Alternative 3 zoning with a 5000-foot buffer between stores (with and without neighborhood areas overlaid). As distances between stores increase, the theoretical maximum number of stores decreases. Specifically, Alternative 3 with a 1000-foot buffer could allow near 110 stores; Alternative 3 with a 2500-foot buffer could allow up near 50 stores; and, Alternative 3 with a 5000-foot buffer could allow near 25 stores. These are theoretical maximums that would be nearly impossible to reach in reality for practical reasons, but they illustrate the general impact of each possible regulatory approach. One critical challenge related to buffering between stores is that of sequencing. Distancing between stores will require that an order of priority be established in the application process. Because each business would need to identify a premises for operation, a store that is higher in priority (scoring higher in a merit-based system, for example, or being drawn earlier in a lottery) could exclude another business from occupying that other business' identified premises. This complexity can be resolved in multiple ways through the drafting of an ordinance. However, because of the added complexity, it is imperative to determine whether buffering between stores is part of the intended regulation as soon as possible.

Public Input on Appropriate Locations

The public survey also addressed locations. The vast majority of survey respondents said that K-12 schools should be separated from marijuana sales locations. The only other responses with majority interest among survey respondents were public parks and rehabilitation centers. This tracks well with what was heard in the survey comments as well as at the listening sessions. A further buffering determination will be deciding if marijuana stores themselves will need to maintain some minimum distance. While buffering from other land uses was the intent of the previous question, this question is gauging what the community would like to see for a minimum distance requirement between marijuana stores. Responses for this question largely say, "no mandatory separation," but a third of respondents endorsed a 1000-foot separation between stores while a variety of write-in responses delivered answers such as one mile and two miles. It is also relevant to note that separating between stores adds complexity to the licensing process.

In other Colorado communities, stores are typically required to secure or identify a property in order to apply. It is assumed that the same would be true in Grand Junction. If separation is mandatory between stores, that introduces complexities to the application and licensing process. Municipal staff in other communities that have required such separation, such as Glenwood Springs, have highlighted this challenge. Separating stores is complex regardless of whether a numerical cap is in place, City-wide or by district.

Selection Process

Three additional options have been identified for the question of the selection process.

These are a **merit-based** approach, a **lottery** (i.e. random) approach with minimum criteria for entrance into the lottery, or a **hybrid** approach that uses a lottery with more stringent merit-base criteria.

One option is a merit-based approach. A full analysis of the merits of applications, using a predetermined point-based scoring system, has been used successfully in other Colorado communities. This process is labor intensive, as applications are typically information-dense and lengthy, resulting in a large amount of staff time required for processing. This process can also be challenging due to the potential for subjectivity in the scoring of applications, as well as for other reasons.

Another option is a lottery (i.e. random) approach. A lottery has also been successfully used in many communities to select among would-be operators. A certain set of baseline criteria, including background investigations and criminal history checks, could exclude an applicant from the lottery, but these exclusions would not be related to more complex assessments of merit. After an application period has ended, a random selection process is carried out, without regard to specific features of applicants that might be used to determine which applicant is best qualified based on the standards and priorities of the jurisdiction.

Still other Colorado communities have found success in a hybrid approach. A hybrid approach establishes a set of merit-based requirements above and beyond baseline criminal history criteria; businesses that meet the higher merit-based standard are moved into a lottery selection process. This ensures that all applicants taken into serious consideration have viable business plans and meet any policy aims established by the jurisdiction, without requiring the same amount of staff time as a fully merit-based review.

Rate of Taxation

An understanding of the broader tax structure for marijuana businesses is vital to deliberate decision-making about a special marijuana tax rate. The tax structure for marijuana sales is somewhat complex. Briefly, marijuana includes sales and use tax and excise tax, both of which are typically a combination of taxes, and are applied in addition to other City, State, and County taxes, so the total rate is higher than the special rate. The taxes collected by marijuana businesses then go to the City, County, and State.

Specifically, the following taxes would make up the total tax rate in Grand Junction. The City of Grand Junction Sales Tax of 3.25% and the Mesa County Sales Tax of 2.37% are applied to marijuana just as it does to any other retail sale. A 15% State Marijuana Sales Tax is also applied; this absorbs the baseline State of Colorado Sales Tax of 2.90%. Of that 15% State Marijuana Sales Tax, 10% is shared back to the City. Thus, total taxes on marijuana in Grand Junction could be set at such rates as 25.62% (with the minimum 5% special marijuana sales tax), 30.62% (with a 10% special tax), and so on.

To solicit public input in the aftermath of measures 2A and 2B, Council directed staff to perform various outreach activities. A survey prepared by staff and distributed through many channels in both English and Spanish received over 600 responses, and more than 150 residents attended the seven listening sessions hosted by staff (see the chart below). A specific question in the City's survey asked residents what tax rate would be appropriate for marijuana businesses. This pertained specifically to the special marijuana sales and use tax as approved by voters in measure 2A of April 2021, which set a baseline rate of 5% and a ceiling of 15%. The survey offered residents a sliding scale from 5% to 10%, as any amount about 10% is considered by staff to be likely to substantially impact consumer behavior, relative to an amount between 5% and 10%. A 5% special marijuana sales and use tax is near the high end when compared to other communities in the state. A rate of 10% or 15% would be the highest in the state.

Tax Rate %	**Number of Responses**
5	194
6	58
7	77
8	60
9	6
10	173

The average response to the survey question on rate of taxation was to set the special marijuana sales and use tax at 7%. This indicates that there is some interest in the community to see the initial rate above the baseline rate endorsed by voters in the April, 2021 election. However, the number of responses for a tax rate at 5% was the most selected, and with a greater total between 5-7 (329 responses) than between 8-10 (239). Generally, the results speak to a greater desire from the community to stay closer to, if not at, the 5% baseline.

Next Steps and Direction Requested

With this substantial public outreach and an understanding of popular opinion regarding marijuana businesses, City Council may now be equipped to proceed down the path of issuing marijuana sales licenses. If Council is prepared to do so, the general sequence of next steps may be as follows:

- Provide direction on tax rate;
- Provide direction on which approach to location and number of stores is to be pursued, among:

  - Zoning and buffering only (Zoning and Buffering Approach);
  - Zoning and buffering with a City-wide numerical cap (Numerical Cap Approach); or,
  - Zoning and buffering with a district-by-district cap (Cap-by-District Approach).

- Provide direction on number of stores (or number of stores per district), if a limit is to be set;
- Provide direction on licensing process (lottery, merit-based, or hybrid); and,
- Provide general direction on zoning and buffering, including:
  - Affirmation of, or alternatives to, zoning assumptions used in sample maps;
  - Determination of what sensitive land-use buffers are appropriate; and,
  - Determination of what buffers among stores may be appropriate, if any.

Following this direction, staff can begin to draft an ordinance for review and revision followed by scheduling hearings (Planning Commission and City Council) for adoption.

FISCAL IMPACT:

n/a

SUGGESTED ACTION:

Discussion and Direction.

Attachments

1. Alternative 1
2. Alternative 2
3. Alternative 3
4. Alternative 4
5. Alternative 3 - 1000ft buffer neighborhood
6. Alternative 3 - 1000ft buffer commercial
7. Alternative 3 - 2500ft buffer neighborhood
8. Alternative 3 - 2500ft buffer commercial
9. Alternative 3 - 5000ft buffer neighborhood
10. Alternative 3 - 5000ft buffer commercial
11. Alternative 3 - license cap neighborhood
12. Alternative 3 - license cap commercial
13. June 7 Workshop Staff Report
14. Survey Responses_06.02.2021_final
15. Survey Responses_06.02.2021_final_esp
16. Comment Summary_final
17. Listening Session Boards
18. Marijuana Update 042021 Memo to Council
19. Marijuana Regulations Draft Timeline
20. Marijuana Outline Draft _ March 1 2021 CC _ No Timeline
21. Marijuana Tax Rates of All Colorado Municipailities
22. Memo - Marijuana Update 04.20.2021 Memo
23. Marijuana Outline Draft _ March 1 2021 CC

24. Marijuana State Licensing Fee Schedule
25. CML Marijuana List

ALTERNATIVE 1

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Excluded **Schools - 500 ft**
Neighborhood Parks - 250 ft

N

0 0.25 0.5 1 Miles

ALTERNATIVE 2

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Excluded

Schools - 500 ft
Regional Parks - 250 ft
Neighborhood Parks - 250 ft
Rehabilitation Facilities - 250 ft

North West GJ
Horizon
Fruitvale
Redlands
City Center
Pear Park
Orchard Mesa

22 RD
H RD
RIVER RD
23 RD
24 RD
24 1/2 RD
25 RD
25 1/2 RD
26 RD
26 1/2 RD
27 RD
27 1/2 RD
28 RD
G RD
HORIZON DR
PATTERSON RD
F 1/2 RD
31 1/2 RD
REDLANDS PKWY
ORCHARD AVE
29 1/2 RD
E 1/2 RD
30 RD
E RD
29 RD
D 1/2 RD
D RD
C 1/2 RD
C RD
B 1/2 RD
B RD
31 RD
N 1ST ST
N 5TH ST
N 7TH ST
N 12TH ST
N 15TH ST
GRAND AVE
MAIN ST
RIVERSIDE PKWY
S BROADWAY
S CAMP RD
RIDGES BLVD
MARIPOSA DR
MONUMENT RD
ROSEVALE RD
UNAWEEP AVE

70 70 70B 6&50 6 50 340 141

N

0 0.25 0.5 1 Miles

ALTERNATIVE 3

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Excluded

Schools - 1000 ft
Regional Parks - 250 ft
Neighborhood Parks - 500 ft
Rehab Facilities - 500 ft

22 RD
H RD
26 RD
26 1/2 RD
Horizon
27 RD
70
HORIZON DR
24 RD
RIVER RD
23 RD
24 1/2 RD
G RD
North West GJ
25 RD
25 1/2 RD
27 1/2 RD
28 RD
F 1/2 RD
PATTERSON RD
Fruitvale
31 1/2 RD
6&50
REDLANDS PKWY
ORCHARD AVE
E 1/2 RD
N 1ST ST
N 5TH ST
N 7TH ST
N 12TH ST
N 15TH ST
29 1/2 RD
6
E RD
340
S BROADWAY
City Center
GRAND AVE
29 RD
70B
30 RD
Redlands
MAIN ST
D 1/2 RD
RIVERSIDE PKWY
Pear Park
RIDGES BLVD
D RD
141
S CAMP RD
MARIPOSA DR
ROSEVALE RD
C 1/2 RD
UNAWEEP AVE
C RD
50
MONUMENT RD
B 1/2 RD
B RD
Orchard Mesa
31 RD

N

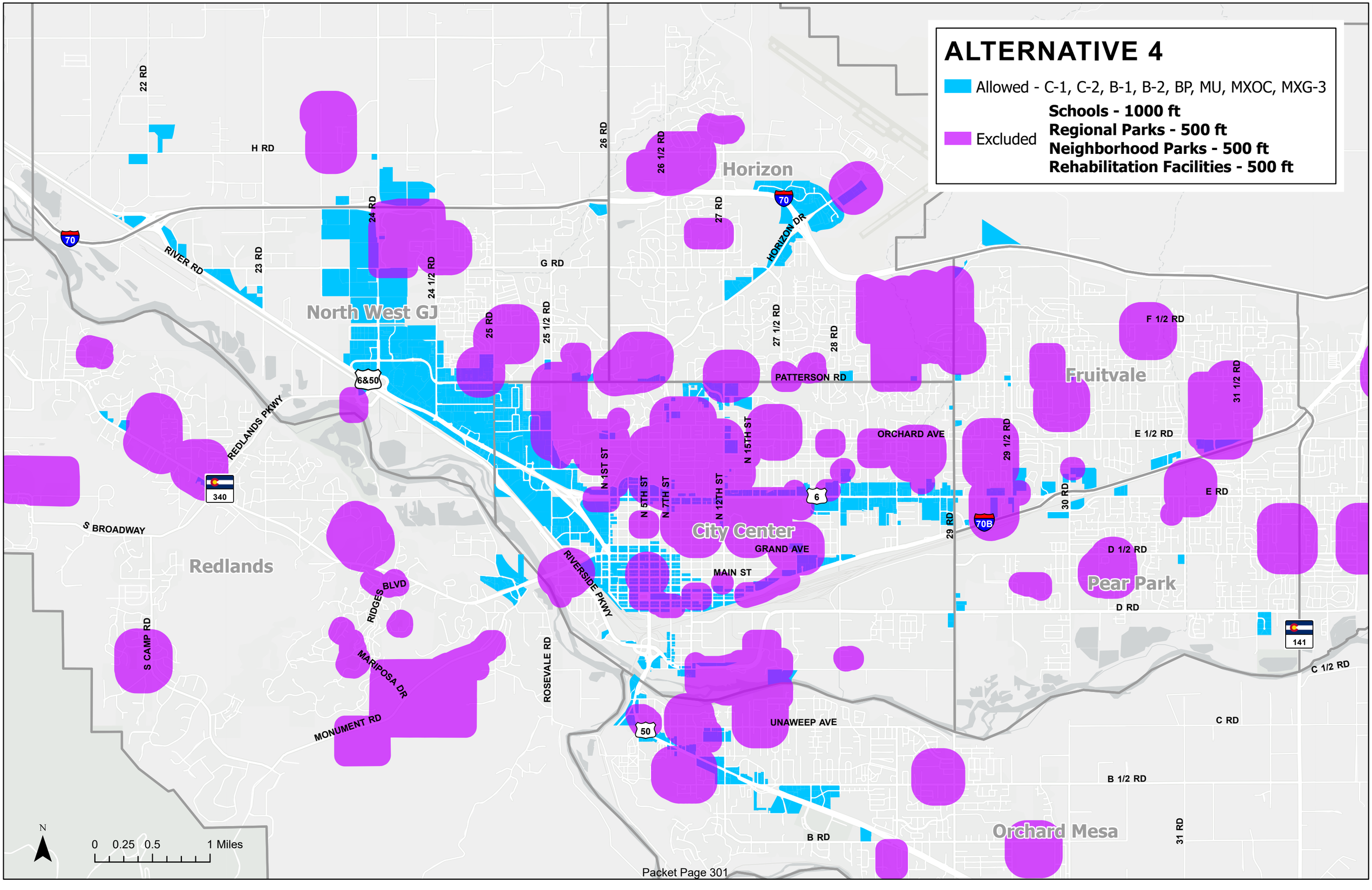
0 0.25 0.5 1 Miles

ALTERNATIVE 4

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Excluded

Schools - 1000 ft
Regional Parks - 500 ft
Neighborhood Parks - 500 ft
Rehabilitation Facilities - 500 ft



ALTERNATIVE 3

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Prohibited

Schools - 1000 ft
Regional Parks - 250 ft
Neighborhood Parks - 500 ft
Rehabilitation Facilities - 500 ft

★ Store Locations - 1000 ft buffer

Horizon
North West GJ
City Center
Fruitvale
Pear Park
Redlands
Orchard Mesa

22 RD
H RD
RIVER RD
23 RD
24 RD
24 1/2 RD
25 RD
25 1/2 RD
26 RD
26 1/2 RD
27 RD
HORIZON DR
G RD
27 1/2 RD
28 RD
PATTERSON RD
F 1/2 RD
31 1/2 RD
ORCHARD AVE
E 1/2 RD
29 1/2 RD
30 RD
E RD
D 1/2 RD
D RD
C 1/2 RD
C RD
B 1/2 RD
B RD
31 RD
N 1ST ST
N 5TH ST
N 7TH ST
N 12TH ST
N 15TH ST
29 RD
REDLANDS PKWY
S BROADWAY
S CAMP RD
RIDGES BLVD
MARIPOSA DR
MONUMENT RD
RIVERSIDE PKWY
ROSEVALE RD
MAIN ST
GRAND AVE
UNAWEEP AVE

70 70B 6&50 6 50 340 141

N

0 0.25 0.5 1 Miles

ALTERNATIVE 3

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Prohibited

Schools - 1000 ft
Regional Parks - 250 ft
Neighborhood Parks - 500 ft
Rehabilitation Facilities - 500 ft

★ Store Locations - 1000 ft buffer

North West GJ
Horizon
City Center
Fruitvale
Pear Park
Orchard Mesa
Redlands

22 RD
H RD
RIVER RD
23 RD
24 RD
24 1/2 RD
25 RD
25 1/2 RD
26 RD
26 1/2 RD
27 RD
27 1/2 RD
28 RD
HORIZON DR
G RD
PATTERSON RD
ORCHARD AVE
N 1ST ST
N 5TH ST
N 7TH ST
N 12TH ST
N 15TH ST
GRAND AVE
MAIN ST
RIVERSIDE PKWY
UNAWEEP AVE
B RD
F 1/2 RD
29 1/2 RD
30 RD
31 1/2 RD
E 1/2 RD
E RD
D 1/2 RD
D RD
C 1/2 RD
C RD
B 1/2 RD
31 RD
29 RD
REDLANDS PKWY
S BROADWAY
S CAMP RD
RIDGES BLVD
MARIPOSA DR
MONUMENT RD
ROSEVALE RD

70 70B 6&50 6 50 340 141

N

0 0.25 0.5 1 Miles

ALTERNATIVE 3

Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Prohibited

Schools - 1000 ft
Regional Parks - 250 ft
Neighborhood Parks - 500 ft
Rehabilitation Facilities - 500 ft

★ Store Locations - 2500 ft buffer

Horizon
North West GJ
City Center
Fruitvale
Pear Park
Orchard Mesa
Redlands

22 RD
H RD
24 RD
23 RD
RIVER RD
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26 1/2 RD
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25 RD
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PATTERSON RD
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31 1/2 RD
ORCHARD AVE
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N 5TH ST
N 7TH ST
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B 1/2 RD
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GRAND AVE
MAIN ST
RIVERSIDE PKWY
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UNAWEEP AVE
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0 0.25 0.5 1 Miles

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Allowed - C-1, C-2, B-1, B-2, BP, MU, MXOC, MXG-3

Prohibited

Schools - 1000 ft
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Neighborhood Parks - 500 ft
Rehabilitation Facilities - 500 ft

★ Store Locations - 5000 ft buffer

22 RD
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26 RD
26 1/2 RD
Horizon
27 RD
HORIZON DR
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RIVER RD
23 RD
G RD
24 1/2 RD
North West GJ
25 RD
25 1/2 RD
27 1/2 RD
28 RD
PATTERSON RD
F 1/2 RD
Fruitvale
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REDLANDS PKWY
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N 15TH ST
ORCHARD AVE
29 1/2 RD
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S BROADWAY
Redlands
City Center
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MAIN ST
29 RD
D 1/2 RD
Pear Park
RIVERSIDE PKWY
RIDGES BLVD
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141
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UNAWEEP AVE
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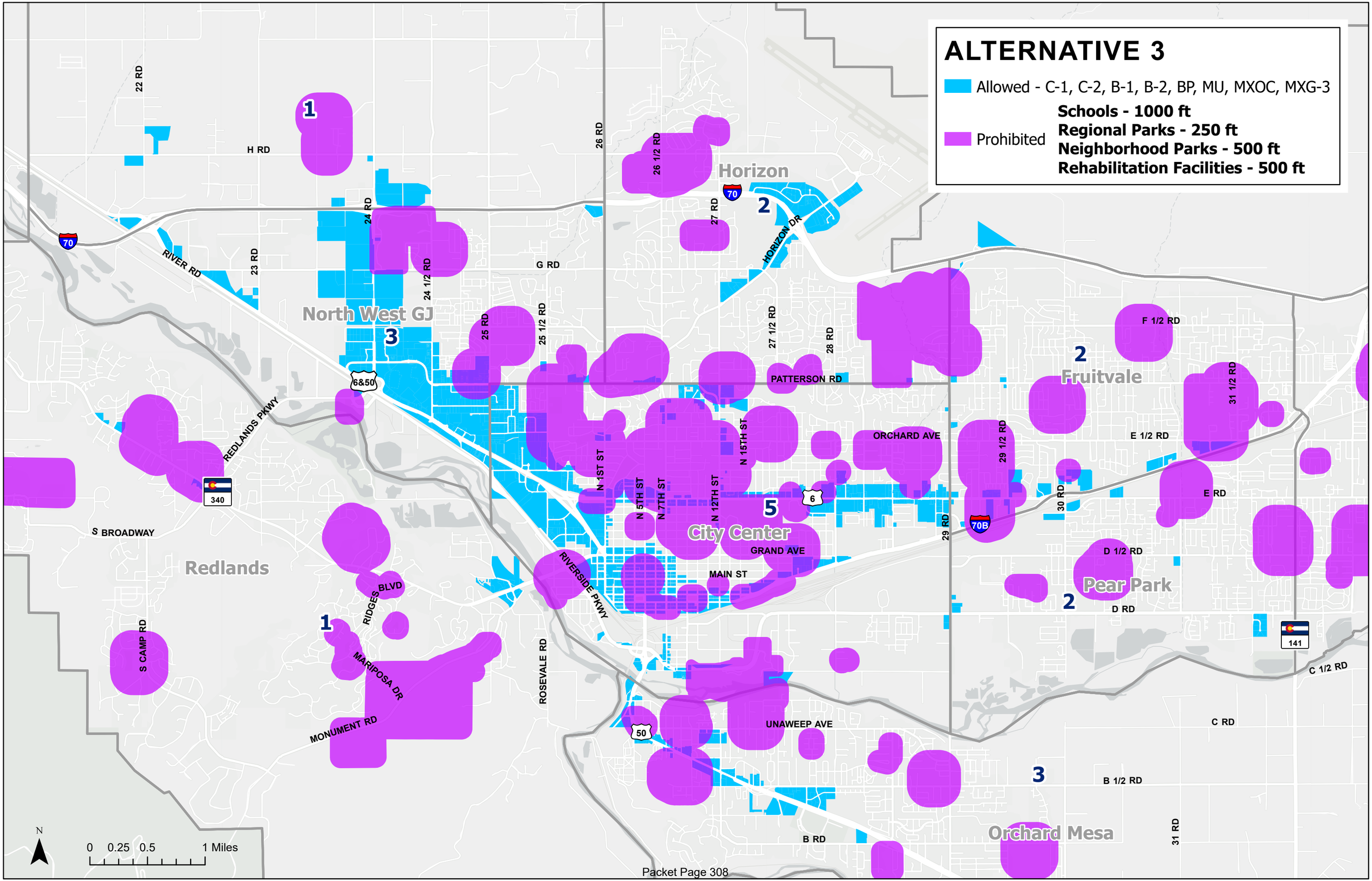

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B 1/2 RD
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: June 7, 2021

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Marijuana Regulation Listening Session, Discussion and Direction

EXECUTIVE SUMMARY:

April 2021 ballot measures 2A and 2B allow the City Council to tax and regulate marijuana businesses. Following the election, at their May 3, 2021 workshop, Council directed staff to solicit public input on marijuana business regulations. Council also clarified that first consideration should first be given to marijuana sales businesses (often called dispensaries), with other types of marijuana business to be considered later. Since, that time, the public has had the chance to take a survey, review supplemental materials, and attend any of seven listening sessions with City staff. Unlike most City Council workshops, the June 7th workshop is designed as an eighth listening session, as the Council invites the public to speak about this topic directly to Councilmembers and make their voice heard on this complex topic. Following the listening session, staff will summarize previous listening sessions and survey results and will be seeking direction regarding next step in the regulatory development process.

BACKGROUND OR DETAILED INFORMATION:

To solicit further public input in the aftermath of measures 2A and 2B, Council directed staff to perform various outreach activities. These were successful in many respects. A survey prepared by staff and distributed through many channels in both English and Spanish received over 600 responses, and more than 150 people attended the seven listening sessions hosted by staff (see the chart below), though many attendees attend multiple sessions. Input and dialogue was wide-ranging, and has helped staff to clarify the range of positions held throughout the community.

Session 1	Virtual Lunch, Wednesday, May 19th	Video Recording 41 Attendees
Session 2	Outdoor Evening at Park Shelters at Riverside Park, Monday, May 24th	16 Attendees
Session 3	Virtual Lunch, Tuesday, May 25th	Video Recording 34 Attendees
Session 4	In-Person Evening at Bookcliff Activity Center, Wednesday, May 26th	11 Attendees
Session 5	In-Person Evening at Lincoln Park Barn, Thursday, May 27	12 Attendees
Session 6	Virtual Lunch, Tuesday, June 1	Video Recording 28 Attendees
Session 7	Outdoor In-Person meeting at Eagle Rim Park, Tuesday, June 1	10 Attendees

What follows is a brief analysis of survey results, followed by a staff recommendation that reflects adjustments to previous staff recommendations based on the input received through these outreach methods.

Survey Results

The results of the City's survey of public opinion on various aspects of marijuana business regulations can be found attached to this staff report. The City received 663 responses in total through a combination of online and paper copies (English and Spanish available). Generally, the survey covered the following topics:

- Number of Marijuana Sales Businesses
- Location of Marijuana Sales Businesses

- Licensing Criteria
- Tax Rate
- General Comments and Concerns

This was not a representative survey due to the limited total reach of the survey (approximately 1% of the City's population) and non-random sampling method. Thus, responses referenced below are not necessarily statistically representative of the community. Further, staff determined that approximately 8% of survey responses came from duplicate IP addresses (an IP address is a unique address that identifies a device on the internet or a local network). This tells us that while minimal, there were some duplicate responses from individuals participating in the survey.

A question-by-question analysis follows.

Demographic Questions

The first survey question asked whether respondents lived or worked in the City of Grand Junction, elsewhere in Mesa County, or none of these. Survey respondents were largely those that live and work in City limits, with only 17 respondents neither living nor working in Grand Junction or Mesa County. The second question asked whether the respondent plans to apply for a marijuana sales license in the City of Grand Junction; 47 respondents affirmed that they were.

Questions about Number of Marijuana Sales Businesses

Two questions were asked about the number of marijuana stores. The first question asked what factors should be considered in setting a numerical limit on stores, while the second asked respondents to select a range that they thought would be appropriate.

In response to the question of what factors should be considered in setting a numerical limit on stores, the top three responses were: ensuring availability to all areas of the community (41.04%); maximizing tax revenues (39.66%); and minimizing the size and traffic impacts of individual locations (34.76%). Responses aimed at free market principles and minimizing the public visibility were less common (33.23% and 27.26%, respectively), while only 14.55% of respondents said that the number of stores should be related to the city's population.

Intriguingly, the response to the question of how many stores would be appropriate in the city yielded a polarizing response. The two most common responses were that there should be no limit on the number of stores (24.81%) and that the limit should be set between 1-5 stores (26.29%). Additionally, there was a large response that selected between 6-10 stores (20.52%), leading staff to conclude that the community is generally comfortable with between 1-10 stores at almost 60% of survey responses. Furthermore, these results may suggest that there are two divergent and prevailing opinions in the community. One opinion holds that marijuana stores should be allowed

to operate like any other retail business to the maximum possible extent, while the other opinion holds that these are undesirable land-uses and should be allowed only to the minimum required extent.

Questions about Location of Marijuana Sales Businesses

The survey asked three questions pertaining to where businesses should be located. One asked respondents to identify areas where marijuana stores might be appropriate by selecting from parts of town, such as Main Street, North Avenue, and the Horizon Drive District. The other two questions asked residents about buffering marijuana stores from other uses. One buffering question asked whether marijuana stores should be separated from land uses like parks, schools, and places of worship that might be considered sensitive to marijuana-related impacts. The next question asked specifically how much distance between marijuana stores would be necessary or desirable.

Further resident input about where marijuana stores should be allowed, while general, supports the City Council in several considerations. A prime example is zoning. This feedback can be translated into an understanding of which zone districts may be appropriate for marijuana sales locations. For example, responses to the “Main Street” and “Downtown Other than Main Street” options indicate how the B-2 (Downtown Business) zone district should be treated. Responses to categories like “North Avenue” indicate how the C-1 (Light Commercial) zone district should be treated, responses on the industrial areas listed indicate how the I-1 (Light Industrial) and I-2 (General Industrial) zone districts might be treated, and so on. Survey responses track well with the working group recommendation of allowing marijuana retail stores to operate in zone districts where other commercial retail sales are allowed. Perhaps the most evident exception to this is that respondents expressed interest in seeing marijuana stores operating on Main Street (between 1st Street and 8th Street).

The first of the buffering questions asked respondents to note what other types of land-uses should be separated from marijuana stores. The majority of respondents said that K-12 schools should be separated from marijuana sales locations at 83.38%. The only other responses with majority interest among survey respondents were public parks (50.91%) and rehabilitation centers (50.46%). This tracks well with what we heard in the survey comments as well as at the listening sessions.

A further buffering determination will be deciding if marijuana stores themselves will need to maintain some minimum distance. While buffering from other land uses was the intent of the previous question, this question is gauging what the community would like to see for a minimum distance requirement between marijuana stores. Responses for this question largely say, “no mandatory separation” at 43.91%, but notable is a 1000-foot separation between stores (30.63%) and a variety of other write-in responses that include answers such as one mile and two miles. It is also relevant to note that separating between stores adds complexity to the licensing process. In other Colorado communities, stores are typically be required to secure or identify a property in order to apply. If separation is mandatory, it could be disruptive to the application and licensing

process.

Questions about Licensing Criteria

Another question asked residents to indicate, in a scenario where selection of marijuana business operators is not entirely random, what qualifications should be prioritized in the selection of marijuana business operators. Residents were asked to respond to a wide-ranging and sometimes divergent list of potential criteria.

The responses for criminal history (59.69%) and prior code enforcement violations (57.48%) were popular amongst survey respondents, but notable is the local residency status at 45.83%. Using local residency status in a merit-based system was a popular theme at the listening sessions, so this tracks well with survey results. Additionally, prior experience operating a marijuana sales business was 37.48% of responses, also tracking with comments at listening sessions. Insofar as local residency and operating experience are mutually exclusive to some extent, this feedback may be particularly relevant to City Council. There are relatively few known residents in the community with prior experience operating a recreational marijuana business, so prioritizing one or the other of these criteria represents a substantial policy decision.

Questions about Tax Rate

A final specific question asked residents what tax rate would be appropriate for marijuana businesses. This pertained specifically to the special marijuana sales and use tax as approved by voters in measure 2A of April 2021, which set a baseline rate of 5% and a ceiling of 15%. The survey offered residents a sliding scale from 5% to 10%, as any amount about 10% is considered by staff to be likely to substantially impact consumer behavior, relative to an amount between 5% and 10%. A 5% special marijuana sales and use tax is near the high end when compared to other communities in the state. A rate of 10% or 15% would be the highest in the state.

The average response to the survey question on rate of taxation was to set the special marijuana sales and use tax at 7%. This indicates that there is some interest in the community to see the initial rate above the baseline rate endorsed by voters in the April, 2021 election. However, the number of responses for a tax rate at 5% was the most selected, and with a greater total between 5-7 (329 responses) than between 8-10 (239). Generally, the results speak to a greater desire from the community to stay closer to, if not at, the 5% baseline.

Tax Rate %	Number of Responses
5	194

6	58
7	77
8	60
9	6
10	173

An understanding of the broader tax structure for marijuana businesses is vital to deliberate decision-making in this regard, and matter made challenging by the complexity of that tax structure. Briefly, marijuana includes sales and use tax and excise tax, both of which are typically a combination of taxes, and are applied in addition to other City, State, and County taxes, so the total rate is higher than the special rate. The taxes collected by marijuana businesses then go to the City, County, and State.

Specifically, the following taxes would make up the total tax rate in Grand Junction. The City of Grand Junction Sales Tax of 3.25% and the Mesa County Sales Tax of 2.37% are applied to marijuana just as it does to any other retail sale. A 15% State Marijuana Sales Tax is also applied; this absorbs the baseline State of Colorado Sales Tax of 2.90%. Of that 15% State Marijuana Sales Tax, 10% is shared back to the City. Thus, total taxes on marijuana in Grand Junction could be set at such rates as 25.62% (with the 5% special marijuana sales tax), 30.62% (with a 10% special tax), and so on.

General Comments and Concerns

An additional 419 comments were received with the survey open-comment response and 203 comments were noted at the various listening sessions. These comments were categorized into four general themes (Land Use, Taxation, Licensing and Public Health/Safety) as well as a “general comment” category.

Land Use Comments

Comments that related to the general operations, location, and appearance of marijuana stores had many commonalities. A general desire exists to manage signage, locations, and buffering between dispensaries and other institutions deemed to be sensitive. Many comments were made about minimizing visual impact that might negatively affect youth, tourism, or the city’s general image. Similarly, some other comments addressed the need to regulate to building appearance, parking standards, and hours of operation so as to minimize deleterious effects on neighborhoods. The overarching theme amongst comments related to signage were to keep it minimal and ensure a restriction to market to youth. The State already regulates signage and marketing to adolescents.

Further land use comments that were related to zone districts, or location, track well with what we saw in the survey results as well as the working group's recommendation. The general sentiment was to allow marijuana retail stores to operate in those areas of town that already allow retail sales and keeping them in established commercial areas of the city. Some residents expressed concern about stores being abundant in the City's gateway areas, such as Horizon Drive, though Horizon Drive was itself a popular suggested location for stores. Many comments addressed the potential for negative impacts if dispensaries are located close to public parks/schools.

This leads us to those comments related to buffering. As noted above, the predominant opinion is to ensure that marijuana stores are buffered from K-12 schools (which the State regulates at a minimum of 500-feet). Other comments related to buffering noted a desire to require a minimum distance from stores to land uses such as daycares, public parks, and other recreational areas.

Licensing Comments

Licensing comments were generally focused on the selection method for licenses, what the selection criteria should be if a merit-based system was utilized, and how many licenses should be issued.

Those who attended the listening sessions were primarily in favor of a merit-based selection process versus a lottery approach. There were also a few respondents in support of a hybrid merit/lottery approach. There was a significant subset of the comments that mentioned free-market principles. These comments tended to lean towards statements such as "let free enterprise work and regulate itself" and, "let free marketplace determine how many stores can operate." On the other end of the spectrum, opposite those endorsing free market approaches, were numerous requests that no stores be permitted at all. Many residents identified the permitting of marijuana stores as a "mistake" or a "bad decision," or wrote in a "0" option in response to the question about the number of stores that would be acceptable.

Those comments that do accept a certain number of stores above zero often mentioned a preference for a merit-based system had a variety of statements on specific selection criteria, such as a local residency requirement, providing a community engagement plan, establishing a social equity system, experience in the industry, and historical compliance with regulations and law. Further, there was a prevalent subset that noted an aversion of non-local ownership/operators, but almost conversely, requested experience in the industry. As noted above, this may be acutely relevant, based on the outreach of would-be applicants to staff and the results of the survey. 47 survey respondents expressed that they would be applying for licenses, and this is unlikely to capture the total interest. Majorities of respondents said that criminal history and prior code enforcement violations were crucial to selecting businesses. The state requires background checks for all operator (Suitability Analysis) and employees and communities often also conduct their own background checks as well. Notably, 46%

said that local residency was important, while only 37% said that prior experience in the industry was important.

Public Health/Safety Comments

Generally, comments related to public health and safety focused on the concern for the potential increased access to marijuana products by underage youth along with substance abuse and the potential for increased crime rates. Odor control, mental health, and impaired driving were other common themes among this type of comment. Although not many of these comments overall (about 12% of the total comments received were related to public health and safety) the prominence of concern for the adolescent population in the community specifically is fairly vocal. This was also a large topic of discussion during the listening sessions.

Taxation Comments

Comments related to taxation primarily focused on the rate at which the tax should be set. Generally, in both the survey and the listening sessions, community members are more comfortable with a lower tax rate closer to the baseline of 5%. The reasoning behind these comments may speak to the desire for the city to remain within the market range of surrounding communities in the region and state. There was some deviation at the listening sessions and the survey results, noting that the maximum tax rate should be set at the high end primarily because Grand Junction is a regional center, as a deterrent to would-be purchasers, or to protect existing business in surrounding communities.

Other comments related to taxation focused on how the tax revenue should be utilized, in which there was a theme to use tax revenue to improve District 51 schools and parks, ensure enforcement, and to implement educational outreach programming to the community's adolescent population. Some critique was made of the notion that the City would use such revenues for a seemingly unrelated purpose such as parks and recreation; such respondents often called for revenues to be directed entirely toward managing the potential ramifications of more localized availability of recreational marijuana such as addiction and youth access.

Other General Comments

Other comments received through the survey as well as at the public listening sessions expanded a variety of subject matter. At the listening sessions, one theme that stands out is that the City's regulations should be based on either current state regulations or based on best practices adopted by other communities. In the survey, comments were either highly pro- or anti-marijuana businesses being located within the city.

Next Steps and Recommendation

With this substantial public outreach and resulting increase in understanding of popular

opinion regarding marijuana businesses, City Council may now be equipped to proceed down the path of developing regulations for the future issuance of marijuana sales licenses. If Council is prepared to do so, the general sequence of provide direction on regulatory aspects including:

• tax rate;
• number of stores;
• licensing process (lottery, merit-based, or hybrid); and,
• general direction on zoning and buffering.

Staff recommendations on these topics are as follows:

• Place a limit of 6-10 stores;
• Award licenses using a hybrid process involving both a merit-based threshold and a random selection of qualified operators;
• Set the special marijuana tax rates at or near the baseline rates of 3% for special marijuana excise tax and 5% special marijuana sales tax; and
• Permit marijuana stores to be licensed in areas (i.e. zone districts) that allow for commercial uses excluding Main Street between 1st Street and 8th Street, provided that these locations are buffered from K-12 schools, public parks rehabilitation centers, and the CMU Main Campus.

Following this direction, staff can begin to draft an ordinance for review and revision followed by scheduling hearings (Planning Commission and City Council) for adoption.

FISCAL IMPACT:

n/a

SUGGESTED ACTION:

Discussion and Direction.

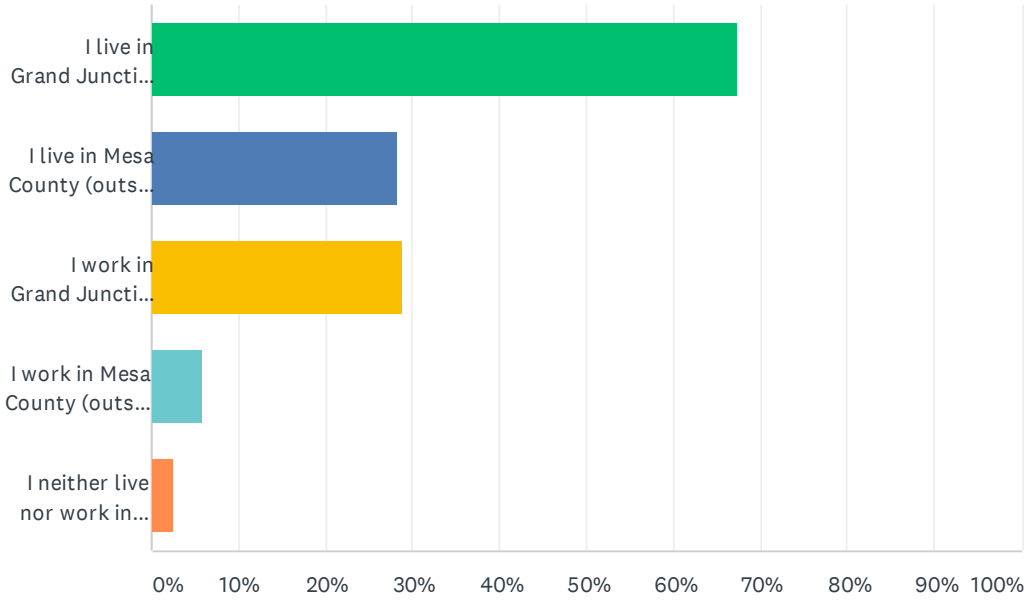
Attachments

1. Survey Responses_06.02.2021_final
2. Survey Responses_06.02.2021_final_esp
3. Comment Summary_final
4. Listening Session Boards
5. Marijuana Update 042021 Memo to Council
6. Marijuana Regulations Draft Timeline
7. Marijuana Outline Draft _ March 1 2021 CC _ No Timeline
8. Marijuana Tax Rates of All Colorado Municipailities
9. Memo - Marijuana Update 04.20.2021 Memo
10. Marijuana Outline Draft _ March 1 2021 CC
11. Marijuana State Licensing Fee Schedule
12. CML Marijuana List

13. Councilmember Reitz Email June 7 2021 Workshop

Q1 Which of the following describe you?

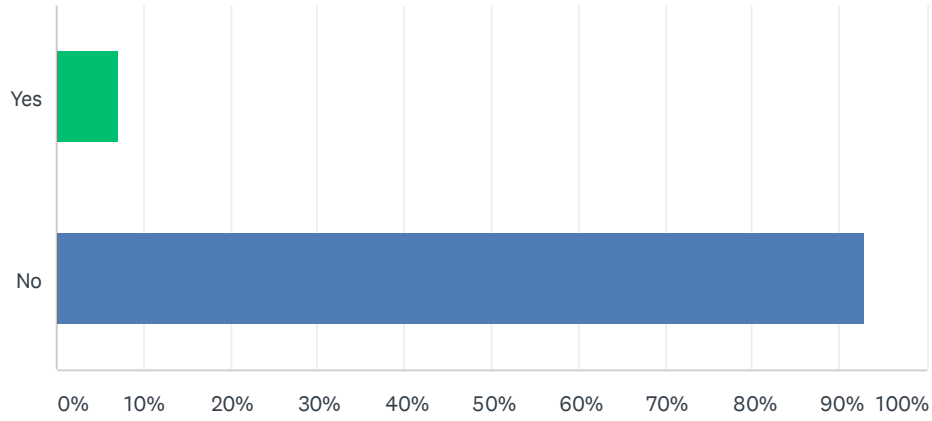
Answered: 661 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Grand Junction City limits.	67.32%	445
I live in Mesa County (outside of Grand Junction).	28.29%	187
I work in Grand Junction City limits.	28.90%	191
I work in Mesa County (outside of Grand Junction).	5.90%	39
I neither live nor work in Grand Junction or Mesa County.	2.57%	17
Total Respondents: 661		

Q2 Do you plan to apply for a marijuana sales license in the City of Grand Junction?

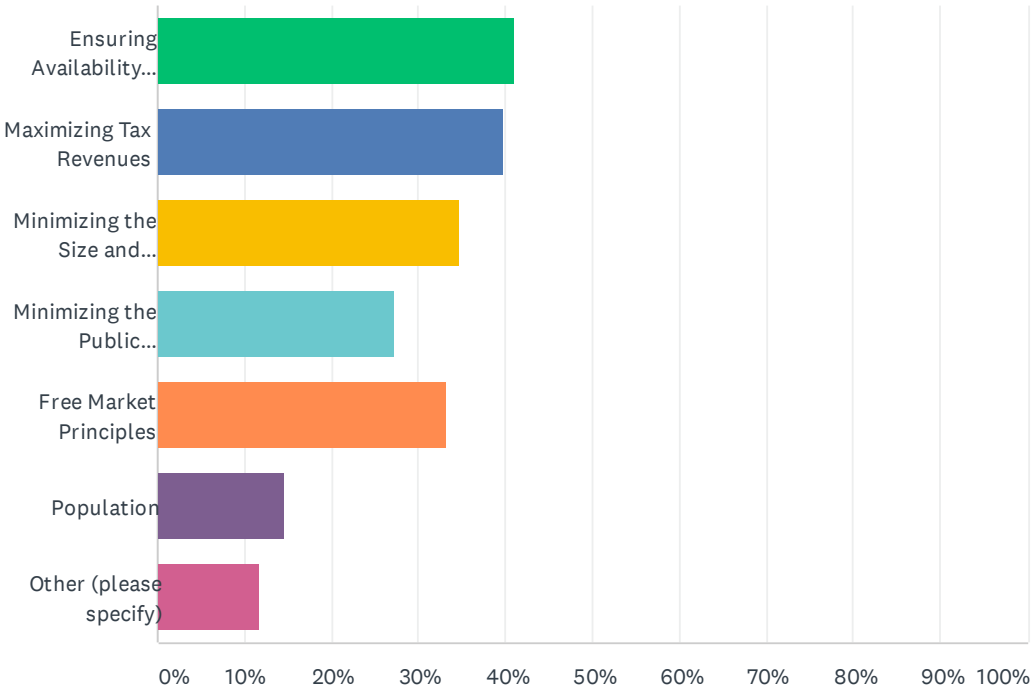
Answered: 660 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	7.12%	47
No	92.88%	613
TOTAL		660

Q3 What factors should be prioritized in determining how many marijuana stores should be permitted to operate?

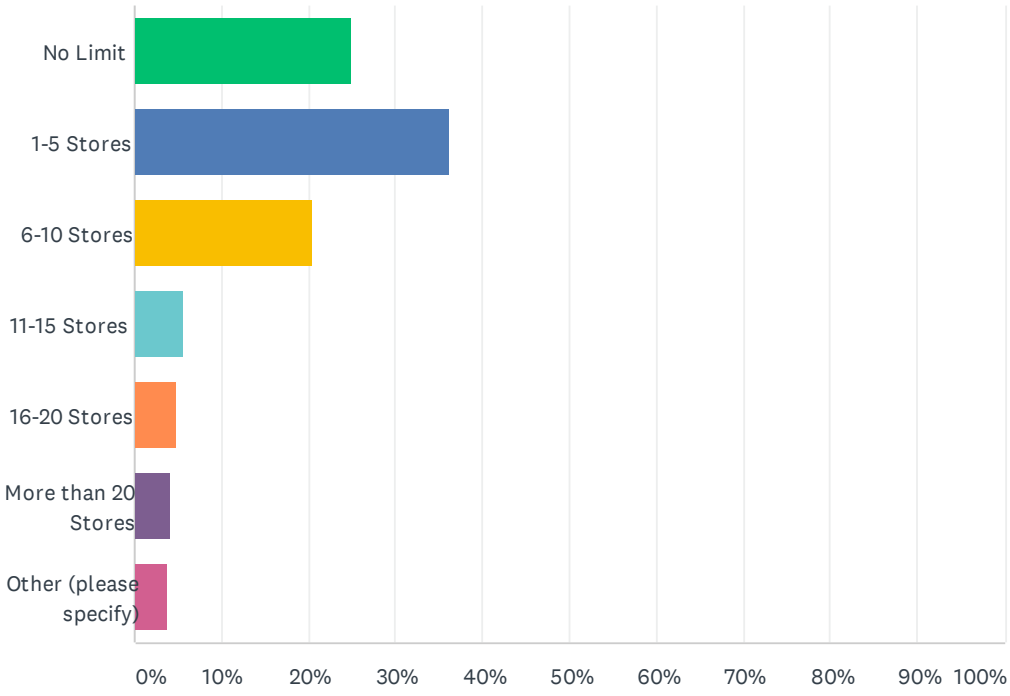
Answered: 653 Skipped: 8



ANSWER CHOICES	RESPONSES	
Ensuring Availability to all Areas of Community	41.04%	268
Maximizing Tax Revenues	39.66%	259
Minimizing the Size and Traffic Impacts of Individual Locations	34.76%	227
Minimizing the Public Visibility of Marijuana Sales Locations	27.26%	178
Free Market Principles	33.23%	217
Population	14.55%	95
Other (please specify)	11.64%	76
Total Respondents: 653		

Q4 What is the maximum number of marijuana stores that would be appropriate in Grand Junction City limits?

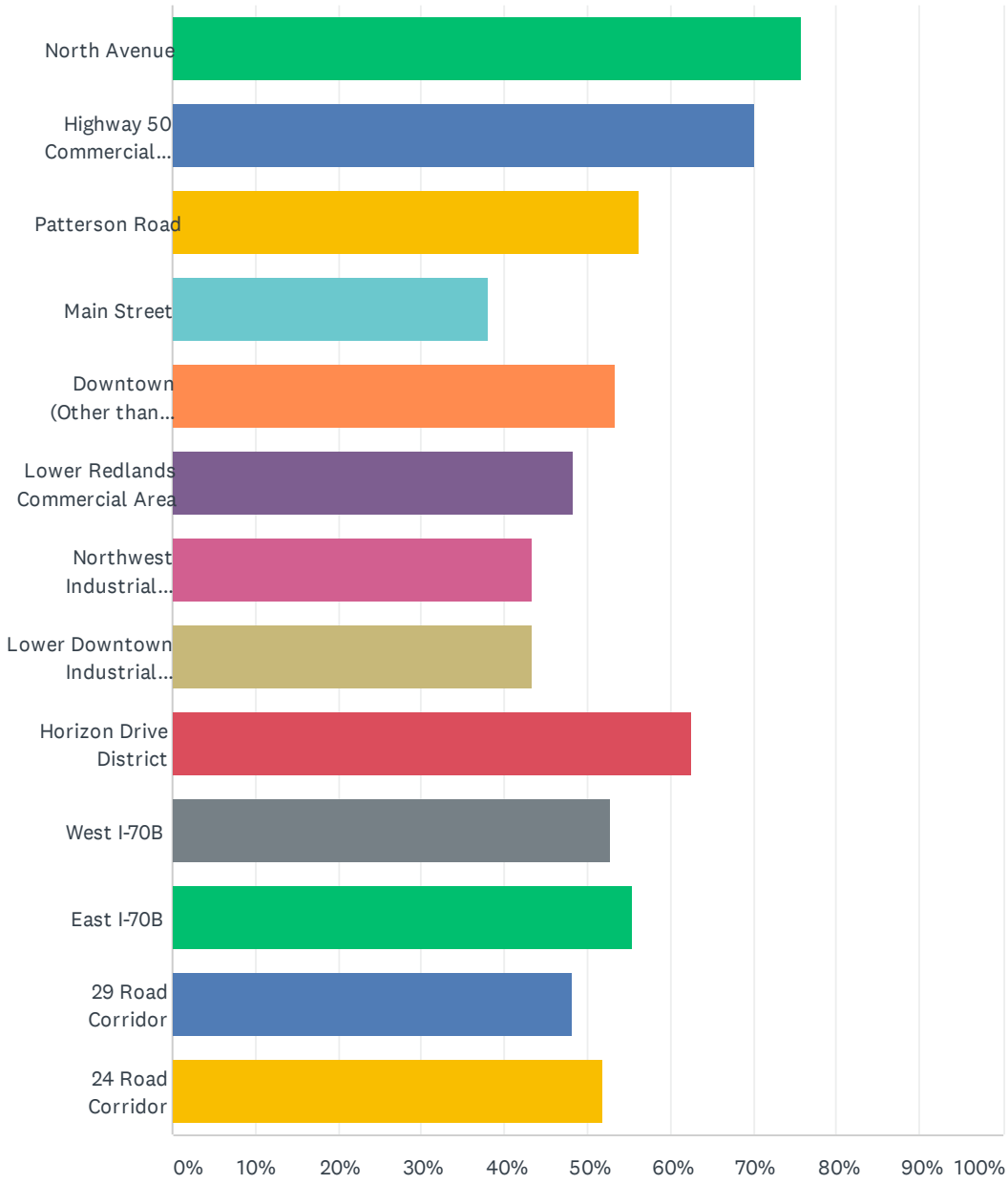
Answered: 653 Skipped: 8



ANSWER CHOICES	RESPONSES	
No Limit	24.81%	162
1-5 Stores	36.29%	237
6-10 Stores	20.52%	134
11-15 Stores	5.67%	37
16-20 Stores	4.90%	32
More than 20 Stores	4.13%	27
Other (please specify)	3.68%	24
TOTAL		653

Q5 In what areas of the community would marijuana stores be generally appropriate? Check all that Apply.

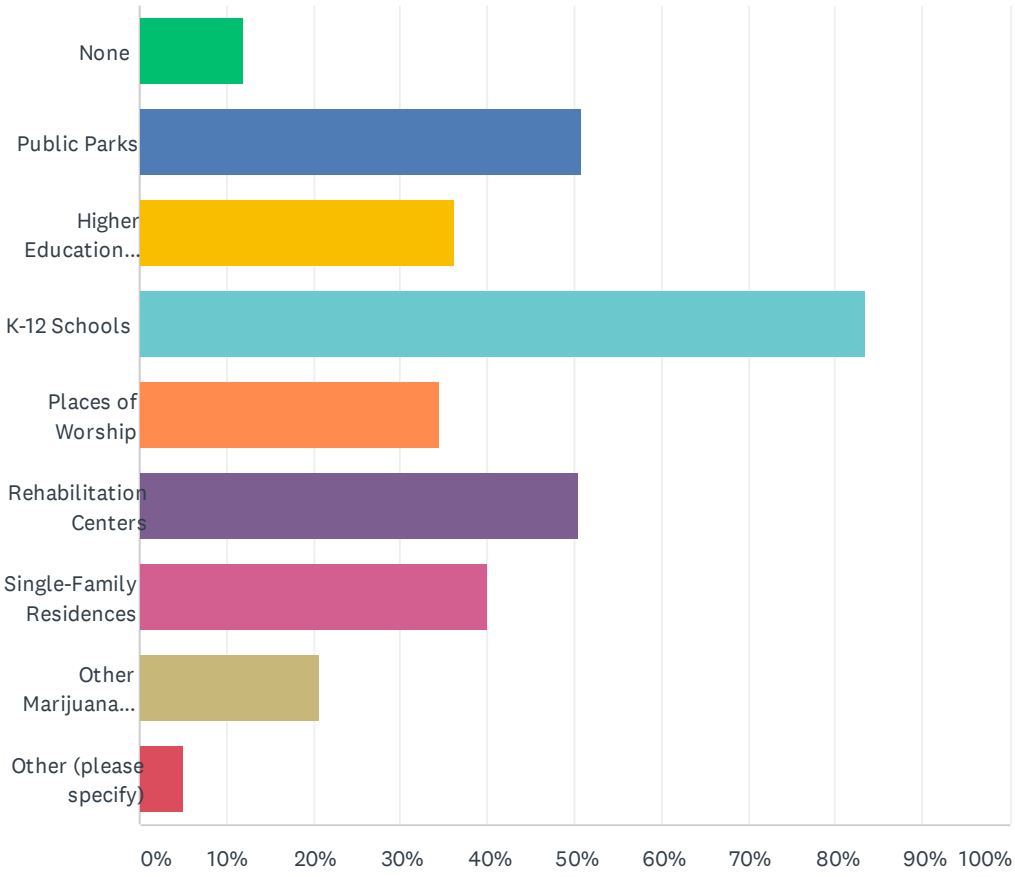
Answered: 629 Skipped: 32



ANSWER CHOICES	RESPONSES	
North Avenue	75.68%	476
Highway 50 Commercial Corridor (Orchard Mesa)	70.11%	441
Patterson Road	56.28%	354
Main Street	38.00%	239
Downtown (Other than Main Street)	53.26%	335
Lower Redlands Commercial Area	48.33%	304
Northwest Industrial District	43.24%	272
Lower Downtown Industrial District	43.40%	273
Horizon Drive District	62.64%	394
West I-70B	52.62%	331
East I-70B	55.48%	349
29 Road Corridor	48.01%	302
24 Road Corridor	51.99%	327
Total Respondents: 629		

Q6 What types of land-use should be separated from marijuana sales locations?

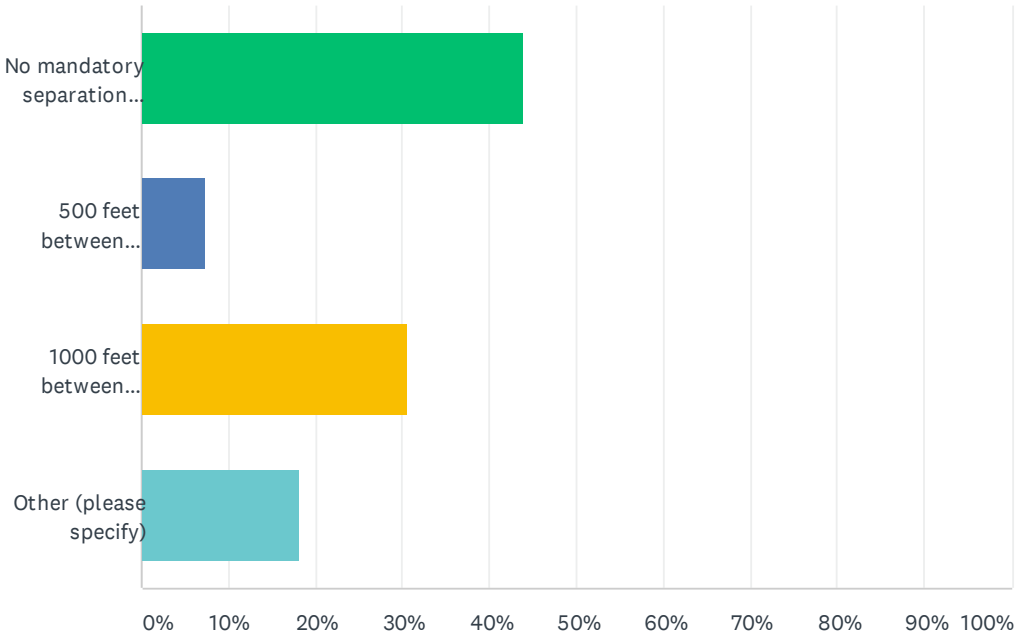
Answered: 656 Skipped: 5



ANSWER CHOICES	RESPONSES	
None	11.89%	78
Public Parks	50.91%	334
Higher Education Institutions	36.28%	238
K-12 Schools	83.38%	547
Places of Worship	34.45%	226
Rehabilitation Centers	50.46%	331
Single-Family Residences	39.94%	262
Other Marijuana Stores	20.73%	136
Other (please specify)	5.03%	33
Total Respondents: 656		

Q7 What minimum distance between marijuana stores should be established?

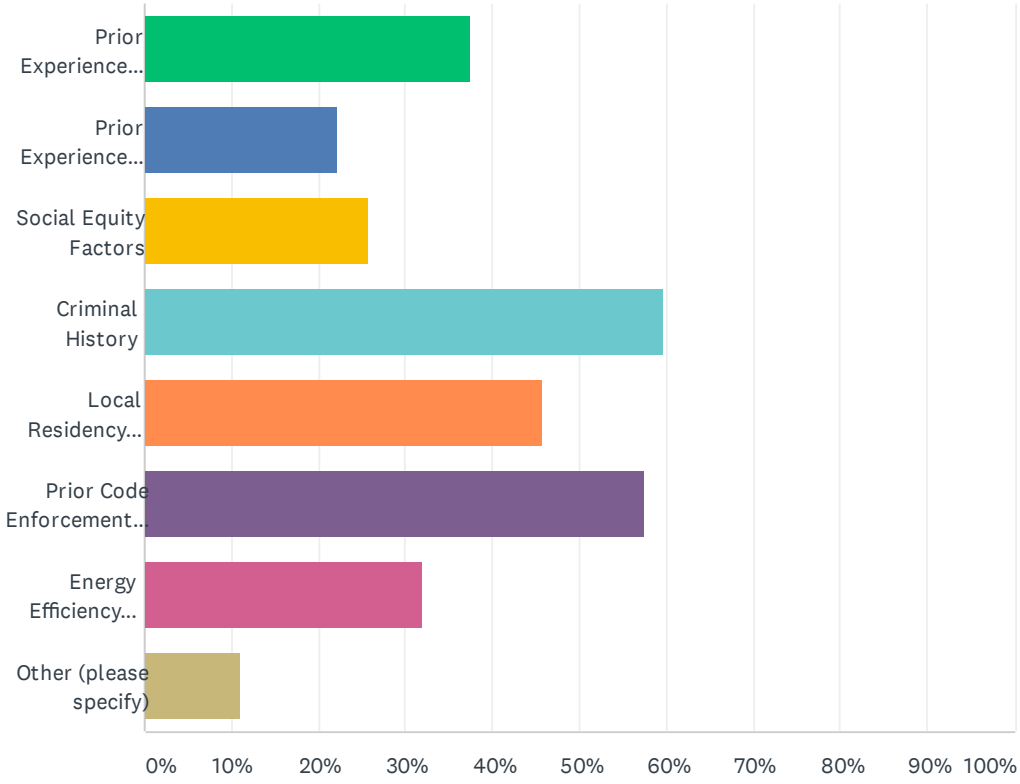
Answered: 640 Skipped: 21



ANSWER CHOICES	RESPONSES	
No mandatory separation between marijuana stores	43.91%	281
500 feet between marijuana stores	7.34%	47
1000 feet between marijuana stores	30.63%	196
Other (please specify)	18.13%	116
TOTAL		640

Q8 If selection of marijuana business operators is not entirely random, what qualifications should be prioritized in the selection of marijuana business operators? Check all that Apply.

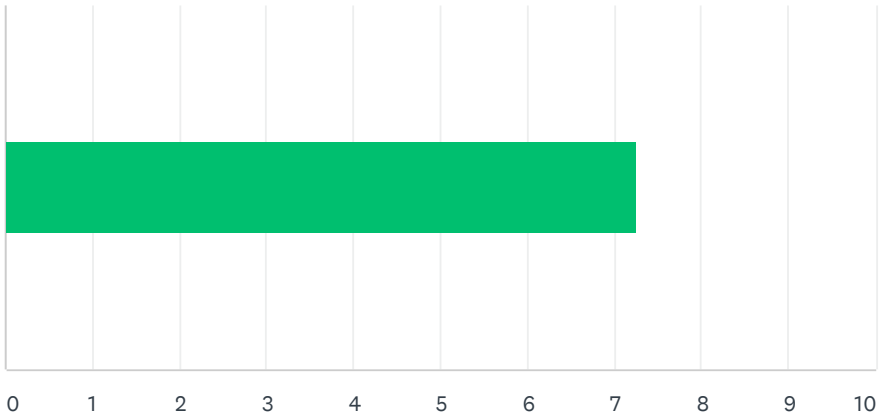
Answered: 635 Skipped: 26



ANSWER CHOICES	RESPONSES	
Prior Experience Operating a Marijuana Sales Business	37.48%	238
Prior Experience Operating a Medical Marijuana Business in Grand Junction	22.20%	141
Social Equity Factors	25.67%	163
Criminal History	59.69%	379
Local Residency Status (in City limits)	45.83%	291
Prior Code Enforcement Violations	57.48%	365
Energy Efficiency and/or Green Building Standards	31.97%	203
Other (please specify)	11.18%	71
Total Respondents: 635		

Q9 At what rate should marijuana sales be taxed (above and beyond standard State and local taxes)?Note that 5% special sales and use tax is the minimum approved by voters, and is near the highest rate in the state, while 10% would be the highest rate in the state.

Answered: 568 Skipped: 93



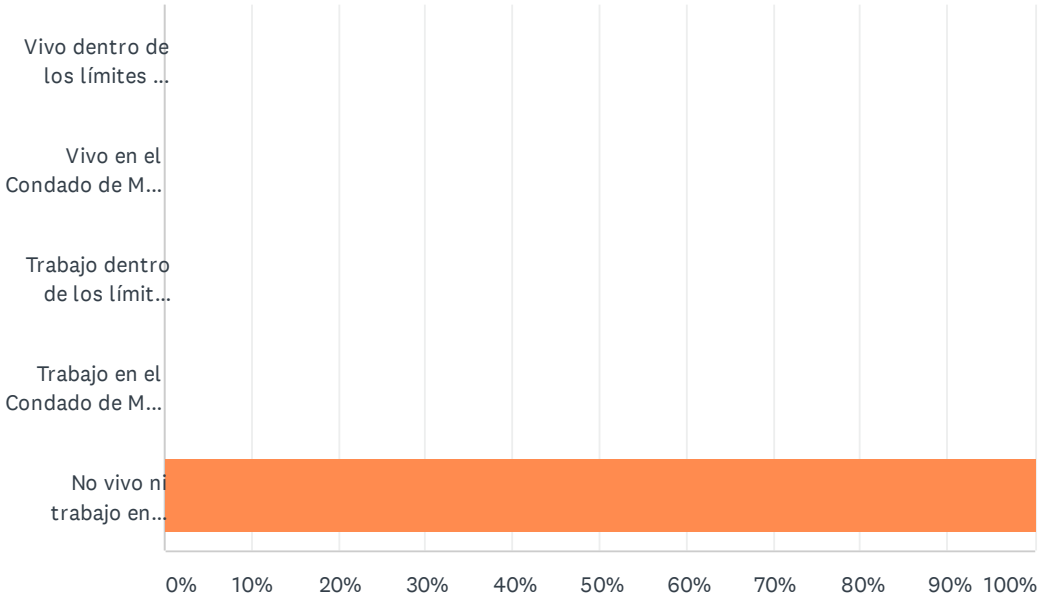
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	4,121	568
Total Respondents: 568			

Q10 What concerns or comments do you have regarding marijuana stores in Grand Junction?

Answered: 409 Skipped: 252

Q1 ¿Cuáles de las siguientes declaraciones lo describe a usted?

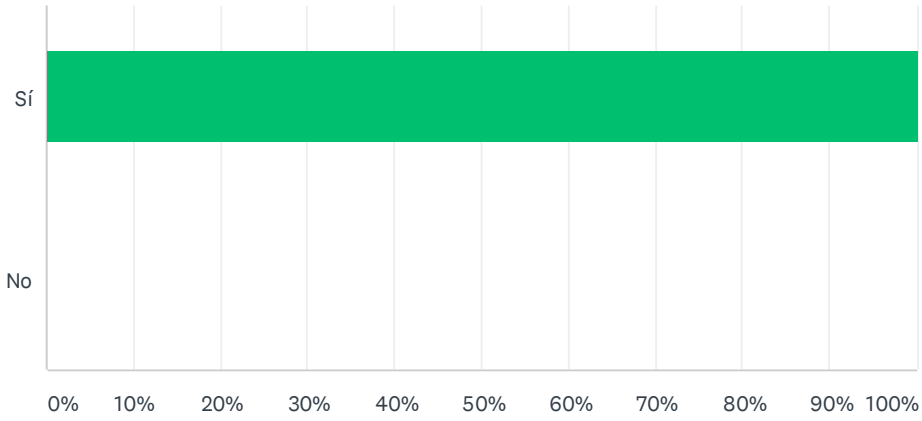
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Vivo dentro de los límites de la Ciudad de Grand Junction.	0.00%	0
Vivo en el Condado de Mesa (fuera de Grand Junction).	0.00%	0
Trabajo dentro de los límites de la Ciudad de Grand Junction.	0.00%	0
Trabajo en el Condado de Mesa (fuera de Grand Junction).	0.00%	0
No vivo ni trabajo en Grand Junction o en el Condado de Mesa.	100.00%	2
Total Respondents: 2		

Q2 ¿Tiene planes de postular para recibir una licencia para la venta de marihuana en la Ciudad de Grand Junction?

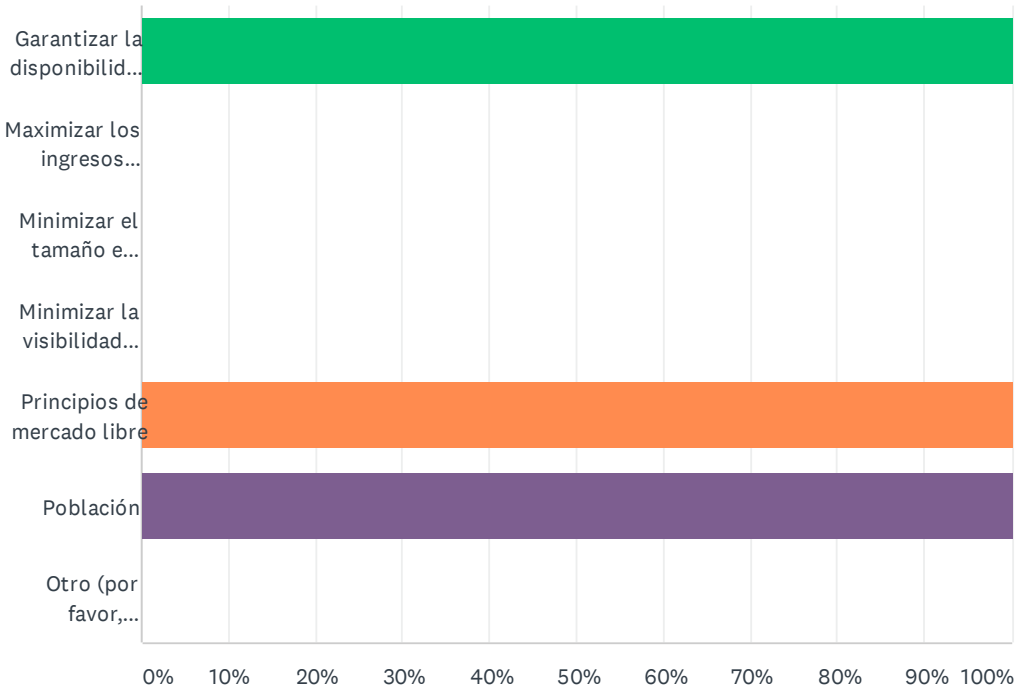
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	2
No	0.00%	0
TOTAL		2

Q3 ¿Qué factores se deberían priorizar en la determinación de cuántas tiendas de marihuana deben tener permisos para operar?

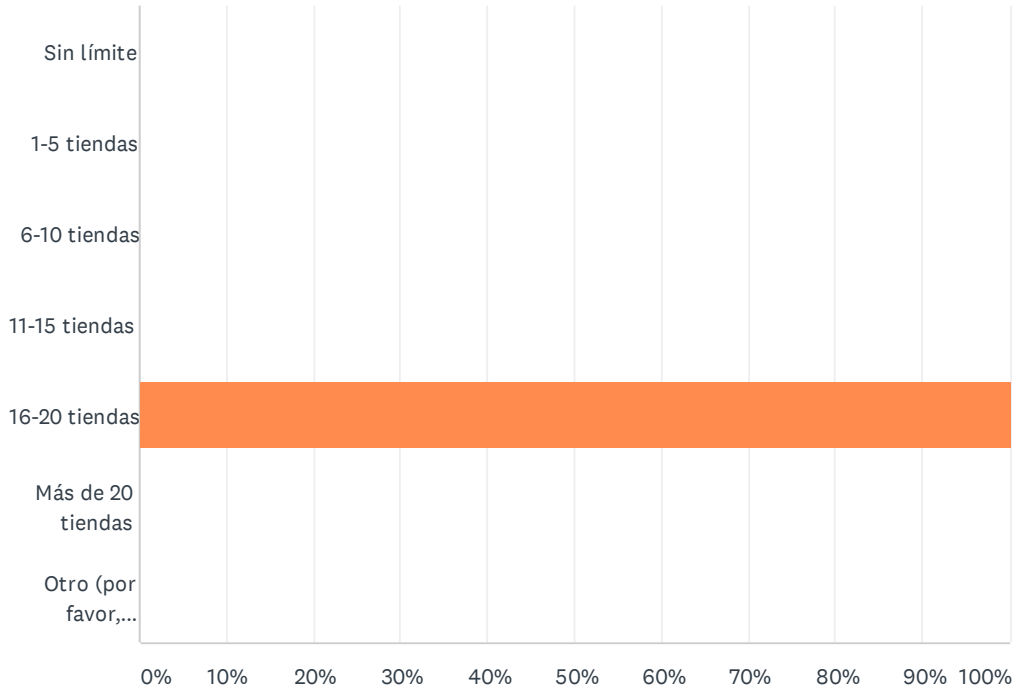
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Garantizar la disponibilidad para todas las áreas de la comunidad	100.00%	2
Maximizar los ingresos fiscales	0.00%	0
Minimizar el tamaño e impactos de tráfico de las ubicaciones individuales	0.00%	0
Minimizar la visibilidad pública de los sitios de venta de marihuana	0.00%	0
Principios de mercado libre	100.00%	2
Población	100.00%	2
Otro (por favor, describa)	0.00%	0
Total Respondents: 2		

Q4 ¿Cuál es la cantidad máxima de tiendas de marihuana que sería apropiada dentro de los límites de la Ciudad de Grand Junction?

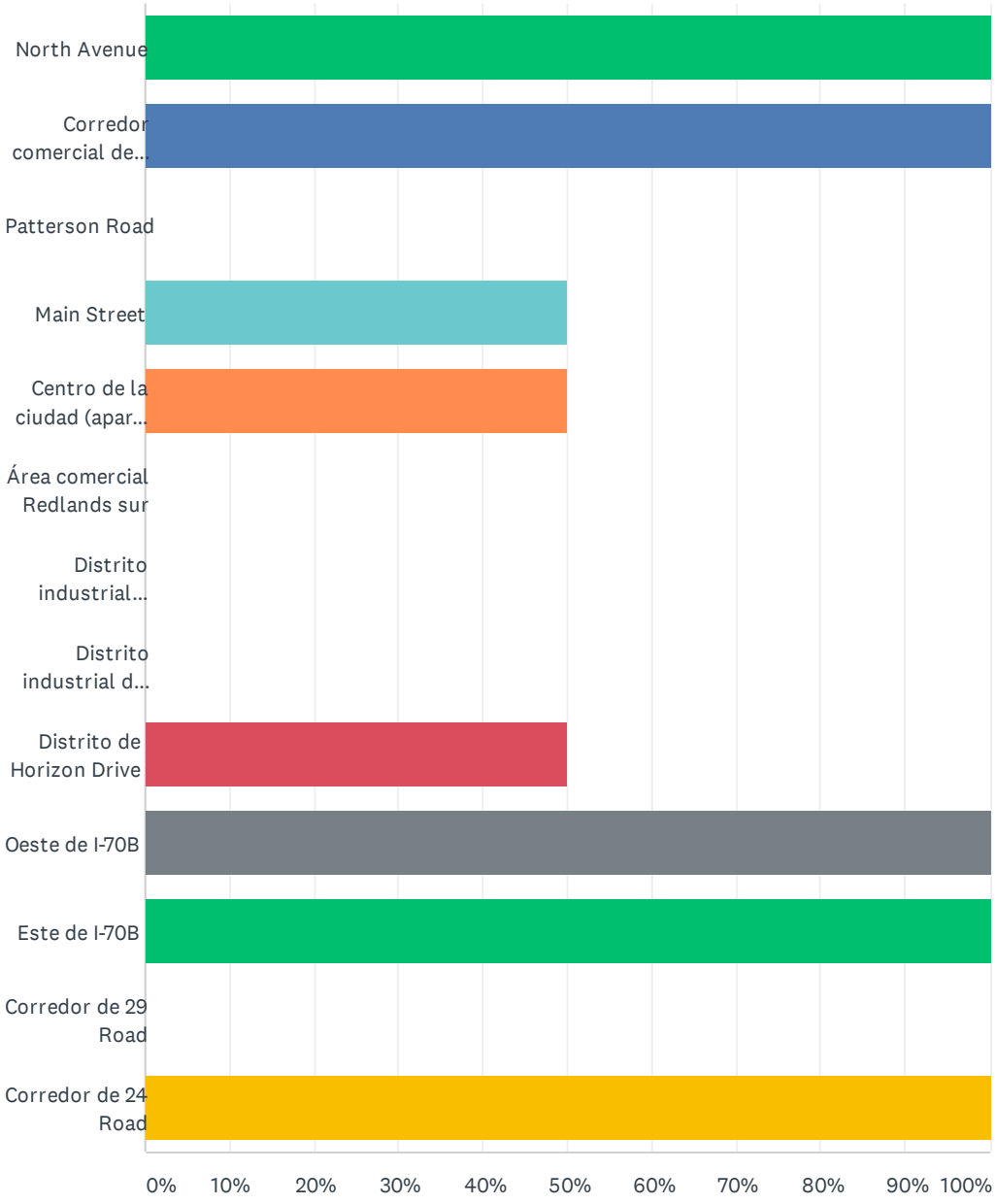
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sin límite	0.00%	0
1-5 tiendas	0.00%	0
6-10 tiendas	0.00%	0
11-15 tiendas	0.00%	0
16-20 tiendas	100.00%	2
Más de 20 tiendas	0.00%	0
Otro (por favor, describa)	0.00%	0
TOTAL		2

Q5 ¿En qué áreas de la comunidad sería generalmente apropiado tener tiendas de marihuana dentro de los límites de Ciudad de Grand Junction? (Marque todas las opciones que correspondan)

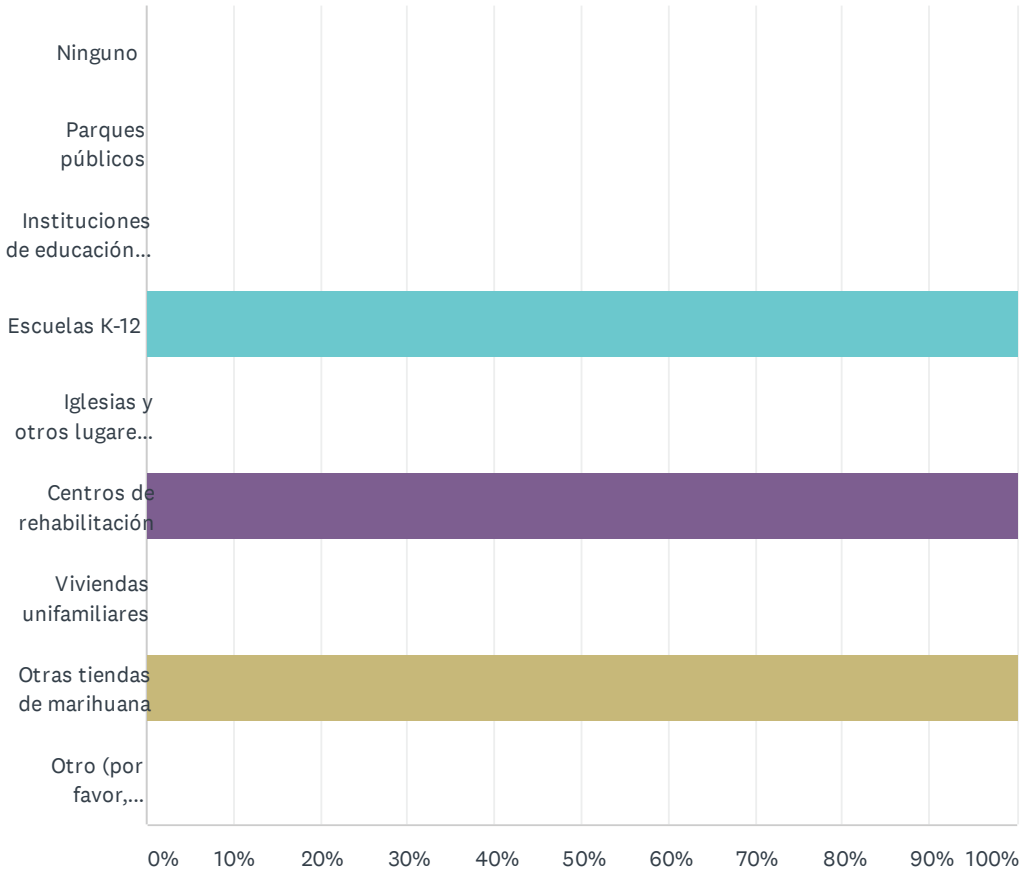
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
North Avenue	100.00%	2
Corredor comercial de la Highway 50 (Orchard Mesa)	100.00%	2
Patterson Road	0.00%	0
Main Street	50.00%	1
Centro de la ciudad (aparte de Main Street)	50.00%	1
Área comercial Redlands sur	0.00%	0
Distrito industrial noroeste	0.00%	0
Distrito industrial del centro sur	0.00%	0
Distrito de Horizon Drive	50.00%	1
Oeste de I-70B	100.00%	2
Este de I-70B	100.00%	2
Corredor de 29 Road	0.00%	0
Corredor de 24 Road	100.00%	2
Total Respondents: 2		

Q6 ¿Qué tipos de uso de terreno deben estar separados de las tiendas de marihuana?

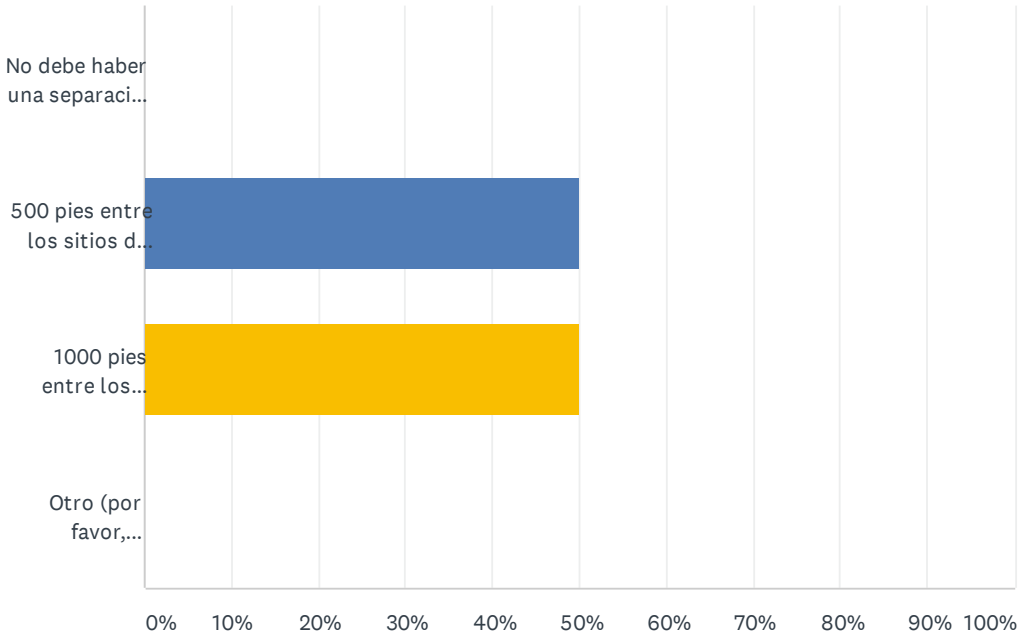
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguno	0.00%	0
Parques públicos	0.00%	0
Instituciones de educación superior	0.00%	0
Escuelas K-12	100.00%	2
Iglesias y otros lugares de culto	0.00%	0
Centros de rehabilitación	100.00%	2
Viviendas unifamiliares	0.00%	0
Otras tiendas de marihuana	100.00%	2
Otro (por favor, describa)	0.00%	0
Total Respondents: 2		

Q7 ¿Qué distancia mínima se debe establecer entre las tiendas de marihuana?

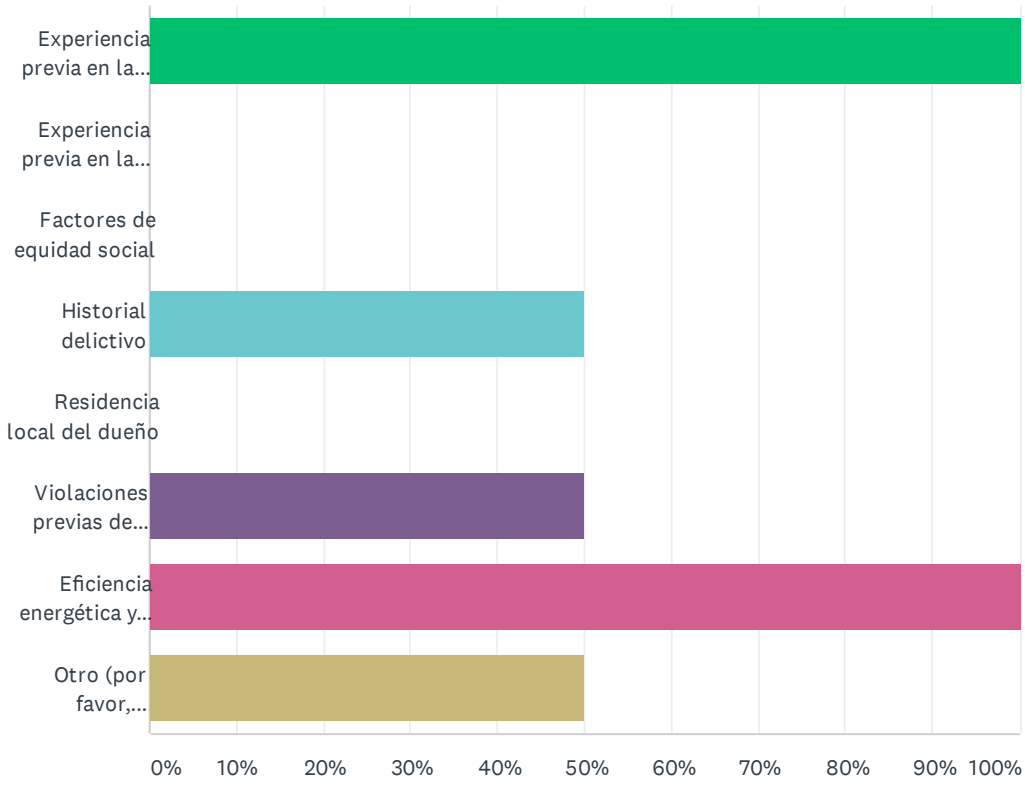
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
No debe haber una separación obligatoria entre los sitios de venta	0.00%	0
500 pies entre los sitios de venta	50.00%	1
1000 pies entre los sitios de venta	50.00%	1
Otro (por favor, describa)	0.00%	0
TOTAL		2

Q8 Si la selección de operadores de negocios de marihuana no es completamente al azar, ¿qué calificaciones deberían ser priorizadas en la selección de operadores de negocios de marihuana?

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Experiencia previa en la operación de un negocio de venta de marihuana	100.00%	2
Experiencia previa en la operación de un negocio de venta de marihuana médica en Grand Junction	0.00%	0
Factores de equidad social	0.00%	0
Historial delictivo	50.00%	1
Residencia local del dueño	0.00%	0
Violaciones previas de cumplimiento de códigos	50.00%	1
Eficiencia energética y/o estándares de construcción ecológica	100.00%	2
Otro (por favor, describa)	50.00%	1
Total Respondents: 2		

Q9 ¿Qué tasa de impuestos debería tener la venta de marihuana (además de los impuestos estatales y locales estándares)? Tenga en cuenta que un impuesto especial de la venta y consumo de un 5% es el mínimo aprobado por los votantes, lo que es una de las tasas más altas en el estado, mientras que un 10% sería la tasa más alta en el estado.

Answered: 0 Skipped: 2

⚠ No matching responses.

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	0	0	0
Total Respondents: 0			

Q10 ¿Qué inquietudes o comentarios tiene en relación con las tiendas de marihuana en Grand Junction?

Answered: 0 Skipped: 2

Listening Session Comments

Date	Comment/Comment Summary	Land Use, Licensing, Taxation, Public Health/Safety, Other	Sub-Category
6/1/2021	I do know the federal government has shut down cannabis stores that were closer than 1000 ft to schools	Land Use	Buffering
5/27/2021	I think 1500ft is a minimum buffer - much larger than required - parks, schools, churches etc.	Land Use	Buffering
5/27/2021	is there a distance requirement between those establishments?	Land Use	Buffering
5/26/2021	the 1000ft restriction from the state came from old statutes related to schools which is why it was adopted.	Land Use	Buffering
5/26/2021	You can always fall back on state regulations for things like buffers and zoning.	Land Use	Buffering
5/26/2021	Buffering zone between stores makes sense.	Land Use	Buffering
5/25/2021	Kim McGregor - we live outside city limits so we did not vote on the issue - the issue with odor in surrounding community could be a problem. Any strategy for engaging with those who are not within city jurisdiction?	Land Use	Buffering
5/25/2021	Can you please expand on the locations (zone, districts, buffers)? Can we limit the number of stores in a particular location so there aren't too many in one area?	Land Use	Buffering
	with 1 mile distance between stores.	Land Use	Buffering
5/27/2021	there is one in Parachute that looks like a magic castle - we do not want that, make it so that it looks like a place to, say, pick up medicine	Land Use	General Comment
6/1/2021	We are also doing our own survey in the Horizon drive BID, from those returns, people seem to be in favor of different signage regulations - currently, we allow 40ft signs along Horizon Dr. Are you looking at those regulations?	Land Use	Signage
6/1/2021	We have large billboards advertising THC or The Happy Camper already? What are the current regulations and what does recreational marijuana?	Land Use	Signage
6/1/2021	Some jurisdictions have put regulations in place restricting cannabis businesses from using key words, phrases, and graphics ie pot leaves, ppl smoking, words such as cannabis, weed, pot etc. these regulations usually are on signage at the place of business as well as billboards. These regulations may be in order for grand junction	Land Use	Signage
6/1/2021	when it comes to signage, it can be confusing for people who try to find the stores - particularly tourists	Land Use	Signage
6/1/2021	regular signage requirements, with small changes to limit things like pot leaves or crosses would be reasonable	Land Use	Signage
6/1/2021	these stores are businesses, you can't take signage away from a business. It doesn't have to be extravagant, but they need a sign.	Land Use	Signage
6/1/2021	marketing is a big part of a public facing company - the more we can allow, that helps other companies such as guides, radio, magazines etc.	Land Use	Signage

5/25/2021	Is the city considering different signage/storefront requirements for retail marijuana stores than currently required for other businesses? (less visibility, etc.)	Land Use	Signage
6/1/2021	Do we (Horizon Dr BID) move forward with regs in our district, or leave it to the city?	Land Use	Zone Districts (Zoning Overlays)
6/1/2021	It's important to keep in mind that even those in favor of legalization may still want to restrict zoning for businesses, understand what that means	Land Use	Zone Districts (Zoning Overlays)
6/1/2021	Should a business improvement district decide they do not want retail marijuana in their district, what process will be available to them?	Land Use	Zone Districts/Location
6/1/2021	Is the city planning on announcing the zoning regulations prior to announcing the final application process?	Land Use	Zone Districts/Location
6/1/2021	some cities have rules that limit signage, or zone the stores in to obscure areas it can be an issue. Whereas, stores in better areas with lights, accessibility, streets are better for driving traffic	Land Use	Zone Districts/Location
6/1/2021	where retail businesses are already allowed, that's where marijuana stores should be able to locate	Land Use	Zone Districts/Location
6/1/2021	there are additional areas like Dos Rios, where it can make sense but just dumping stores in light industrial doesn't make sense	Land Use	Zone Districts/Location
6/1/2021	light industrial could be good for things like grows, storage etc.	Land Use	Zone Districts/Location
6/1/2021	a minimum of 2 stores in each district around the city would be good (corridors on our map)	Land Use	Zone Districts/Location
5/27/2021	what are the criteria that govern where liquor stores can be located?	Land Use	Zone Districts/Location
5/27/2021	where should they be? The interstate sure sounds good, but if you do that it might just grab people driving in and getting back on the interstate - GJ is spread out and the interstate is far away from a lot of commerce. Putting them there won't bring people in to town. The chances of them supporting another local business would be lower.	Land Use	Zone Districts/Location
5/27/2021	I agree somewhat that the interstate isn't great - but for someone coming from East may just stop in De Beque, rather than spending time driving in to GJ to find a store.	Land Use	Zone Districts/Location
5/27/2021	A healthy mix would be ideal - particularly in the downtown corridors would be good economically	Land Use	Zone Districts/Location
5/27/2021	putting them on the highway is probably best for traffic and sales for the business - but if we move it away from the corridor, it might not be as good for sales but would be better for the community	Land Use	Zone Districts/Location
5/27/2021	Locations off the highway would help bring people farther in to GJ. Maybe this will help them spend more money locally	Land Use	Zone Districts/Location
5/26/2021	When I go down Main street, I take my children, I do not want them speckled along main street, riverfront area. Anywhere that is family-oriented.	Land Use	Zone Districts/Location
5/24/2021	Would not recommend allowing zoning right off any highway exit in to the City.	Land Use	Zone Districts/Location

5/24/2021	Works in the marijuana industry, addressing some of the concerns raised by other residents: Limiting dispensaries/locations, it can create conjestion in other areas of the city. Definitely keep stores within zones, but also good to keep dispersed traffic in the area.	Land Use	Zone Districts/Location
	Also wondering if we can put stores on North Ave to help revitalize that area.	Land Use	Zone Districts/Location
	I do not want to see marijuana stores in or around the mall	Land Use	Zone Districts/Location
6/1/2021	Is the city considering allowing Delivery and or walkup/Drivethru-windows for the stores?	Licensing	General Comment
6/1/2021	It's a permit attached to a store license. But you do need to allow it (in reference to delivery/walk-up windows)	Licensing	General Comment
6/1/2021	Would walk-up, drive-thru, and curbside services also require a separate license type?	Licensing	General Comment
6/1/2021	Comment from Suzanne and Randy, current store owners... The State of Colorado currently has regulations set for and do not allow for walk up sales windows, and drive ups need special State licenseing. All sales currently by law must be conducted inside and out of vision from the outside and within the licensed premisis	Licensing	General Comment
5/26/2021	It's kind of an egg and chicken to have retail prior to cultivation. These stores will be purchasing it from places like Pueblo, and once they build those relationships it might be difficult for local cultivators to thrive given retail stores have already built other business relationships.	Licensing	General Comment
5/25/2021	Randy and Suzanne Sheiley - Are we going to impose the same regulations on medical stores as you do retail stores? Personal opinion is we should have both.	Licensing	General Comment
5/25/2021	Business owners have asked me about "Marijuana Hospitality". I'm not sure if this means smoking lounges or would apply to lodging establishments as well. Will this be one of the areas council is looking at?	Licensing	General Comment
5/24/2021	Issue with allowing retail sales first - could be hard to reign in cultivation if, later, we decide to only allow retail to purchase from local cultivators. Lost transactional revenue as well.	Licensing	General Comment
6/1/2021	Also when will the final decision on cap vs. zoning be decided? Is that to be decided in the for June hearing?	Licensing	Number of Licenses
6/1/2021	I would implore the council to set limits on stores through zoning and not through an arbitrary number	Licensing	Number of Licenses
6/1/2021	if you go with too few stores, you're probably looking at huge bottlenecks in the few available store locations	Licensing	Number of Licenses
5/27/2021	Free market seems dangerous and would promote large, chain businesses to survive, while other small "mom and pop" shops get outcompeted	Licensing	Number of Licenses
5/27/2021	we should have as many stores as can be held in the city	Licensing	Number of Licenses
5/27/2021	store caps should be limited by zoning - through buffers, there will be limits. But also putting them in specific districts would be good	Licensing	Number of Licenses
5/27/2021	on the number of locations - the free market approach is typically for people who are concerned about not getting a license. But, the people who will win in the free market will not be local	Licensing	Number of Licenses

5/27/2021	Some amount of store location restrictions would be ideal if we want to give businesses a chance	Licensing	Number of Licenses
5/27/2021	it might be good to start with a small number of licenses, let good, experienced operators show how the business should be conducted - then, we could potentially open this to others who want to enter the industry	Licensing	Number of Licenses
5/27/2021	you can do like 5 or 10 stores in one year, then open it up slowly over a few years or something	Licensing	Number of Licenses
5/26/2021	On free market approach, businesses would be popping up left and right with everyone trying to get in to the business. If we want to avoid this, limiting the stores makes sense. You can always have a second round of applications.	Licensing	Number of Licenses
5/26/2021	There are some standards that suggest 1 store per 10k people	Licensing	Number of Licenses
5/26/2021	store cap should be based on GJ demographics and zones. Is it realistic to have a 1000ft barrier in our community? Using models of other towns might be useful too.	Licensing	Number of Licenses
5/26/2021	7 would work if you want to see how are they spread apart?	Licensing	Number of Licenses
5/25/2021	Kate Ramsey - voicing support for ensuring there is a cap for licensing provided. As a rule of thumb in developing markets, there is about 1 store per 10k in population. Does not have to be 6 or 10, but unlimited numbers may not reach the goals we are after.	Licensing	Number of Licenses
5/25/2021	Justin Voyles - like the idea of a cap, maybe around 13 stores.	Licensing	Number of Licenses
5/25/2021	Kim McGregor - capping, does that account for Mesa population, or GJ?	Licensing	Number of Licenses
5/25/2021	Dwayne Baird - wondering where the 1 store per 10k came from. There is no real definition of how municipalities are defining what is needed. There is some sort of cap needed.	Licensing	Number of Licenses
5/25/2021	Kim McGregor - I think when Lance presented at the Council meeting, they came up with a statistic up to 40-50 potential for retail shops. Not sure if this is just based on zones but other comments are suggesting a set cap, regardless of potential.	Licensing	Number of Licenses
5/25/2021	Renee Grossman - There's no real consistency across municipalities on caps. Broomfield is a similar size to Grand Junction and capped at 3 or 4 I think	Licensing	Number of Licenses
5/25/2021	Stanislav Zislis - As far a cap on number of licenses - city should have an open application initially, but make it merit-based. Between merit based and whatever zoning and buffering restrictions, that will inadvertently set restrictions on number of stores. Rather than an initial cap, let applications play out.	Licensing	Number of Licenses
5/25/2021	Stanislav Zislis - There really is no metric for how many stores per person you should have.	Licensing	Number of Licenses
5/24/2021	Would like to point out that a free-market approach would help alleviate traffic issues, it could certainly support more than 5 stores. More revenue for the city, more opportunity for business owners	Licensing	Number of Licenses
5/24/2021	First impulse is to limit the number of stores. . The businesses should be treated similar to alcohol - well regulated.	Licensing	Number of Licenses
5/24/2021	Would it be possible to limit to 5 stores, then Council could allow more stores later?	Licensing	Number of Licenses
	Comment is to limit location of stores, and nowhere near stores.	Licensing	Number of Licenses
6/1/2021	The city of Denver has adopted a social equity program. Is the city of Grand Junction thinking about implementing a social equity program?	Licensing	Selection Criteria

5/27/2021	I don't see this as an industry that is for people who have no experience - I'm not so sure a local preference would be good if we want to avoid issues	Licensing	Selection Criteria
5/27/2021	local preference should be one of the merits, but industry experience or something should also be reviewed. Location preference should also be included	Licensing	Selection Criteria
5/27/2021	from the industry perspective, it's extremely difficult to find a location - how can we go to council if we don't know ahead of time where we plan to locate	Licensing	Selection Criteria
5/27/2021	I think there should be that local ownership portion in a merit system - how long have they been in the community? What's the business partnership split?	Licensing	Selection Criteria
5/27/2021	With the lottery, my odds go up the more applications I submit - all of a sudden you have strength in numbers if you can be on multiple applications	Licensing	Selection Criteria
5/27/2021	one stipulation that should be made in a lottery is that if a person's name is on multiple applications, all but 1 would be thrown out	Licensing	Selection Criteria
5/27/2021	potential owners need to know the zoning reqiuirements, potentially even before applications are opened - if the process goes over a year, the ability to hold contracts becomes extremely difficult	Licensing	Selection Criteria
5/27/2021	I want revenue for the city, jobs and successful business - if they happen to be local, great but I struggle with why we are asking this specific industry so many questions that we do not require or ask of other industries	Licensing	Selection Criteria
5/27/2021	another subject that should be included in merit based system is community involvement - maybe participation in youth programs. Maybe in the past, or in the future.	Licensing	Selection Criteria
5/27/2021	the community involvement could be a weighted part of the merit status	Licensing	Selection Criteria
5/26/2021	I would add that local means "Mesa County", not just Grand Junction. I work here, and I feel like I live here, even if I'm outside the city limits.	Licensing	Selection Criteria
5/26/2021	There is a thriving black market it, which leads me to assume there are people who have been penalized for it. Now, with a lot of people coming in to sell legally, they're at a disadvantage. I think it's important to start with equity for those community members in mind.	Licensing	Selection Criteria
5/26/2021	has there been any discussion around equity issues? A lot of our cultural approaches do not bring in all groups in the community. As far as equity in licensing.	Licensing	Selection Criteria
5/26/2021	Local ownership should be 50 to 75% of the business. Have they been in Mesa county for several years? Community engagement? Have you attended events on marijuana regulation?	Licensing	Selection Criteria
5/26/2021	Going through a merit based system, it would make sense to have a real estate evaluation. This would avoid applications prior to them finding the location. Some places do an interview process as part of the licensing as well.	Licensing	Selection Criteria
5/26/2021	One of the first things an application process should look at is, where is the business planning to locate?	Licensing	Selection Criteria
5/26/2021	You shouldn't be allowed to have multiple marijuana licenses, similar to liquor where it is limited to 1.	Licensing	Selection Criteria

5/25/2021	Justin Voyles - along with merit based system, those involved in the industry already should have some priority	Licensing	Selection Criteria
5/25/2021	Renee Grossman - the last meeting I was on, a lobbyist had indicated it was not constitutional to have a local residency requirement. If you do a merit-based system, there would be points awarded for local, but not a restriction. The reality is that local jurisdictions have tremendous latitude to decide this however they see appropriate. We shouldn't shy away from this, but realize that people may try to game the system.	Licensing	Selection Criteria
5/25/2021	Kim McGregor - I think there needs to be some disclosures of potential interests.. there are very powerful interests in this business and their input should not be prioritized over the communities.	Licensing	Selection Criteria
	however, on selection is there a priority for local people so we don't have outside interests being the beneficiary of the licenses.	Licensing	Selection Criteria
6/1/2021	are we talking medical and retail stores?	Licensing	Selection Method
6/1/2021	I read the workgroup said that potentially there was a consideration for delivery of medical. I think if you go through the work of regulating medically, setting the ground use for recreational delivery would be good.	Licensing	Selection Method
6/1/2021	If there is other legislation we can look at - it would be good to look at how they are handling retail/medical delivery to figure out what is working or not working	Licensing	Selection Method
6/1/2021	good to have council review public consumption - this is being worked out now in other cities. Maybe table this right now, but it would be good to prepare for the inevitability of this question in the future. Consider 420 hotels, buses, lounges where people can use cannabis freely	Licensing	Selection Method
6/1/2021	on the hospitality and delivery end, this is localized. In De Beque, for example, you have to go to the city and request permission, along with a special state license for both of those. Have to have security systems, company owned car, several other state regulations	Licensing	Selection Method
6/1/2021	If you legalize stores, some of those entities will ask to put an application in for something like delivery	Licensing	Selection Method
5/27/2021	scope of this meeting - is it retail only, or retail and medical?	Licensing	Selection Method
5/27/2021	On licenses - in a merit system it should be someone who is from Mesa County, not from out of state or even from Denver	Licensing	Selection Method
5/27/2021	Who gets the stores? I thought I had heard that those who adopted merit systems have lost in courts	Licensing	Selection Method
5/27/2021	I really don't want to see lawsuits based on our selection process - if we can avoid that, it would make sense not to reinvent the wheel	Licensing	Selection Method
5/27/2021	there is also a hybrid means of doing it - you start based on merit and then those who are qualified will move to a lottery system	Licensing	Selection Method
5/27/2021	if there was a lottery system, putting in the most that you could would increase your chances - get every friend you have and have them register as an LLC and game the system, win the lottery	Licensing	Selection Method

5/27/2021	I work as a research and modelling professional for both the industry and those against the industry - I'm glad council is asking for this specific advice. However, we also have to think holistically, let's think about this in terms of what the process looks like. One of the more successful processess I've seen is a combination merit/lottery system.	Licensing	Selection Method
5/27/2021	hope is what everyone in the industry is excited for so one way to address this is to add regulation that says "you didn't win a business this time, but we are going to look at it next year up to a certain amount of total licenses	Licensing	Selection Method
5/27/2021	I would recommend a merit-based selection of operators to try to encourage the best teams are awarded licenses	Licensing	Selection Method
5/26/2021	There are very few people still willing to rent, lease or sell to these businesses because of the federal legality status. If we impose more barriers on business owners, it becomes extremely difficult for them to find a location.	Licensing	Selection Method
5/26/2021	I am a firm believer in free market, but I do not want to bring down certain areas of the city. You can do your best to be a responsible owner in the city, but the stigma does not go away.	Licensing	Selection Method
5/26/2021	One of the issues council was worried about is being sued for their license selection process decisions. The process to prepare to apply for a license and set up a business is extensive, lots of money and agreements. So, to have a lottery end up selecting less qualified business could be a legal issue.	Licensing	Selection Method
5/26/2021	Once 'who' is getting a license is decided, we have everything ready to go and I'm caught cheating or violating and lose the license - what happens next? Does it go to another lottery, passed on? If it's a lottery, it should just go through it again, but if it is merit then there isn't any reason it couldn't just be passed to another person.	Licensing	Selection Method
5/25/2021	Kate Ramsay - support merit-based system for selection. This helps city ensure that the process is successful. The benefits of merit far outweight a lottery.	Licensing	Selection Method
5/25/2021	Filomeno Ochoa - with retail licensing in the city, are we also allowing cultivation?	Licensing	Selection Method
5/25/2021	Kim McGregor - Merit based is a good idea.	Licensing	Selection Method
5/24/2021	How will new operators be chosen? Merit-based approach would be good, they can set the example and be leaders in establishing the groundrules	Licensing	Selection Method
5/24/2021	I want to make sure there will be medical marijuana shops as it is difficult being a medical patient and only having one dispensary.	Licensing	Selection Method
6/1/2021	Perhaps you could partner with the school district to gather information on impact on youth. Information like #impairment, possession, and distriubution incidents	Public Health/Safety	Education/Outreach
5/26/2021	have you thought about education programs to educate the youth? These products will be in the homes of these children, so how do we teach them?	Public Health/Safety	Education/Outreach
5/26/2021	Right now, we have to educate our kids about other substances in the industry, marijuana is the most regulated item in the state and there is guidelines for things like safe storage of marijuana products.	Public Health/Safety	Education/Outreach

5/25/2021	Kim McGregor - from the perspective of a physician, prior resident of Oregon living through two cities adopting these regulations: A lot of studies show adverse effects on brain development, those studies were likely using less potent THC. Should be a huge consideration as THC content increases in retail stores. Looking at negative impacts on the community, how can that funding be funneled down to compensate for negative impacts of a drug?	Public Health/Safety	Education/Outreach
5/24/2021	Wanting to share some stats from the biannual report on marijuana. Specific to impacts on children - marijuana affects our children, has some negative impact. As it pertains to safety, there is concern about impact on driving. Any other enforcement to keep marijuana out of children's hands would be good.	Public Health/Safety	Education/Outreach
5/24/2021	Strongly in favor of legalization. Keeping our children safe really starts at home.	Public Health/Safety	Education/Outreach
5/24/2021	I think there should be more education for children through programs to inform them about the use of marijuana and other drugs - education could be for parents as well	Public Health/Safety	Education/Outreach
	education for children is important	Public Health/Safety	Education/Outreach
6/1/2021	I think marijuana is recognized as a drug of abuse and we need to have plans in place to track this information related to crime, teen use, etc. The City needs to work on addressing these concerns with data tracking	Public Health/Safety	Enforcement
5/26/2021	have other cities experienced major increases in crime?	Public Health/Safety	Enforcement
5/25/2021	Randy and Suzanne Sheiley - if we try to regulate THC levels above and beyond state limits, it will leave the city behind	Public Health/Safety	Enforcement
5/24/2021	traffic safety is my concern	Public Health/Safety	Enforcement
6/1/2021	I've heard of other jurisdications not allowing radio advertisement during timeframs that childern have been listening. Additionally, there should not be any packaging, or advertisement that is geared towards minors. E.g., no gummy bear shaped edibles, to kid cartoon packaging, no radio advertisement between 8am - 6pm	Public Health/Safety	General Comment
5/27/2021	I have a friend who is an addiction counselor - I have kids that went down that route, we do not want them enticing to younger people. The kids who get addicted early, he has no chance at life	Public Health/Safety	General Comment
5/24/2021	works for the school district, there are issues with marijuana in children's hands, children not coming to school, parents stoned.	Public Health/Safety	General Comment
6/1/2021	a lot of questions I've heard is how we are going to track the impacts on the economy, culture and children. Our community is unique compared to other communities we are trying to monitor, and the state data available is lacking.	Public Health/Safety	Use of Tax Revenue
6/1/2021	I would encourage you to keep the sales tax rate in the 4-5% range. It is a painpoint for many consumers and they will drive just to save a couple pennies. I would encourage you to stay in line with Palisade and De Beque	Taxation	Amount of Tax
6/1/2021	What is the tax rate in Palisade? DeBeque?	Taxation	Amount of Tax
6/1/2021	I believe the tax should be set to the minimum 5% special marijuana tax on retail cannabis sales. I think there will be plenty of tax revenue with the 5%. It would also be one of the highest in the state	Taxation	Amount of Tax

6/1/2021	Tax rate will drive peoples behavior.	Taxation	Amount of Tax
6/1/2021	The state charges 15% sales tax on mmj products. Does Mesa County have a mmj tax? Would that be in addition to the GJ City tax?	Taxation	Amount of Tax
6/1/2021	I agree with keeping the lowest tax rate. Many people don't realize that 5% is in addition to the all the other sales taxes already imposed. The single greatest reason that most dispensaries include sales tax in their prices to avoid the shock that most people encounter realizing that their $100 purchase is now $120 or more after sales taxes.	Taxation	Amount of Tax
6/1/2021	keeping tax rate at 5% is a smart move - higher will result in a continued black market, or drive consumers away to other towns	Taxation	Amount of Tax
6/1/2021	because our sales tax rate is a little higher than other communities, an additional 5% would set us at a high cumulative rate	Taxation	Amount of Tax
6/1/2021	with the state special tax, there will be some reimbursement from the state	Taxation	Amount of Tax
6/1/2021	the tax should be stuck as a percentage, avoid a transactional tax like Palisade	Taxation	Amount of Tax
6/1/2021	in a competitive landscape, having a small % tax rate would be better for business development	Taxation	Amount of Tax
5/27/2021	what are the tax rates compared to other communities?	Taxation	Amount of Tax
5/27/2021	if we want the businesses to be successful, it seems we should be at or below other communities	Taxation	Amount of Tax
5/27/2021	I would echo the tax rate at 5% - 5% would put us on par with De Beque	Taxation	Amount of Tax
5/27/2021	My opinion is that if the industry is going to be successful, we need to be competitive in order to get value out of it	Taxation	Amount of Tax
5/27/2021	the core community is really what needs to be served - do we want people who live next to a store to drive clear to Palisade or De Beque? Ideally, no.	Taxation	Amount of Tax
5/27/2021	I do not want it to be a huge growth industry - I'm not sure if there is a a huge value in staying low, tourism moves west, so we still capture this	Taxation	Amount of Tax
5/27/2021	if the money is slated toward something, it might be good think about changing percentages 1 o 2% based on community needs later	Taxation	Amount of Tax
5/26/2021	on tax, a small increase compared to other commmunities won't drive people to those areas, outside of GJ.	Taxation	Amount of Tax
5/26/2021	on taxes, I want some of those dollars to go toward certain things they are sleighted to go to, but if we push the tax rate high, we will see a higher black market. The higher the tax, the more likely people will try to dodge it. As much as I want a high tax rate, we should be cognizent of those who may not pay.	Taxation	Amount of Tax
5/26/2021	It's not always about the product you're selling, but the experience the businesses are providing. Regardless of the tax rate, I think people will pay it.	Taxation	Amount of Tax
5/26/2021	has there been discussion that if we are looking at a chain dispensary, we tax them at a higher rate?	Taxation	Amount of Tax
5/26/2021	I think we could offer tax incentives toward local businesses so it is less expensive for them to compete against chain dispensaries.	Taxation	Amount of Tax

5/26/2021	One of the items Council is looking for is what is the appropriate tax base that incentivizes people to purchase here and keep the funding in GJ. Do we start at 15% or a lower rate. I would recommend a lower tax rate. 5% would be ideal.	Taxation	Amount of Tax
5/26/2021	I agree on 5% rate, rather than the 15%,	Taxation	Amount of Tax
5/26/2021	Why would we want to stomp out businesses in all the small towns in the valley? If the tax rate is higher it might save those small retail marijuana shops.	Taxation	Amount of Tax
5/26/2021	We have the opportunity to bring tourism in to town, a high tax rate will be paid regardless	Taxation	Amount of Tax
5/25/2021	Justin Voyles - since we are starting higher than the state is averaging we should not start so low that it needs to be raised. Voters might forget that council has that power to raise later. Somewhere around 8-10% would be good but 15% is a bit high.	Taxation	Amount of Tax
5/25/2021	Stanislav Zislis - When we are talking about taxes, the 5-10% tax is in addition to other applicable taxes. State imposes 15% tax, plus county and city regular sales tax. Cumulatively, we are seeing an average between 23-26% cumulative. We are looking at consumers having to pay approximately 26% tax, already the highest across the state. Going higher than this give incentives to the black market. The whole point was to develop a regulated industry, so the city is at a disadvantage if we tax too high. I recommend a 5% tax. This also keeps people from moving to other municipalities for their marijuana.	Taxation	Amount of Tax
5/25/2021	Suzanne Sheley - On the sales tax - In De Beque, there is a 5% on top of other taxes. The other person is correct on the cumulative rates. If you tax higher than surrounding communities, it might be more possible for them to survive in competition. Tourism comes from West, so you might keep that in mind.	Taxation	Amount of Tax
	competitive tax rate would be best - otherwise consumers will drive to De Beque or Palisade resulting in less local revenues	Taxation	Amount of Tax
5/24/2021	Point-of-sale transaction? With banking being the issue, there is a possibility of stores underreporting sales	Taxation	Enforcement
5/26/2021	We also have the weird effect where we are the large town in the valley, but we have the tax base of the entire valley.	Taxation	General Comment
6/1/2021	there is also a certain amount of state taxes headed toward school districts	Taxation	Use of Tax Revenue
6/1/2021	The State also does underage compliance checks	General Comment	
6/1/2021	since I'm not an expert in the selling of marijuana, I'm sure you have reached out to other communities/cities that have done this. Can you comment on that? Will regs be determined by our feedback, or what works in other places?	General Comment	
6/1/2021	The workshop on June 7 is that open to the public?	General Comment	
6/1/2021	What is the timeline for finalizing the regulations for stores?	General Comment	
6/1/2021	Is the workshop in person only or online as well?	General Comment	
6/1/2021	how many surveys have you gotten now?	General Comment	
6/1/2021	do you think Monday's workshop will be online?	General Comment	
6/1/2021	have you looked at other communities?	General Comment	
6/1/2021	Is there any update as to a timeline for when regulations will be put into place and when applications be accepted?	General Comment	

6/1/2021	being on the border of Utah, you will see an explosion of customers, you'll be amazed	General Comment
5/27/2021	I've driven through dozens of towns that have this, some are doing really well - to ask us what we want, it might be better to look toward those other communities.	General Comment
5/27/2021	what is a ball park cost to open a store?	General Comment
5/27/2021	It would cost upwards of 250k to open a store, all factors included	General Comment
5/27/2021	I think industry should be listening, more than telling us how we should do this	General Comment
5/27/2021	let's find out where communities are succesful, then follow their lead	General Comment
5/27/2021	much of this is just personal values that we don't impose on other businesses	General Comment
5/27/2021	I really just want this process done - whatever the analysis paralysis we are stuck in should end. Use this information and do something, get it in place. GJ can use the revenue.	General Comment
5/26/2021	I was part of group that wanted to put in a rec center, I see this as a means of working toward a rec center now. But, looking at attendance, how are you ensuring that responses are actually being relayed accurately to council so they can make decisions based on actual community input?	General Comment
5/26/2021	If everyone is across the board on policy area responses and there is no common sentiment, will you keep closer to staff recommendations?	General Comment
5/26/2021	Mentioned you had reached out to other municipalities to avoid mistakes, my fear is that we haven't learned anything and will experience other issues such as crime increase in the community.	General Comment
5/26/2021	I worked with candidates for council in the most recent election, in our little town hall meetings the question of marijuana came up. In reflection of how many people are engaging in this process, I see that the sentiment is that "we don't care how it happens, just that it does happen".	General Comment
5/26/2021	non-institutional representatives would have been good - particularly because it could bring people in who typically do not participate in events held by an institution like the city.	General Comment
5/26/2021	we don't care how it happens, just as long as it does happens makes sense because there is no industry here.	General Comment
5/26/2021	I would have a concern that there is no safeguard on the online survey - this is a competitive industry and I wouldn't want to see out-of-towners gaming the survey by sending it in multiple times.	General Comment
5/26/2021	What is the use of the survey? Especially if it can be skewed?	General Comment
5/26/2021	It would be useful to look toward state regulations if there is disagreement on which direction to take.	General Comment
5/26/2021	I also think we can start with state regulations, which could help to streamline this entire process.	General Comment
5/25/2021	Kim McGregor - some people do not understand the potential for what all things mean, so it would be useful to pose questions or give context.	General Comment

5/25/2021	Stanislav Zislis - There is evidence that alcohol is far more destructive - city should be more accepting of the industry, given the impacts of marijuana are not at the level of alcohol	General Comment
5/24/2021	marijuana business owner - would like to reinforce that the MED does a lot for the community of De Beque - we are fortunate that we have a regulatory agency set up in the state designed to build safety nets to address many of the concerns being raised.	General Comment
5/24/2021	question about zoning - how would that work outside GJ boundaries, unincorporated areas?	General Comment
5/24/2021	Impact of the cash-based system? What plans do we have in place to handle this system?	General Comment
	do not think marijuana is a good idea for the city, in particular because it can already be bought in Mesa County.	General Comment
	Can you comment on specific cities you have consulted with?	General Comment
	Would stores be allowed to sell things like edibles?	General Comment

GJSpeaks Comments

Date	Commenter	Comment/Comment Summary	Category	Subcategory
6/1/2021	Kim McGregor	From my perspective I have seen normalization and legalization of recreational marijuana provide more harm than good. If profits from commercial/retail to our community is attractive that would require increased use which most certainly will involve increased use of intermediate users and new users including youth. This is clearly another drug of potential abuse, expensive, and often used by many of those who are the most vulnerable for addiction and/or economical hardships. The data this improves functionality, physical health, mental health, is essentially lacking. There is published data on negative impact. https://www.cato.org/policy-analysis/effect-state-marijuana-legalizations-2021-update#introduction and many more. As a physician, mother, former resident of Oregon I hope we control the roll out of this before we create something that changes the culture of the community. Access to marijuana hasn't been a problem so clearly this is for business/revenue generating. During the discussions we hear from many outsiders, industry experts, not local residents. They will also have the advantage to compete for licenses with more $ than our local people who are interested and/or had a prior marijuana interest.	Public Health/Safety	General Comment
5/20/2021	Joel Sholtes	I am supportive of marijuana sales in the City. Let's keep the additional City tax low. A total sales tax of 25% feels like reasonable upper limit (why don't we tax alcohol more????). We shouldn't rest our hat on funding community health and amenities on marijuana sales. Let's keep working to pass some bond measures to fund rec centers and the like!	Taxation	Amount of Tax

Survey Q10: What concerns or comments do you have regarding marijuana stores in Grand Junction?

Date	Comment/Comment Summary	Category (Taxation, Land Use, Public Health/Safety, or	Sub-Category
5/17/2021	They should be away from kids and current drug and high crime areas. Keep them away from addicts and the vulnerable populations.	Land Use	Buffering
5/17/2021	I want the shops as far away from schools, the mall, parks and family areas/residential - as possible. Incredibly disappointing that GJ made this choice.	Land Use	Buffering
5/17/2021	Having too many, too close to schools, selling to minors	Land Use	Buffering
5/17/2021	I do not want the smell of the product to be in pedestrian or family recreation areas. It is an unpleasant odor for anyone who is not a user. Alcohol use does not have the permeating stench that marijuana has.	Land Use	Buffering
5/17/2021	Keep it away from residential area, focus it in the existing business and commercial areas.	Land Use	Buffering
5/17/2021	The smell, traffic,crime, accessibility to those that should NOT have it. Not near children-schools, daycares, Make it hard to get to...don't make it easy	Land Use	Buffering
5/17/2021	I don’t want them near where my children go to school or in downtown GJ	Land Use	Buffering
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Land Use	Buffering
5/17/2021	Don't cluster them together and don't allow too many (more than 7) - allow successful and experienced operators to have licence - it should not be a 'learning experience' for any operator.	Land Use	Buffering
5/17/2021	Traffic congestion, closeness to schools, security and policing of area shops.	Land Use	Buffering
5/17/2021	The smell, people smoking outdoors, children having close contact, increased traffic, near residential areas, anywhere in the Redlands.	Land Use	Buffering
5/17/2021	Beyond distance limits from schools, there should not be much more regulation other than imposing a significant tax.	Land Use	Buffering
5/18/2021	Keep the grow facilities separate from physical store front businesses and make sure in the language that city regulators have rights to inspection at anytime. Retail should be 1/2 mile from schools, rehab and homeless shelters. South Broadway turned into Pot Row and other small businesses could not complete with rising commercial property costs. Zoning for land use: grow facilities be cautious and tax accordingly. Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Land Use	Buffering
5/18/2021	ensure they aren't around single family properties due to risk of home values dropping; absolutely avoid K-12 school areas;	Land Use	Buffering
5/18/2021	too close together so that the area doesn't become saturated with vehicle and foot traffic	Land Use	Buffering

5/19/2021	Proximity to schools and any sort of business that caters to children and families. Please keep it to where consumption/use is confined to personal residence.	Land Use	Buffering
5/19/2021	I would also like a definition of how buffers will be measured. Every community does it differently. Some are measured as the crow flies from property line to property line, others measure door to door, and others still measure how a pedestrian would walk between properties.	Land Use	Buffering
5/28/2021	They should never be allowed downtown or near schools.	Land Use	Buffering
6/1/2021	Using buffering as a limiting factor rather than putting a cap on the number of stores has been very effective in multiple communities.	Land Use	Buffering
5/14/2021	I would hope the businesses would use existing space/building sites(unused) rather than building new structures…	Land Use	General Comment
5/14/2021	Keep them in accord with the stores, etc. around them in terms of building character, hours of business. Have them provide enough parking so as not to impose on surrounding businesses and no lingering or loitering on store property. Screen for appropriate age to prevent teen sales.	Land Use	General Comment
5/14/2021	Prefer that they look and present themselves as nice legitimate businesses, rather then some of the really ghetto looking fly by night shops that popped up during our first round of medical marijuana shops in the past.	Land Use	General Comment
5/17/2021	I would prefer that dispensaries appear cutting edge professional on the inside. Research examples in Greeley, CO. I would prefer that dispensaries appear updated, clean and almost clinical on the exterior and display a professional quality and tasteful sign. I would prefer not to see lines of people, waiting for their turn to enter the dispensarie. I've found it to be distracting in other cities and towns where there is a line of folks waiting to enter.	Land Use	General Comment
5/17/2021	Appearance of the building and vehicle traffic/parking.	Land Use	General Comment
5/17/2021	No 24 hour stores	Land Use	General Comment
5/22/2021	Hopefully the stores will have a tasteful appearance and come across as just another retail establishment.	Land Use	General Comment
5/25/2021	I think they should be subtle and attractive with substantial parking available and easy access to prevent traffic issues. I've noticed that compared to Oregon, Colorado marijuana stores are very garish and obvious and also seem to cause far more parking and traffic issues because they're located in places without convenient access or sufficient parking.	Land Use	General Comment
6/1/2021	Allow legal cannabis businesses to operate in Grand Junction under the same laws and regulations that apply to other retail stores in the city (zoning, inspections, building permits, business licensing, etc.)	Land Use	General Comment
5/14/2021	put limits on signage	Land Use	Signage
5/17/2021	That they be kept clean and tidy, interior and exterior. Signage is minimal, local vendors are used, parking is adequate, and all transactions are done inside said facilities, not on the street. And all funds go where they are supposed to, instead of lining someone’s pocket for preferential treatment.	Land Use	Signage
5/17/2021	I feel signage and other public advertising should be regulated as much as possible to minimize impact to children and teens.	Land Use	Signage

5/17/2021	The type of social and visual impact it will make on Grand Junction. North avenue CAN NOT become our new Colfax.	Land Use	Signage
5/17/2021	I'm concerned that the exterior of the buildings will advertise in a manner that is influential to children. I do not want to see magic mushrooms and pot leaves all over the building and on the sign out front. I don't want to see mascots dressed as blunts and someone twirling a sign by the road. Keep it classy, keep it honest, keep it away from kids.	Land Use	Signage
5/17/2021	The green +, is ugly and trashy. I would love to keep pot shops out of Mesa County. Parachute looks so trashy with all their shops, if they are coming then the amount to open should be very limited	Land Use	Signage
5/17/2021	It would be my preference to see very few stores & that they are inaccessible to youth, under 18, including not appealing in terms of "youth marketing". It would be ideal if they were not in your face when you drive by with huge drug culture graphics, but rather blend into the community.	Land Use	Signage
5/18/2021	Commercial property values and appearance. Mostly on appearance I specifically am concerned about giant pot leafs or kind of loud signage or advertising around town.	Land Use	Signage
5/19/2021	This survey represents that marijuana is inevitable so I guess my thought would be to minimize as much as possible the visibility and effect of these types of establishments	Land Use	Signage
5/24/2021	Unsightly or intrusive signage; possibility of cultivation in town with attendant odor issues; excessive number of outlets; danger to youth population	Land Use	Signage
5/28/2021	Mandate minimal signage allowances.	Land Use	Signage
5/14/2021	It would be nice to have them scattered around the city, so they are convenient to get to. Also, having someone who is knowledgable about topicals and edibles for medical purposes should be required for each store.	Land Use	Zone Districts/Location
5/14/2021	it's a good idea. put limits on signage. avoid putting them in industrial areas or trying to hide the stores. if you do that, they become seedy areas. instead put them in plain view where they arent going to be traffic problems.	Land Use	Zone Districts/Location
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Land Use	Zone Districts/Location
5/17/2021	Shops being put anywhere near downtown. Would love to keep it as it is.	Land Use	Zone Districts/Location
5/17/2021	Keep stores off our main roads and attractions. We have wonderful natural tourist attractions in Mesa County, don’t need pot store to be what we become known for	Land Use	Zone Districts/Location
5/17/2021	Should not be a place that provides easy access to the homeless population, e.g. downtown Main Street, Ute or Pitkin avenue, Horizon drive, etc.	Land Use	Zone Districts/Location
5/17/2021	Concerns regarding a concentrated number of stores in the downtown area. These are the places we are trying to market for visitors while blending residential aspects.	Land Use	Zone Districts/Location
5/17/2021	Use of marijuana in public places near retail stores.	Land Use	Zone Districts/Location
5/17/2021	Not to have stores in residential areas	Land Use	Zone Districts/Location

5/17/2021	I do not want to see North Ave, especially East go 12th street to Clifton become “dumping ground“. I don’t want to punish business owners by sending them to industrial zones. Possibly medical marijuana users will complain if not accessible either. These businesses are a part of change.	Land Use	Zone Districts/Location
5/17/2021	I would envision these being in separate areas of the city commercial shopping areas such as Redlands, Orchard Mesa, downtown, and near major interstate exits.	Land Use	Zone Districts/Location
5/17/2021	As for land-use, I think that whatever rules apply to liquor stores would probably be appropriate for marijuana dispensaries, as well.	Land Use	Zone Districts/Location
5/18/2021	I think they stores should be centralized to one location that could be supported by related establishments (smoke shops, sandwich shops, etc), rather than spread throughout town.	Land Use	Zone Districts/Location
5/18/2021	I think its great the only thing I have found at other marijuana stores ive been to is they get crowded and none habe adequate parking and also the ines in palisade you have to drive thru neighborhoods and alot of people are speeding and just tons of traffic. It would be nice to have the grand junction stores in easy access locations outside of neighborhoods,with lots of parking!	Land Use	Zone Districts/Location
5/18/2021	keep in in established commercial areas in core part of GJ	Land Use	Zone Districts/Location
5/18/2021	These retail establishments need to be kept out of residential areas; they should be placed in retail areas that need new businesses, such as North Avenue.	Land Use	Zone Districts/Location
5/18/2021	I think the city should look at allowing some alternate zoning criteria in order to keep the stores to the outlying areas and away from schools etc.	Land Use	Zone Districts/Location
5/19/2021	Keep marijuana stores in established large commercial areas. In other words, keep out of residential areas.	Land Use	Zone Districts/Location
5/19/2021	Too many stores on Horizon Drive, will make us look like a pot stop not a tourist center	Land Use	Zone Districts/Location
5/19/2021	Having stores in problem areas such as Witman park, North Ave, or near schools. I think they should be concentrated together in industrial areas away from residential, parks and places easily accessed.	Land Use	Zone Districts/Location
5/19/2021	Keep away from general public. Concentrate these businesses in industrial areas similar to strip joints.	Land Use	Zone Districts/Location
5/19/2021	Dispensaries should be allowed in all areas where all other retail uses are permitted in order to ensure maximum possible tax revenue and safety, provided such locations are not within a prohibitive distance of K-12.	Land Use	Zone Districts/Location
5/23/2021	Not located on entryways or high traffic ways. Modest signage and no highway/freeway billboards.	Land Use	Zone Districts/Location
5/24/2021	Perhaps set them near liquor and cigarette stores?	Land Use	Zone Districts/Location
5/24/2021	I'm hoping they are viewed as any other stores. I'm hoping their locations don't interfere with traffic flow.	Land Use	Zone Districts/Location
5/24/2021	I'm fine with marijuana, I just dont want a pot shop chain on every street corner. One of the reasons we left Denver!	Land Use	Zone Districts/Location
5/27/2021	We shouldn't have any period. But if we do, they need to be very far apart. We dont want to look like Parachute with one every block, every corner, thats all Parachute is known for now.	Land Use	Zone Districts/Location
5/27/2021	I have concerns about store being near single family residences	Land Use	Zone Districts/Location

5/28/2021	I think allowing sales in Grand Junction is fine. My recommendation would be to put them outside of city limits, they don't need to be right off the highway or downtown, sure they should be available but not advertised like a kids playground. I hope the city uses precaution and doesn't allow just anyone to own and operate these stores, in the wrong hands like anything it can be dangerous!	Land Use	Zone Districts/Location
5/28/2021	Please don't allow our beautiful city and retail areas to be highlighted with pot shops. Put them somewhere out of sight but within a reasonable distance for those that want to frequent them.	Land Use	Zone Districts/Location
5/28/2021	That they will become a dominate feature of our retail landscape. A couple in each area spread out would prevent market saturation and provide the highest rate of return. No retail shops on Main Street but one on Rood and one on Colorado could work.	Land Use	Zone Districts/Location
5/30/2021	I'm okay with marijuana sales in Grand Junction but please make shops a destination and unlike gas stations, on every single street corner.	Land Use	Zone Districts/Location
5/17/2021	Limit the number of locations	Licensing	Number of Licenses
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Licensing	Number of Licenses
5/17/2021	I hope we keep the number of dispensaries to 5!	Licensing	Number of Licenses
5/17/2021	Few stores, and of small scale.	Licensing	Number of Licenses
5/17/2021	The number of stores should initially be kept to a minimum	Licensing	Number of Licenses
5/17/2021	Just because we CAN have these shops it does not mean we should have MANY of them. Just have a few and tax them appropriately.	Licensing	Number of Licenses
5/18/2021	I also worry about too many stores. I voted to have retail locations in GJ but it's still a small town for access and I'd rather have a couple quality stores than many mediocre ones.	Licensing	Number of Licenses
5/18/2021	Saturation of the city with Marijuana stores would change the flavor and perception of the city.	Licensing	Number of Licenses
5/18/2021	I would hate to see Grand Junction overtaken by marijuana stores like some front range cities. Please be smart with approving locations. Keep our city family friendly.	Licensing	Number of Licenses
5/18/2021	Denver’s biggest screw up was the amount of licensing they gave out. Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Licensing	Number of Licenses
5/18/2021	Too many stores. Stores too close to sensitive areas mentioned in my choices in this survey. Conformance with laws.	Licensing	Number of Licenses
5/18/2021	I hope there are enough stores to create a competition for prices. An ounce should not be over $120 for the highest of THC percentages.	Licensing	Number of Licenses

5/18/2021	I am not for the pot shops but I understand that many are. My only hope is you limit the number of them in our community. North Ave already looks like a mess with our weeds and homeless lets not destroy the rest of Grand Junction. I worry about the people that it is bringing to our community having friends from Parachute they said the crime went up and strange people started coming into town. They moved here and now have to deal with it all over again. I'm trying to be open minded but I'm not happy about all this when I know many businesses who have tried to start a business in our community and couldn't because of all the run around they got from the city and I know these shops will not get that same treatment. I hope there is a limit and I hope crime doesn't increase but I am a little doubtful. Thanks for allowing us to share our concerns.	Licensing	Number of Licenses
5/19/2021	I do not believe there should be a numerical cap on licenses. I think zoning is the way to allow and/or limit licensure rather than an arbitrary number. And allow free-market principles to dictate necessity.	Licensing	Number of Licenses
5/20/2021	I do not want do you see a marijuana shop on every corner but I do want to Have then just more than a couple options to buy medical marijuana right now there is only one option. There should be at least 7 medical shops spread around and 5 rec shops. I am tired of paying extra because there is no competition and there are no choices	Licensing	Number of Licenses
5/20/2021	Having too many stores.	Licensing	Number of Licenses
5/21/2021	I believe that the previous 6 licensed stores should have the opportunity to open first. These people lost sizable investments due to the moratorium	Licensing	Number of Licenses
5/23/2021	A small number off discrete stores.	Licensing	Number of Licenses
5/24/2021	would prefer there to be as few marijuana businesses in the city limits as possible and I hope that the businesses can operate as conspicuously as possible. And please keep them away from residences, schools and high quality businesses	Licensing	Number of Licenses
5/25/2021	Working for the past 6 years in the cannabis industry through the I-70 corridor I've seen a pattern in mass amounts of traffic transferring to the closest stores to the western border. That being said Grand Junction is the closest we can get and because most of that traffic is tourism, we should try to disperse that traffic to all areas possible within restriction with a fair amount of available licenses. (11-15 or15-20)	Licensing	Number of Licenses
5/25/2021	I am disappointed that voters approved this. I think only 1-2 stores should be allowed.	Licensing	Number of Licenses
5/25/2021	1 store per 10,000 people is a good rule of thumb	Licensing	Number of Licenses
5/26/2021	please do not over saturate the market. keep it limited.	Licensing	Number of Licenses
5/26/2021	**Since our community has allowed the genie out of the bottle or the smoke on the water. Please exercise the best possible good judgement and limit the amount stores allowed to sell marijuana. Carefully consider all of the negative impacts it will have on the surrounding neighborhoods.	Licensing	Number of Licenses
5/27/2021	If the small town of Parachute is able to have 5-6(+) marijuana stores why can't Grand Junction have any with a larger population?	Licensing	Number of Licenses
5/27/2021	Do not want an unlimited number of stores, but do not want to allow so few that politics, bribery and monopolies become a concern.	Licensing	Number of Licenses

5/27/2021	2. It seems essential that the number of stores be limited (non free-market), to help promote local success. However, the number of stores should also be numerous enough to support local demand as well as demand of non-local traffic.	Licensing	Number of Licenses
5/29/2021	Tracking of all money taken in by these businesses. With all cash businesses you must account for all money to get accurate taxes. MJ bring out interesting folks so limiting stores to lowest number is best.	Licensing	Number of Licenses
6/2/2021	Small start up/ locals should be able to get a store front before any Big chain dispensaries should	Licensing	Number of Licenses
5/14/2021	you can tax a lot but if you go to high people with shop in rifle or parachute, palisade is already expensive anyway and the shops there are bad. there is a lot of big money that wants to operate in the grand valley and they will throw around their experience as a reason to let them. ignore that. local owners can hire experts and they deserve a shot at this, plus its better for economic development to go local.	Licensing	Selection Criteria
5/17/2021	Don't cluster them together and don't allow too many (more than 7) - allow successful and experienced operators to have licence - it should not be a 'learning experience' for any operator.	Licensing	Selection Criteria
5/17/2021	Careful and thoughtful consideration of applicants. Ability for all citizens to obtain up to date information on who is applying and what criteria is used to determine applicant standards of acceptability.	Licensing	Selection Criteria
5/17/2021	That all dispensaries will eventually be owned and operated by the same small group of people from other areas. Security should be required and strong ID measures to ensure legal age purchasing.	Licensing	Selection Criteria
5/17/2021	They should be limited to existing citizens of GJ for ownership. Too many out of town interests as it is.	Licensing	Selection Criteria
5/17/2021	I would like to see people of the median income be able to operate a successful retail marijuana business. We should create a culture other than the rich just keep getting richer here in the valley. Also I would like to see the businesses be allowed to be a welcome part of the community. For example; sponsor sports teams just as liquor distributors are. Work to destigmitize the responsible use of marijuana and marijuana products.	Licensing	Selection Criteria
5/18/2021	Give priority to store's that were here prior to gj vote to shut down operations	Licensing	Selection Criteria
5/19/2021	Super important to select among the applicants to ensure that marijuana stores are only positive for the City of GJT	Licensing	Selection Criteria
5/23/2021	Make it a competitive, affordable market. Ensure all residents of the valley have access not only to medical but recreational cannabis.	Licensing	Selection Criteria
5/23/2021	This opportunity should be offered to local business operators first prior to offering opportunities to business operators outside of Mesa County.	Licensing	Selection Criteria
5/25/2021	Very concerned about corporate marijuana businesses in our area. We have lots of local interest and they should have preference.	Licensing	Selection Criteria
5/25/2021	Conisder 33% local (GJ rez) operators / 67% western slope experienced operators for best practices / successful operations	Licensing	Selection Criteria

5/25/2021	The use of a lottery is very concerning to me. This is an emerging market that will have a very close eye on its development from the community members and government. The lottery system is basically just throwing seed in the air and seeing which ones succeed, with the merit-based application process is far superior in helping to ensure that new programs are successful by placing the most qualified, most likely to succeed groups in a place to do so. Local ownership should be at least 50-75% of the business equity with residency in Mesa County of at least 5 years. This will help to minimize the influence of outside big business. The parameters outlined above are very good. I would recommend that there be some sort of priority given to teams that are locally based. There are going to be a lot of "big box" cannabis stores that will be paying close attention to this process and have huge amounts of capital to throw around. This is an opportunity to make a niche local market that maintains the unique flavor of the area rather than having another Livewell roll in without a soul or local interest. These entities will bring front-range staff with them because they are already established so the local job creation impacts will be less than it could be. The speaker representing the front range dispensaries doesn't want a license cap because his group has a ton of money to throw around they will submit numerous applications with the intention of increasing their chances of getting a license. This is how big cannabis businesses dominate new markets. Vicente Seldberg - Renee Grossman referenced them - is one of the leading cannabis legal teams in the US, the big guys are watching and trying to sway things to favor them.	Licensing	Selection Criteria
5/25/2021	prioritize local teams (at least mesa county residents) to reduce Denver-based corporations from taking over	Licensing	Selection Criteria
5/26/2021	None. It’s about damn time ! Prefer local owners over larger corps.	Licensing	Selection Criteria
5/27/2021	Don't want out of city limits habitant allowed to own a business.	Licensing	Selection Criteria
5/27/2021	That the buddy backdoor system will result in licenses going to only those with large liquid assets available. This business should be available to new entrepreneurs with a vision for new models in business.	Licensing	Selection Criteria
5/27/2021	Grand Junction has a tendency to allow markets to be overrun by the wealthiest in the community. This is an opportunity for the city to allow business access to other citizens.	Licensing	Selection Criteria
5/27/2021	3. Operators should be able and willing to offer free education on proper use, storage, safety measures and product information. Education is a critical avenue to help cannabis products end up with responsible users with best use practices. Thanks!	Licensing	Selection Criteria
5/28/2021	My concern is that the average person wanting to open a shop will not be able to compete with already established BIG MONEY players in the game.	Licensing	Selection Criteria
5/28/2021	None of these decisions should be based off “equity.”	Licensing	Selection Criteria
5/30/2021	Please give caregivers the ability to be taxed and regulated by the city by prioritizing licenses to these individuals. There are some very large caregivers who operate in city limits who the city is not getting taxes from because legally they are not allowed to operate in a regulated manner... Let's create jobs and get more taxes for the city.	Licensing	Selection Criteria
6/1/2021	I feel we should consider all applicants fairly while also recognizing experience in the industry and business educated individuals.	Licensing	Selection Criteria

6/1/2021	Consider social equity in the licensing structure - Use the state Marijuana Enforcement Division rules to guide the creation of city rules - Encourage licensed cannabis retailers to engage with the community where they are located - Consider allowing walk-up and drive-thru pickup services at cannabis retail stores. I do not believe this would require an additional license from the state licensing authority and could be allowed under the same zoning and building requirements regulating these additions for other retail stores. -	Licensing	Selection Criteria
6/2/2021	Honestly I would just like there to be accessibility to anyone who wants or needs it, and responsible owners, with tax proceeds that go back to the community. There's no reason to not have dispensaries, considering they are cleaner and nicer than most of the "smoke shops" or "head shops" in grand junction.	Licensing	Selection Criteria
6/2/2021	I am concerned that big business will come in and monopolize and privatize the industry.	Licensing	Selection Criteria
6/2/2021	The process for awarding licenses for retail marijuana stores in Grand Junction should be merits-based. The evaluation by the local licensing authority should prioritize applicants with (i) an extensive past experience in successfully operating a marijuana store; (ii) an ownership suite who have years of experience in conducting marijuana business; (iii) a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and (iv) a level of community involvement that includes making donations to charities that aim to help people through marijuana-related medical treatment.	Licensing	Selection Criteria
6/2/2021	The process for awarding licenses for retail marijuana stores in Grand Junction should be a merits-based. The evaluation by the local licensing authority should prioritize applicants with (i) an extensive past experience in successfully operating a marijuana store; (ii) an ownership suite who have years of experience in conducting marijuana business; (iii) a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and (iv) a level of community involvement that includes making donations to charities that aim to help people through marijuana-related medical treatment.	Licensing	Selection Criteria
6/2/2021	Awarding licenses for marijuana stores in Grand Junction should be merits-based. The evaluation by the local licensing authority should prioritize applicants with a past experience in successfully operating a marijuana store; an ownership suite who have years of experience in conducting marijuana business; a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and a level of community involvement that includes making donations to charities.	Licensing	Selection Criteria
5/15/2021	Let free enterprise work and regulate itself out, as it's always done	Licensing	Selection Method
5/17/2021	My fear is that (once again) the government is going to attempt to mandate morality. Like other types of businesses, if the owner thinks they can make a go of it and can create competition, they should be allowed to open their business. I am not a purchaser or user of marijuana, but it is legal and I feel that those that want it should be able to get it. Plus, the taxes will benefit our community.	Licensing	Selection Method
5/17/2021	My concern is that limiting the licenses to 6 doesn't give a fair opportunity to everyone. Also fees for licensing make it difficult for "new business " owners to even try when they're so high. Anyone that applies for a license and does not obtain one should be reimbursed, similar to the hunting licensing.	Licensing	Selection Method

5/17/2021	Not putting a stigma on marijuana users. I think wherever you allow a liquor store a retail marijuana store should have same rights.	Licensing	Selection Method
5/17/2021	Marijuana stores currently operate under very strict guidelines. I'm not aware of any issues with current stores in other parts of the state so more restrictive guidelines do not need to be put in place. That's why it is important to have prior experience in managing this type of store and not play the "good ole boys (and girls) club" GJ politicians tend to lean towards.	Licensing	Selection Method
5/17/2021	That after the moratorium returned no results or findings whatsoever, by default we should have to allow all stores that apply at this point. The free market can decide which stores last by how they take care of the residents and their neighborhoods.	Licensing	Selection Method
5/17/2021	I am concerned that there will be too many limitations set that will make barriers to entry high. The more free market principles are applied, the more value will be given to customers. There are already onerous restrictions in place that make the purchase of marijuana products by minors impossible, especially as compared to alcohol. There is no evidence to suggest that more retail outlets equate to greater crime rates; in fact, there is evidence to support the idea that greater access to marijuana results in a decrease in the use of more dangerous drugs, such as opiates. Allow marijuana retail stores to establish anywhere, without restriction.	Licensing	Selection Method
5/17/2021	Don't get wrapped around the axle and treat them like liquor stores or anywhere that sells cigarettes.	Licensing	Selection Method
5/17/2021	No concerns. Let free market place determine how many stores can operate within our population base.	Licensing	Selection Method
5/17/2021	I would expect regulations similar to liquor stores. The tax revenue will be great, but I don't want to see the town overrun with dispensaries.	Licensing	Selection Method
5/19/2021	We must allow local business owners that have capital to target multiple verticals in cultivation, manufacturing, and retail to keep profits in the GV not ship them to Denver	Licensing	Selection Method
5/19/2021	GJ should require that applicants have possession of a conforming property when submitting submitting an application. Applicants should demonstrate financial ability in excess of at least $1M per dispensary location. Because there are no established starting points to measure distances between potential new dispensaries, if two or more applicants end up within a potentially prohibited distance of each other, a merit based point system should be used to determine who gets to operate. Merit based point system shall be made available prior to making applications available.	Licensing	Selection Method
5/19/2021	The only concern (which would likely be temporary) is that we may see quick absorption of vacant commercial buildings/suites, which could push rent prices up for other businesses. I think the free market approach will eventually dictate the number of marijuana stores that can remain in business, based on profitability and market saturation. That approach may negatively affect other businesses in the short term though until that saturation point is hit. On the flip side, if we limit the number of stores, I don't think there is a clear and equitable strategy as it relates to picking the retailers. Even a random lottery system has flaws.	Licensing	Selection Method

5/25/2021	One of the other issues is license flipping, there really should be a one to two-year period these licenses should not be transferable. There are many groups that will go into a new market, win a license and immediately sell the rights at which point you may not even have the same team you approved the license for on staff.	Licensing	Selection Method
5/25/2021	It is a very positive development in GJ. The unregulated usage of black market marijuana products in GJ creates more issues than regulated presence of multiple stores will. Since GJ is not an early adopter, fear of negative consequences is natural but should soon be put to bed as has happened in many municipalities around the state. In my opinion you don't need both medical and retail stores. There are only a few medical products (higher potencies) not allowed to be sold in retail stores and medical stores create access for the 18-20 year old population. In areas where only retail stores exist, stores carry medical products (higher dosage CBD and CBN) as well as purely recreational products. Due to the investment required to open a mmj store, setting an initial limit to ensure a viable ROI for the store owners would be advised. Future expansion of the number of stores is always an option. Creating a 'wait 'list' of applicants who didn't get a store license in the first round would be a fair process. A merit based application process allows for the City to set some quality standards for applicants. By allowing a limited number of stores at the outset, the City will minimize impact, allow the community to get used to the stores, and gives the City the opportunity to expand in the future.	Licensing	Selection Method
5/25/2021	I think that free market principles will allow there to be a rush and then market will dictate number of stores that survive.	Licensing	Selection Method
5/25/2021	Learn from other municipalities and don't try to re-invent the wheel: 1 store per 10,000 people is a good rule of thumb; Merit based selection resulted in more successful businesses; prioritize local teams (at least mesa county residents) to reduce Denver-based corporations from taking over; Don't extend this process any more than needed. The longer we wait in this pre-application process, the more money will be wasted by teams that don't win a license.	Licensing	Selection Method
5/27/2021	None really. I figure we treat them similar to liquor stores. I personally don't feel there should be any real restrictions. Let the market decided how many it wants to support and where.	Licensing	Selection Method
5/27/2021	Treat it like liquor stores. Same laws and rules should apply.	Licensing	Selection Method
5/27/2021	Let qualified operators open first, then open it to those with no experience. Let good standards be set, then others can get licensing.	Licensing	Selection Method
5/27/2021	1. I would recommend a merit based system for selection of operators in the hopes that it would result in the best, most capable candidates be awarded licenses.	Licensing	Selection Method
5/28/2021	Regulations should be similar to the regulations liquor stores follow.	Licensing	Selection Method
5/29/2021	I don’t use marijuana, but, now that it is legal, I see no reason marijuana shops should be treated any differently from liquor stores.	Licensing	Selection Method

6/1/2021	I am Worried about big cannabis companies over powering local entrepreneurs. People who have worked with building Mesa county and businesses in grand junction should have the opportunity to open stores. Business owners who have a history of community involvement should be given priority in a merit based system. It should be a merit based and not lottery or hybrid. Why would the city evaluate businesses and not award the highest applications with businesses? I don't think the city should award businesses to teams that they don't judge to be the best opportunity even if the met the bare minimum requirements. They should choose the best local opportunities. This includes having a location selected that appear to be the highest earning potential with adequate or excess parking. Merit after location should local team with history of businesses in Grand junction, Mesa county residence, and cannabis industry experience. Store take a lot of work to set up and manage properly awarding applications without this all in place will create an unprofessional appearance which will reflect on the city and city councils choices. Thanks for your time reviewing this considering my comments.	Licensing	Selection Method
6/2/2021	Open to anyone who wants to start a business. Let capitalism prevail.	Licensing	Selection Method
6/2/2021	I feel locals should have the first opportunity to open within city limits.	Licensing	Selection Method
6/2/2021	If Grand Junction wants to make itself out to be "business friendly," then that needs to apply to the cannabis industry as well. As few limitations and government based red tape as possible needs to be the standard. One cannot be a free market person while at the same time pushing for limits on a market. Let businesses succeed or fail on their own merits, and keep the government out of the way. It is not the government's job to protect anyone.	Licensing	Selection Method
5/15/2021	This shouldn't have passed, now that it did, public safety and helping those with addiction should be the priority, not the greed of taxes	Public Health/Safety	Education/Outreach
5/24/2021	keeping pot away from minors	Public Health/Safety	Education/Outreach
5/26/2021	4) I'm concerned about underage use and it's effects on our youth in Grand Junction and the surrounding towns. Mesa County has the highest suicide rate in the state of Colorado and the city is now going to allow the sale of a drug that acts on the central nervous system as a depressant (slowing brain function). How will this effect the teen suicide rate in the valley? What plan does the city have in place to combat underage use? How will the city help the schools to keep kids on track and learning if they show up to school high?	Public Health/Safety	Education/Outreach
5/27/2021	Protect residential areas from these business. Protect minors from gaining access to these products by enforcement of extreme consequences for business that sale products to minors. (1st time you lose your business, period) Create an education program for minors.	Public Health/Safety	Education/Outreach
5/27/2021	We need to save money to educate the children on safe Marijuana	Public Health/Safety	Education/Outreach
5/27/2021	Biggest concern is for our youth and the impact on availability for them	Public Health/Safety	Education/Outreach
5/29/2021	My concerns regarding legal sale of marijuana in Mesa county, is that the public will be under educated and misguided about the bennifits this industry has to offer to it's people and the community. My concerns are, people will misinform the public and the younger generations that only druggies and losers use marijuana, instead of supporting local businesses and education on the many bennifits this industry has to offer this community. I'd like more education on consumption and keeping it out of the hands of pubescent minors.	Public Health/Safety	Education/Outreach

6/1/2021	Protect youth from black market sales and use with evidence-based policies (e.g. education and public health campaigns; after-school programming for youth k-12; fostering healthy parent-child relationships)	Public Health/Safety	Education/Outreach
5/14/2021	Crime crime crime. This has already been proven to be a problem in areas where it has become local. This is ultimately going to make the homeless situation worse, vagrancy is going to follow where these business happen. By having them in the city there is going to be more stress on the police and sheriff offices so tax money should be allocated to increase hiring for them. This is going to be an unmitigated disaster.	Public Health/Safety	Enforcement
5/14/2021	I voted against it, but it's here. The best I can hope for is that the city approaches this regulatory task seriously. Please don't treat dope shops like an "amenity." They're not. They're not a tourist attraction. They sell addictive substances that can easily harm people. This community already has terribly high rates of substance abuse and addiction, and the last thing we need is to encourage more, or make living here even more difficult for those with substance abuse issues. Set the bar high for dope dealers, enforce regulations to the letter, and make sure that enforcement and addiction treatment are funded adequately with pot tax revenue before spending what's left on parks and rec.	Public Health/Safety	Enforcement
5/17/2021	The visibility/access to minors, the smell, the possible increased abundance of DUI drivers. The increase in abundance of marijuana and the correlation of the increase chance that my kids waste their 20's like I did.	Public Health/Safety	Enforcement
5/17/2021	Access to marijuana by under age users. Increase in Driving under the influence. Increase in visitors solely for marijuana use. Second hand smoke.	Public Health/Safety	Enforcement
5/17/2021	Safety and security for everyone. Do not define our town by the product. Not everyone is a huge fan of this but does believe in libertarian principles. Sufficient cops to keep this as safe as possible, Keep outside interests at Bay and keep it local. Don't let it add to the crime Numbers.	Public Health/Safety	Enforcement
5/17/2021	DUI, public consumption, increased crime, Odor, more grow locations with increased Odor, increase of other drugs, more and younger people strung out/ stoned all the time, reduction of available work force who are not using pot all the time, degradation of society.	Public Health/Safety	Enforcement
5/17/2021	I am allergic to marijuana and this causes medical concerns for me. I am also concerned with Grand Junction becoming like Denver, where everywhere reeks of marijuana. With as busy as the police are I can see open use of marijuana being an issue that the police would not be able to handle.	Public Health/Safety	Enforcement
5/17/2021	People driving while high, more crimes committed so these stoners can get money to by their dope	Public Health/Safety	Enforcement
5/17/2021	Not considerate to those with allergies, asthma, or other health issues exacerbated by smoke. Teenage drug addiction Increased DUIs and unsafe roads	Public Health/Safety	Enforcement
5/17/2021	Broken Window Theory-if we condone this gateway drug and don't provide consequences for use of narcotics, we open the doors for greater crimes.	Public Health/Safety	Enforcement
5/17/2021	The past history of enforcement of Rules, Regulations, and Code Enforcement has been near the lower end of the effective and priority scale.	Public Health/Safety	Enforcement
5/17/2021	Strict enforcement of rules, just like for liquor stores, should be enforced.	Public Health/Safety	Enforcement

5/18/2021	I would like to see smoking of any kind banned in public, except in designated smoking areas. This would make it easier for the police to manage.	Public Health/Safety	Enforcement
5/20/2021	The increase in homeless population, and the increase in crime.	Public Health/Safety	Enforcement
5/20/2021	Turn into a XXXXX like Denver is now . Availability to teens is a SEVERE PROBLEM. WITH 21 year olds buying it for teens. Tourism of junkies. I'm in the travel business for 32 years. Many families don't come to COLORADO BECAUSE OF MARIJUANA. Don't want their kids around it.	Public Health/Safety	Enforcement
5/22/2021	We voted it down twice, there's no way it was voted in properly this time. Strick police enforcement of smoking in cars and around children and in non-smoking areas.	Public Health/Safety	Enforcement
5/26/2021	3) Increased crime rates - as it stands now our law enforcement agencies spend millions of dollars on drug related crime prevention and enforcement and by allowing the sale of marijuana inside city limits we will only use more of the city's resources. This will cost our community more than it's worth for a little extra tax revenue.	Public Health/Safety	Enforcement
5/27/2021	So many concerns, I feel this is a mistake and crime will go up, not enough oversight and accountability!!	Public Health/Safety	Enforcement
6/1/2021	The inability of the city to provide adequate public enforcement of regulations. You currently can go to events and local establishment and there is no regulation of marijuana smokers.	Public Health/Safety	Enforcement
5/17/2021	Safety of salespersons and consumers.	Public Health/Safety	General Comment
5/17/2021	Have NO doubt that our underage population and marijuana use will increase dramatically. I have lived it and seen it happen. We opened the pandora's box and will live with the consequences.	Public Health/Safety	General Comment
5/17/2021	Homeless coming to grand junction for pot and mental health concerns and addiction	Public Health/Safety	General Comment
5/17/2021	Really, really bad idea. High schoolers and children are going to get it. Better plan on funding more substance abuse treatment centers and mental health (schizophrenic treatment centers.	Public Health/Safety	General Comment
5/17/2021	Crime, exposure to children	Public Health/Safety	General Comment
5/17/2021	Monitored for safety for drivers and pedestrians, no tolerance for violence, really anything that can disrupt the confidence citizens have to live without additional negative issues in GJ and surrounding area. This is in relationship to marijuana users and sellers.	Public Health/Safety	General Comment
5/17/2021	Vagrants hanging around outside.	Public Health/Safety	General Comment
5/17/2021	Concerned about young people using it. Would like to keep it away from young people.	Public Health/Safety	General Comment
5/17/2021	I am highly concerned that marijuana stores are going to congregate people who are users to areas that will increase crime. Low income areas of the city already struggle and this will only make it worse. The city of Grand Junction will be a giant dumpster before long.	Public Health/Safety	General Comment
5/17/2021	I have concerns with keeping out of the hands of children, increase of crimes, traffic issues/impaired drivers, and overall public safety.	Public Health/Safety	General Comment
5/17/2021	Marijuana is and always has been a gateway drug. Drug use among many, but especially the younger population, and crime are the two highest concerns. Communities with approved dispensaries have shown to become less productive and see spikes in crime.	Public Health/Safety	General Comment
5/17/2021	This is not a great thing for our City. It brings in criminals and degraded the great place we live in. Keep these away from our kids and youth.	Public Health/Safety	General Comment

5/17/2021	The smell, my autistic child can't stand it! Crime- or the type of non-residents it attracts- I won't stop in Parachute anymore, it smells and I have seen people do disgusting things like pee in front of one of their pot shops, yuck,and begging in the Wendy's drive thru. The shops should be required to hold so.e standards.	Public Health/Safety	General Comment
5/17/2021	Although tax income would be helpful in advancing certain GJ aspects, it does tend to bring in scrupulously characters and increase the local crime rate.	Public Health/Safety	General Comment
5/18/2021	CONCERN: History shows crime will increase with easy access and widespread usage. Those driving under the influence will become an additional traffic safety hazard. Does Grand Junction seriously want to become a hub for "recreational pot?"	Public Health/Safety	General Comment
5/18/2021	As a physician, I think marijuana use in a general is a public health threat, and there is scientific literature to support this. I was so disappointed to see this pass in Grand Junction. I wish there was a way to undo this, but since that isn't possible for the time being, I hope that it's presence can be minimized to as great an extent as possible.	Public Health/Safety	General Comment
5/18/2021	We're concerned about raising our children in a community/culture that teaches them that marijuana use is acceptable. We value giving the next generation healthy tools to deal with personal problems, not teaching them it's ok to numb unhealed pain via substances, and calling it "recreation". We invite you to rethink the consequences of what it looks like to normalize this for the upcoming generation.	Public Health/Safety	General Comment
5/18/2021	Appropriate testing for what is being sold.	Public Health/Safety	General Comment
5/18/2021	I feel that children should not be exposed to marijuana publicly.	Public Health/Safety	General Comment
5/18/2021	Older ppl buying for those younger than 21, Safety of the surrounding community	Public Health/Safety	General Comment
5/18/2021	The increase in substance abuse asking with violence, theft, and other crimes.	Public Health/Safety	General Comment
5/19/2021	I am concerned that this gateway drug will increase drug use!	Public Health/Safety	General Comment
5/19/2021	Marijuana is a gateway drug and Grand Junction will see more abuse of it and other drugs. Should remain illegal.	Public Health/Safety	General Comment
5/19/2021	I don't think we need more mind altering drugs in our community. There are enough problems for our local police as it is. I don't think anything good will come out of selling marijuana in our lovely city. I did not vote for it, as you might have guessed. We need a recreation center instead of more vises!	Public Health/Safety	General Comment
5/20/2021	Affect on our traffic, crime and identity of GJ as a community. Many visitors are here for outdoor recreation and will be using marijuana and driving or interacting in these locations.	Public Health/Safety	General Comment
5/23/2021	More violence	Public Health/Safety	General Comment
5/24/2021	Avoiding a conflict of interest between accomodating our homeless/transient population, drug/addiction issues, and serving the public	Public Health/Safety	General Comment
5/25/2021	I feel the council members should consider more than the economic aspect of these sales; that safety of our community should play as important a role. I am also concerned about the impact on our kids. I do not think edibles should allowed to be sold at these stores.	Public Health/Safety	General Comment

5/25/2021	I have seen the downfall of the abuse, the quality of tourists, increased crime, attracting outside states coming in for profit only intents, and the fear of the increased uses. Normalization of this with well documented significant health impact will disrupt this community. If everyone is comfortable with having their physicians, their bus driver, their teachers, their surgeons, their pilots, all high on THC I am beyond words. Yes alcohol could potential he have the same concerns however it's easier to regulate this and people can seem to be stoned all day which is hard to detect. People can't just drink past a certain point they tend to just pass out. The impairment from THC is much harder to visualize and or measure. The use of potent edibles and other forms is much harder to pick up on. additionally like alcohol we know there can be significant impacts and damage however rather than reversing decisions there we are using that argument to add yet another form of addiction and substance of abuse with no real documented health benefits or community benefits outside profits from sales. Where should the priority be?	Public Health/Safety	General Comment
5/27/2021	Sales, Crime rate, Increase in minors use, rising mental health issues.	Public Health/Safety	General Comment
5/30/2021	I also hope that law enforcement has a lot to say on what is decided. The burden of policing this falls on them. Thanks for allowing feedback from the community.	Public Health/Safety	General Comment
5/30/2021	Yes marijuana has been legalized in Colorado for some time, but it has not provided the economic windfall that it promised as there are many underlying social and economic downsides. There have been significant tax revenues raised in the state, however there are also significant secondary expenses that negate much of this benefit. There are multiple reasons why allowing dispensaries is not good for Grand Junction. One major reason is that this would put Grand Junction as the city furthest to the west in the state of Colorado along a major interstate. With that, there would be an increased influx of intestate travel to Grand Junction to purchase marijuana where it is not legal in neighboring states (Utah). While that sounds like it might be a benefit for the local economy, hotels, restaurants, etc, we must reflect if it is a good idea to attract individuals whose motivation to travel here is to purchase a drug that is not legal in their state and which remains illegal on the Federal level. If we as a community want to attract out of state dollars it should be from promoting what makes our area great and not trying to capitalize on drug sales. From first hand knowledge I have seen that in every community that has legalized dispensaries which tax the sale of marijuana there has been a significant increase in the black market sale of marijuana. The presence of legal dispensaries and growers provide excellent cover for black market unregulated marijuana (criminal enterprises). Generally individuals who utilize marijuana tend to live a more sedentary, unmotivated and less healthy lifestyle than non-drug users. Several studies have shown that use of marijuana by children and young adults can have negative impacts on their development. This link to the following .pdf highlights many of the negative impacts marijuana can have on youth and young adults https://www.dea.gov/sites/default/files/2018-07/DEA-Marijuana-Prevention-2017-ONLINE.PDF This is not a good move and will only serve to create another reason for people to come to our community for the wrong reasons. If this is allowed maximum regulation must be imposed and stored must be widely dispersed.	Public Health/Safety	General Comment

6/1/2021	Marijuana is an addictive drug and having it so available and visible will hurt our future generations, hurt families, and hurt our communities.	Public Health/Safety	General Comment
6/1/2021	As a society, alcoholism is rampant and one we can't seem to control, promoting the sale of a drug known to depress an individual's ability to function, increased exposure and access to young children, social issues and increased pressure on law enforcement systems is insane.	Public Health/Safety	General Comment
6/2/2021	Impact on the community and YOUTH. Drug use is on the rise and these types of establishments increase youth drug abuse.	Public Health/Safety	General Comment
6/2/2021	They are a terrible influence on the community, they bring more law enforcement problems, more accidents more driving while impaired and put the whole community at risk. But hope you're happy, you just keep putting the same issues on the ballot over and over again until you get your way. Way to represent the people.	Public Health/Safety	General Comment
6/2/2021	Increase in crime. Increased use amongst youth.	Public Health/Safety	General Comment
6/2/2021	Not good. It will degrade our City. Concerned about it getting into children's hands. Yes it's the parent responsibility then we need to be able to fine the parents.	Public Health/Safety	General Comment
5/18/2021	controlling the smell, underage sales, Regarding question 4, the survey will not allow "other" to be used. It rejects it as not an acceptable format when you press Done.	Public Health/Safety	Odor Concerns
5/18/2021	I am saddened that we are going to have these stores here. It has been lovely to not be a town that reaks of pot smoke and I am concerned about the message it sends to people under 24 and their brain development. But it is done, so I hope it is done as well as can be hoped for. Thanks.	Public Health/Safety	Odor Concerns
5/19/2021	Do not want to have to smell any of it while out in public.	Public Health/Safety	Odor Concerns
5/20/2021	Sales to minors and young adults; effect of smell of Mj on people who do not use it, standards should be similar to tobacco	Public Health/Safety	Odor Concerns
5/24/2021	I am concerned about the kind of people who consume marijuana. In my experience those who use marijuana are not very responsible citizens and they do not care for themselves or those around them. Is having marijuana businesses in the city limits going to attract more of this crowd? I am also concerned about the smell of marijuana. To me it smells like skunk spray. I'm not looking forward to more of that smell than is already present!	Public Health/Safety	Odor Concerns
5/26/2021	2) Air pollution - marijuana reeks when it is burned & I don't want to smell it coming through my swamp cooler because someone is walking through my neighborhood or next to my business and lights up	Public Health/Safety	Odor Concerns
5/27/2021	The grow houses in Denver smell horrible. I hope GJ Donets start smelling like that	Public Health/Safety	Odor Concerns
5/28/2021	The smell is a concern.	Public Health/Safety	Odor Concerns
5/21/2021	I am quite concerned about the unintended consequences of retail sales including; increased need for Law enforcement, open use and degraded air quality of outdoor public use (It would be a shame if Downtown and Horizon Drive smelled like weed), increase ease of access to substance abuse to our young people, etc.	Public Health/Safety	
5/17/2021	Beyond distance limits from schools, there should not be much more regulation other than imposing a significant tax.	Taxation	Amount of Tax
5/17/2021	Tax the same as Palisade.	Taxation	Amount of Tax

5/17/2021	Given that GJ is a population center, we can tax higher than other surrounding communities. Residents will pay a premium for proximity and convenience. Gas to Palisade is expensive.	Taxation	Amount of Tax
5/17/2021	Sales tax allocation seems to be tricky with all cannabis tax revenue, in terms of the way it can be allocated. Additionally, if the taxes are too high, Grand Junction simply is not going to see a huge return in tax revenue because people will continue to travel as far as Parachute for their more well-established stores, which also have a lower tax rate. De Beque already sees a ton of traffic from people who were not jazzed about the excise tax in Palisade, coupled with the outrageously long lines and waits at those stores.	Taxation	Amount of Tax
5/17/2021	Needs to match what other towns are doing or GJ people will continue to go elsewhere	Taxation	Amount of Tax
5/17/2021	Also I would hope that the prices would be competitive so that people are more willing to shop local.	Taxation	Amount of Tax
5/18/2021	The tax rate should be set at the maximum to provide future benefits to all residents.	Taxation	Amount of Tax
5/18/2021	Just please don't raise the sales tax too much just because it's within the city.	Taxation	Amount of Tax
5/19/2021	There shouldn’t be any extra tax on it, my biggest concern is the misuse of funds taxed on purchases by people in positions of power. If the citizens voted a certain way it should be upheld to that without any exceptions.	Taxation	Amount of Tax
5/23/2021	Ensure maximum tax revenues for the city and state.	Taxation	Amount of Tax
5/27/2021	Im concerned the price of cannabis will be effected and inflated as not allow those who depend on it medically for anxiety or pain not able to afford it.	Taxation	Amount of Tax
5/27/2021	Lodging tax is 9% and I think additional sales tax on marijuana should be higher at least 10%	Taxation	Amount of Tax
6/2/2021	The high tax rate that can be increased anytime without another vote.	Taxation	Amount of Tax
6/2/2021	Allow more business with lower taxes. There will still be large quantities of sales that will boost taxes just from the base taxes alone any included ones will just be icing on top.	Taxation	Amount of Tax
5/23/2021	Owners should contribute to fund (above tax rate) to support law enforcement, mitigate negative effects around store location.	Taxation	Education/Outreach
5/28/2021	I don’t think they are needed and won’t bring the tax revenue promised. The police will have to deal with more crime associated with them. Require them to donate to narcotics anonymous and other drug treatment facilities. As a local business owner who employees many people it is going to have an adverse affect on hiring in GJ.	Taxation	Education/Outreach
5/17/2021	This leaves $ in GJ. This takes $ from Palisade and DeBeque, they might cause a stink...	Taxation	General Comment
5/17/2021	Make sure tax statues are standard for the entire fiscal/calendar year, taxing changes leave small business owners blind-sided and unable to operate. I saw it happen often with Denver small-business start-ups in 2008.	Taxation	General Comment
5/18/2021	Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Taxation	General Comment
5/25/2021	I don't think having a slightly higher tax rate compared to De Beque is going to make a difference to consumers. They are going to purchase where is convenient. They are not going to drive an additional 30 - 50 miles to save $5.00 in taxes.	Taxation	General Comment
6/2/2021	Banking issues and use of card vs cash to insure roper accounting	Taxation	General Comment
5/17/2021	The taxes should go to repair schools.	Taxation	Use of Tax Revenue
5/17/2021	The tax revenue should be used for Mesa County schools.	Taxation	Use of Tax Revenue

5/17/2021	All taxes collected should go to D51 schools. We need to invest in our schools and children. I wouldn't mind it going to a new rec center. Since people don't want to pay more taxes for one.	Taxation	Use of Tax Revenue
5/17/2021	I hope the city assists D51 in passing bonds and applying for BEST grants. If the city wants to sell pot, they better support the community in helping get those tax dollars to build schools. Here we are roughly 10years after legalizing pot and in D51 we have 1 new school from a BEST grant. Where's the money going to go?	Taxation	Use of Tax Revenue
5/17/2021	Looking forward to tax revenue being used towards public education, park development&upkeep, transportation, and general care and growth of our city.	Taxation	Use of Tax Revenue
5/17/2021	Increased crime for GJ and the ballot made it so only 1 extra Marijuana officer would be added to GJPD with majority of profit be used for parks and rec. More $ should be prioritized to the law enforcement needed for managing pot consumption, driving under influence, and other pot related crime.	Taxation	Use of Tax Revenue
5/17/2021	Helps the community/schools	Taxation	Use of Tax Revenue
5/18/2021	We have had medical marijuana stores within Grand Junction before and it should be a welcoming transition to return the medical plus the recreational into our community. The convenience of having them local will be awesome but being able to utilize the taxes to better our schools, parks and other venues that we all use at one point or another would be amazing. We see the marijuana sales bringing in huge benefits for those smaller communities and I believe it is time for Grand Junction to have a part of that too. Lord knows we need it.	Taxation	Use of Tax Revenue
5/25/2021	It's more about the tax revenue than anything and that it mostly going to GJ parks and rec! Not a fan of the plan. I understand some of the money going to them but the city has alot of other needs as well. Say for instance school buildings, competitive salaries for educators, roads and on and on. The rec center is going to turn into nothing more than a middle class day care like the Fruita's and Delta's. I appreciate you taking county residents thoughts into consideration since we spend a fair amount within the city.	Taxation	Use of Tax Revenue
5/26/2021	Grey market / access to state banks that allow financial transactions so the city is not laundering drug revenues which are illegal federally. Tax revenue to police and rehab for increased activity	Taxation	Use of Tax Revenue
5/26/2021	Instead of spending this new found magic tax revenue on city projects think about leaving all of the collected taxes in those neighborhoods to help mitigate the negative impacts of marijuana use. Allow those most effected to use the money to fix the problems that will arise by such a short sited financial boom. Below are some of my concerns around the legal sale of marijuana inside the Grand Junction city limits. 1) I don't want it sold or used next to my business or home.	Taxation	Use of Tax Revenue
5/27/2021	How the city will spend all of the funds that will be available to them and how transparent they will be with the accounting of the funds.	Taxation	Use of Tax Revenue
5/27/2021	A portion of the revenue from sales should go to police, rescue squads, and Mind Springs	Taxation	Use of Tax Revenue

6/1/2021	How will taxes and revenue be used to pay for treatment of cannabis use disorder and increased utilization of mental health and medical services that correspond with increased cannabis consumption so that businesses and insurance providers are not saddled with the increase in costs? How will revenue be used for youth/young adult education regarding risks/benefits? What limitations will be placed regarding the advertising of cannabis, particularly high content THC products that have higher risks.	Taxation	Use of Tax Revenue
6/2/2021	City wasting the tax revenue. They need to be better about where our tax money is spent.	Taxation	Use of Tax Revenue
6/2/2021	I honestly think Grand Junction should add a $5-10 fee, similar to Palisade, but to be used to help address the homeless situation here. Expand the shelter and transitional housing, job training, child care, etc.	Taxation	Use of Tax Revenue
5/25/2021	With regards to cultivation operations, I think that these operations should be permitted and approved in very close proximity to the retail stores, early purchasing relationships become easier to maintain and will help keep the industry developing as much as possible. If retail stores are forced to buy products from the front range, it will be harder for local cultivations to establish relationships with the retail stores. Cultivations are also at a disadvantage because there are typically long periods of time before they have a salable product, there is a facility construction time and then another 4-6 months before they have a product they can sell. For entities that do not already have some sort of greenhouse or warehouse cultivation, this business model is very expensive and has a huge amount of upfront risk. It is a horse before the cart situation. Purchasing locally could be incentived in some way either via reduced tax rate on the wholesale sales, or some other tax incentives on returns. With regards to cultivations, typically in city settings greenhouses with odor control systems are required. The statement made by one of the listeners that "people would not be able to plant hay" is positively absurd, the only crop that would be impacted is hemp which cross-pollinates with adult-use cannabis and makes both products inferior. Cannabis and Hemp do both have a strong odor, but I can assure you, no one planting adult use, or medical cannabis, is going to want to risk crop failure by planting outside. The winds are too intense here and cross pollination is prolific.	General Comment	Cultivation Comment
5/25/2021	keep the grows in Grand Junction city limits also	General Comment	Cultivation Comment
6/1/2021	I also feel we should consider offering cultivation licenses to keep revenues from the supply chain local as well.	General Comment	Cultivation Comment
5/14/2021	Very disappointed that this issue was passed. Praying that it doesn't destroy my town.	General Comment	
5/14/2021	None! Tax it and use it to better our city!	General Comment	
5/15/2021	I voted against this so I want none of it or the ramifications it will bring to this City. Pot is an escape method for people dealing with real life and it trickles down to children who have parents smoking it and then turn out to be unfit parents and their kids wind up in foster care. When it becomes all about money, the results are costly. There's a reason that money is the root of all evil..	General Comment	
5/16/2021	I think that it is really important that children not be allowed in stores and that sales should be limited to adults. I want to make sure as well that products are safe	General Comment	

5/17/2021	I think marijuana stores in grand junction are a bad idea. Grand Junction has always been a classy place to live and I think they would ruin the clean, classy image we have.	General Comment
5/17/2021	I think they send a bad message to kids and should be kept out of view as much as possible.	General Comment
5/17/2021	Please do not make it visible or overly accessible to high school students.	General Comment
5/17/2021	Can we have one with a drive through? I like getting stoned, but I am essentially a monk at this point cause I hate sitting around waiting to go into the shops and talking to weirdos. Same reason I hate bars.	General Comment
5/17/2021	bad effects on the area around it	General Comment
5/17/2021	I am completely against marijuana stores in Grand Junction. I would like to see the strictest regulations placed on them to lessen the negative effects that are guaranteed to harm our community due to their presence in Grand Junction.	General Comment
5/17/2021	We had better not allow them to open, just to close them down again, like we did with the dispensaries before. That would be another dagger to our local business acumen	General Comment
5/17/2021	Don't make it as hard as Palisade has, cause the better owners will just go elsewhere.	General Comment
5/17/2021	My concern is the City over-regulating what I as an adult can or can’t do or buy. And, DO NOT regulate the THC potency!!!!! Because quite frankly, it’s NONE of your business	General Comment
5/17/2021	I am highly concerned that we will encourage outside revenue and resources and not do enough to make sure that citizens of Grand Junction reap the benefits of introducing these highly profitable businesses into our community	General Comment
5/17/2021	The teens in my neighborhood already sell and smoke marijuana. We will see even more drug problems in schools because of this decision. May as well tax the heck out of the sales. Not happy to have marijuana in G.J. at all.	General Comment
5/17/2021	I hate see Grand Junction turn into Denver. The smell of pot every where and homeless people moving here because of the legality	General Comment
5/17/2021	It's going to make it impossible to go anywhere without smelling it and exposing our kids to it.	General Comment
5/17/2021	Availability to teens. Impact on job performance.	General Comment
5/17/2021	Keep children under 18 away from them	General Comment
5/17/2021	Good luck snakeskin cowboys! The psychic 420 locaters…	General Comment
5/17/2021	Too many to write.	General Comment
5/17/2021	None; excited we’re moving forward!	General Comment
5/17/2021	NO Concerns except usual nepotism	General Comment
5/17/2021	I am opposed to them, but the voters were in favor, so this is my input.	General Comment
5/17/2021	Very Few Concerns.	General Comment
5/17/2021	Lets not overthink this. Many communities have succesfully and discreetly implemented recreational sales.	General Comment
5/17/2021	Medical marijuana stores should have been here years ago. There are many sports injuries and people with arthritis that can benefit from the use of the salves. Most doctors cannot prescribe use of the salves etc unless for ailments like cancer.	General Comment
5/17/2021	Follow Denver’s practices.	General Comment
5/17/2021	None. If it’s legal treat it like alchohol sales and stop making it a bigger deal than it is.	General Comment
5/17/2021	This will destroy our fragile small town culture. Leadership should stop this.	General Comment

5/17/2021	No concerns. It will be great tax revenue for the city. I don't smoke but support other's right to do so.	General Comment
5/17/2021	I absolutely DO NOT WANT ANY Marijuana sales in Grand Junction	General Comment
5/17/2021	Hate it :/ not having any locations has been one of the best things about living in Grand Junction. What a shame it passed on the ballot.	General Comment
5/17/2021	Allow the marijuana business to flourish without compromising established local businesses.	General Comment
5/17/2021	I don't like the idea of having marijuana businesses in town very much at all.	General Comment
5/17/2021	Try not to over think this… it's less harmful than alcohol and tobacco products which are both sold at GROCERY STORES.	General Comment
5/17/2021	It's about time	General Comment
5/17/2021	I am very disappointed that voters allowed this to happen in our city. This is not good for children or families.	General Comment
5/17/2021	Just do it already. Take the tax revenue. Every other border town in Colorado has done it. There are 2 dispensaries 10 minutes away in Palisade so what difference does it make? Oh and better expunge allllll marijuana related crimes in Mesa County while you're at it. I should not that I am not a marijuana user in any sense of the word, but c'mon; it's time to stop appeasing conservative boomers. Who cares.	General Comment
5/17/2021	There once was a thriving medical marijuana industry in Grand Junction. The public now demands retail marijuana be available in Grand Junction.	General Comment
5/17/2021	Medical marijuana is the same as recreational marijuana, so don't think that calling it by a different name you're making it a good thing for our community. Also, marijuana is a gateway drug. Period.	General Comment
5/17/2021	My kids attend Bookcliff middle. Those kids and Grand Mesa Middle have enough problems with drugs in their homes and families. I want the business owners treated with respect. There are too many students In d51 with enough issues on their plates to encourage access to marijuana; my biggest concern. I think I might suggest d51 and GJ police or prosecutors having input regarding everything in this survey. I'm not anxious to gain financially from drug use.	General Comment
5/17/2021	None. It's been needed here for a long time. We need the tax money.	General Comment
5/17/2021	None. Im glad we will be able to taje advantage of the taxes on this industry.	General Comment
5/17/2021	Get them up & running ASAP, we need the tax revenue.	General Comment
5/17/2021	None. Should be legal just like alcohol is.	General Comment
5/18/2021	Producing evidence supported data that it can be of beneficial to many health aspects. Keeping an open mind while maintaining structure with the allowed business. Also mandating a recycle program with containers used for product sold.	General Comment
5/18/2021	I have no personal concerns. I worry about the hand wringers who will see the end of civil society if we let pot shops exist next to their liquor stores…	General Comment
5/18/2021	The City needs to get the regulations done. The people have voted and the city council needs to not drag its feet in getting this off the ground. It is good revenue via taxes for the community but taking too long and making it difficult to apply and "qualify" will deter potential applicants. Get this done sooner than later!	General Comment

5/18/2021	That those in City government will influence who gets licenses that unduly benefit a select few or that they will make it unduly difficult to obtain a license.	General Comment
5/18/2021	I do not feel like it should be allowed in the city limits at all. There is such a drug and addiction problem here already. The housing market is way too expensive and this is creating areas for long term residents to not afford to live in their home anymore	General Comment
5/18/2021	About time these stores were approved! The city has lost a great deal of revenue from a lack of forward thinking!	General Comment
5/18/2021	None, really. I doubt if I'll ever shop there, but it is a legitimate business, and one that brings fewer social ills than liquor stores.	General Comment
5/18/2021	Its going to take to long to get up and going	General Comment
5/18/2021	Don''t think they should be in Grand Junction at all.	General Comment
5/18/2021	None. It is widely used and it would keep our money here in town. It would be no more trouble than the breweries and people drinking and driving	General Comment
5/18/2021	I personally don’t think this is a good idea. Medical marijuana has some use but other factor should be considered.	General Comment
5/18/2021	Glad it’s finally happening!	General Comment
5/18/2021	I fear it will attract trouble and lower the standards in town	General Comment
5/18/2021	I don't believe in this.... even though we live in Grand Junction we are outside of city limits so didn't get to vote on it. Even though it is going to directly affect us. Please redo this and send a ballot to all residents in the Mesa County Area. I am sure I am not the only one who feels this way!	General Comment
5/18/2021	I fear it will attract trouble and lower the standards in town	General Comment
5/18/2021	None at all. This will be great for our community we need the tax money and it helps people be able to purchase Marijuana products safely	General Comment
5/18/2021	Glad that this has happened, its needed for grand junction to grow	General Comment
5/19/2021	Absolutely against it - there are long term consequences that are part of this ridiculous decision passed by a small majority.	General Comment
5/19/2021	Thank you for being so thoughtful!	General Comment
5/19/2021	Wish it wouldn’t have taken so long. We can do a lot with that tax money!	General Comment
5/19/2021	What's taking so long?	General Comment
5/19/2021	Making people stupider.	General Comment
5/19/2021	Too many in county now. Don't need more	General Comment
5/19/2021	Maximize those tourist and I-70 purchases to produce as many tax dollars as possible!	General Comment
5/20/2021	It will trash this town.	General Comment
5/20/2021	I did not vote in favor of this. Our children deserve better.	General Comment
5/20/2021	None. It is about time Grand Junction joined the rest of the state.	General Comment
5/20/2021	Lets not reinvent the wheel. Many communities have years of experience with this, lets learn from them and not start from square one. Ask them, "what would you have done differently? What works and what doesn't"? Copy the best and leave the rest.	General Comment
5/21/2021	It's about damn time.	General Comment
5/21/2021	No concerns. It's about time city of GJ takes advantage of these revenues.	General Comment

5/22/2021	Very supportive, the tax benefits will have a direct, positive impact on the community.	General Comment
5/22/2021	Having moved from a city that allowed for too many marijuana store, I hope that GJ considers that marijuana sales are not the end all be all. Social implications far outweigh the possiblity of revenue. Setting tighter limits at first can help see where problems might arise. Limits can always be eased but are difficult to implement once stores and sales have begun.	General Comment
5/23/2021	none.... I have concerns about the current mismanagement of the city. The high taxes going to a bloated police and fire dept as well as the city handing out money to Non Profits. Think about it... the city spent 1 million dollars on the Phase 1 of North Ave project....and what did end up with....is Gray Plastic Trash Cans at the bust stops and no benches....	General Comment
5/24/2021	There are ways to effectively and safely deploy marijuana retail locations in a community as demonstrated in other parts of Colorado. Reach out to representatives of those areas to find out what has worked well for them and cherry pick the best ideas for zoning, taxes, etc. to apply to Grand Junction.	General Comment
5/24/2021	I'm excited to see GJ pick it up. I'd like to put a dispensary in and take a swing at recreational cannabis sales.	General Comment
5/24/2021	Have an open mind and just do it already! Use the tax revenue wisely!	General Comment
5/25/2021	No concerns. Do it, let's finally capitalize on this market. There are plenty of other cities in Colorado that have figured this out. Just take inspiration from those cities and get this going.	General Comment
5/25/2021	This is a regressive tax, earmarked for unrelated family-use facilities recreation improvements/purposes. It puts the city in position of explaining away its tacit encouragement for further use of mind-altering chemicals, gateway drug use for underage persons, and increased crime. Retail stores should never be allowed to see the light of day in this community.	General Comment
5/25/2021	Please Allow! I need medicine	General Comment
5/25/2021	I think this is a good thing and it’s long over due.	General Comment
5/25/2021	Branding should be in good taste!	General Comment
5/25/2021	The people voted for it so now they will have to live with it. Put the tax money to good use.	General Comment
5/25/2021	They look trashy	General Comment
5/26/2021	I am a fourth generation resident, and I do not have any concerns. I think GJ is behind the times, and it's time to let go of old ways of thinking here. It's time to open our minds and provide new avenues for innovation and creativity.	General Comment
5/26/2021	If people are driving to Palisade to buy then why not just have GJ get the revenue instead?	General Comment
5/26/2021	Don't do it!!! But if you have to then locate the dispensaries next to city hall or your own personal residence!	General Comment

5/26/2021	1.5 million dollars spent on land for a retail store on horizon shutting down a beloved restaurant, yet reportedly no licenses have been issues. Already can see the good old boys setting up their scummy government backed for profit monopoly. After 100 years of being public enemy number 1 due to hate, discrimination and lies by the government. We now get to be abused more for your profit. Why? Number 1 way to die in mesa county is falling yet hikers and bikers aren't taxes like we are, instead we pay for their trails and medical costs, their search and rescue, not ours. Mean while we cant write off cannabis as a medicine and lay immoral taxes, about 60% with 280e federal XXXXX. Its wrong. Shame on GJ City council. May God have mercy on your souls and may you never be treated as we have been. Once more you choose to not allow ANY medical shops. You are evil people.	General Comment
5/26/2021	None. The voters have spoken. Let capitalism do its job. Quit being a dinosaur	General Comment
5/26/2021	I believe that the tax revenues will benefit the community.	General Comment
5/26/2021	5) Quality of life. How will the City of Grand Junction continue to promote the area as a great place to live and raise a family if our crime rates go up as they have in every community that has allowed the legal sale of marijuana? I could go on and on about the negative impacts of legalizing marijuana. And, all of my concerns come from choosing to use the drug when I was a teenager here in the Grand Valley. I witnessed the first hand side effects of a drug that just makes the user dumber than they already are. There is a reason why marijuana is referred to as "dope." Marijuana effects a person's cognitive functions and there is no way to only get a little high. When marijuana is used it turns a person into a complete slow motion dope. Sadly we will soon see the negative impacts of our choices to legalize marijuana sales in Grand Junction. I believe that we have sold our soul just to make an extra dollar and it truly makes me sad.	General Comment
5/27/2021	That people here try to force the ideas on the rest of us. It is legal now and they should get over it.	General Comment
5/27/2021	None, it's passed time for them to be in town!	General Comment
5/27/2021	It is a drug and affects families in a bad way.	General Comment
5/27/2021	I believe that the sale of cannabis should be welcomed because the store in Palisade is constantly busy. Our community would greatly benefit from the revenue. Marijuana is far less detrimental to people in comparison to alcohol and is a safe substance.	General Comment
5/27/2021	It becoming more available to children	General Comment
5/27/2021	Attracting more homeless populations	General Comment
5/27/2021	We shouldn't have them here.	General Comment
5/27/2021	Let's start getting them opened as soon as possible	General Comment
5/27/2021	The way it will change the landscape of our city. I'm also concerned that it will attract more people to our area specifically for the purpose of purchasing/smoking marijuana.	General Comment
5/27/2021	Why have you waited so long! Bring on the weed!	General Comment
5/27/2021	I would highly recommend we look at Dr. Pramenko's idea of having a locally owned shop that ties profits to local organizations and funding. NOW IS THE TIME TO THINK OUTSIDE THE BOX.	General Comment
5/27/2021	NONE! Its about time we allow it! Other towns are upgrading while we sit on our hands!	General Comment

5/27/2021	None! I think this is a great idea. Limiting so many opportunities in this town is doing nothing but hurting the growth in Mesa County. So many great opportunities and new business ideas were passed up and truly would have impacted Mesa County in a positive way for all ages not just the retirement age.	General Comment
5/27/2021	I'm curious about the timing	General Comment
5/27/2021	We do not need them in grand junction. It's not legal Federally	General Comment
5/27/2021	Not good	General Comment
5/28/2021	That everyone else in the state is benefiting from this industry, except us.	General Comment
5/28/2021	It is a good source of revenue and is less dangerous than alcohol.	General Comment
5/28/2021	Implement it already. We are 9 years behind the rest of the state. Tired of driving to Parachute to get a decent price	General Comment
5/28/2021	Have a marijuana store in Grand Junction isn't going to change much. Only difference you will see is the tax dollars coming in. Pot is already legal thought the state and if someone wants it they can just go the town over, so why not keep the tax dollars where we live?	General Comment
5/28/2021	My biggest concern is that city council will try to intervene and regulate everything. The voters of Mesa County have spoken. This should should be a free market with minimal interference from any groups of people who disagree with having Marijuana stores in city limits.	General Comment
5/28/2021	I have no concerns. It would be nice to have my medicine closer and conrtibuting to where i live that any where else.	General Comment
5/28/2021	What took so long?	General Comment
5/28/2021	My biggest concern is that our city will try and reinvent the wheel - there are enough successful marijuana communities out there for us to be one too!!!	General Comment
5/28/2021	it's about time what a backwards community	General Comment
5/28/2021	I don't want Marijuana but my spouse loves the idea.	General Comment
5/28/2021	Less limitations. We need the tax revenue that can be provided for the city.	General Comment
5/29/2021	It's about time, long overdue. It's good tax revenue that's been missed out on for years.	General Comment
5/30/2021	It's about time.	General Comment
5/30/2021	I hope council considers Community issues raised by expansion of Front Range cannabis businesses. Take a drive over the hill.	General Comment
6/1/2021	Hurry up already! We voted for it, now let's make it happen and get that tax money.	General Comment
6/1/2021	Just want nice looking stores not sleazy cheap stores	General Comment
6/2/2021	I think most other parts of the state do a great job with recreational marijuana sales. I would just like Grand Junction to continue that trend.	General Comment
6/2/2021	Ensuring incoming businesses have a full understanding of legal operations in CO. MED laws and regulations, as well as their constant updates and rule changes. METRC seed to sale tracking. Responsibile Vendor Training. Any business needs to come in with up to date Standard Operating Procedures as the MED uses these on any investigation to ensure you are operating legally and properly. Ensuring the business understands they may not display anything on the outside of their building that could appear enticing to children.	General Comment
6/2/2021	Finally, let's move into the future Instead of being stuck In the past. Next can we have cleaner tap water and fiber internet as a standard?	General Comment

6/2/2021	Follow Dr. Parmrenko's recommendation for a non-profit.	General Comment
6/2/2021	No concerns. I think this will be a benefit for the community as long as the taxes stay in the community and help with schools and infrastructure	General Comment
6/2/2021	I think this is Monumental to our economy. And will provide excellent tax revenue for our wonderful Outdoors of Western Colorado	General Comment
6/2/2021	Let people smoke marijuana. It helps medicinally in so many ways and allowing retail improves the local job market and economy triple fold	General Comment
6/2/2021	None. There are a lot of drunks in this town. Pot will make little difference except when it comes time to spend the revenues.	General Comment
6/2/2021	Do not associate them with smoke shops they are entirely different businesses with different crowds of customers.	General Comment
6/2/2021	Be sure to work with Palisade and other communities that have enjoyed a positive and financial outcome	General Comment
6/2/2021	No concerns, it's about time we (Grand Junction) catch up with the rest of Colorado	General Comment
6/2/2021	I say congratulations GJ welcome to the cutting edge of medicine, and money and education for our community	General Comment
6/2/2021	I have no concerns with it at all. However, it would be extremely convenient If I didn't have to drive out of town every time I needed to stock back up. I dont see legalization or marijuana sales as being a negative thing for Grand Junction, or even Mesa County as a whole. Its a great thing actually! Imagine the amount of Tax Revenue the city/county would be able to collect each year, the amount of money we could funnel back into the local education institutions would be quite significant, and you can't sit there and tell me you don't think we need that. You'd be investing in the future minds and leaders of this county and of this country. I see that as a win-win.	General Comment
6/2/2021	I support this and believe it will better this community and it's residents. We need the income and jobs cities around us have been benefiting from. It's time.	General Comment
6/2/2021	I have many friends who are residents of, and/ or work/ go to school in Grand Junction. Marijuana is a psychoactive plant that also has very real medicinal value. I think it ought be available to all communities, kept away from kids (individual responsibility), financially aid schools and the communities at large via taxation, and operations should be par with the local and state laws with operators that have been loyal and honest in their time in the industry; all marijuana stores deserve an equal chance to thrive- be that by location or means to hire or past criminal history that has been rectified by expungement, etc., or whose offenses are not recognized as those presently legally restricted to work in the industry.	General Comment

6/2/2021	So moving away from grand junction was super eye opening. I lived there 20 years before moving to Denver and work in the Marijuana industry. Theres a dispensery every few blocks at most through most of Denver. High traffic areas are super common places for them to appear and they bring in a ton of money. I know the tax rate at my store is 27% anything higher than that a lot of people won't shop for those prices. Marijuana is working its way across the country and the way the profit in Colorado is calculated the state and city gets far more than the company itself. Its a worth while industry to have in the city and I know a lot of stones would be super grateful to not have to travel an hour or more to get their weed and thered be far less illegal sales in junction.	General Comment
6/2/2021	I am concerned about it becoming another identifying culture statement. Please don't allow it to make a big celebratory splash in the community many citizens are not rejoicing.	General Comment
6/2/2021	It is about time. Celebrate our agriculture and go for it.	General Comment
6/2/2021	We have finally legislated marijuana sales! Let’s embrace the opportunity to grow the western slope and support the business people who are already here to do it. Stigma, red tape, and ostracism are over, people (or should be).	General Comment

Survey Q3: What factors should be prioritized in determining how many marijuana stores should be permitted to operate?

Date	Comment/Comment Summary
5/14/2021	Limit to a set number of locations.
5/14/2021	Do not exceed your ability to strictly enforce all mj regulations.
5/14/2021	Away from schools, churches, businesses, recreation areas
5/15/2021	More police officers hired to control the issues that will come from this issue
5/15/2021	Public safety, not near schools
5/17/2021	Minimizing the number of stores allowed in a given area. For example, i'd rather no one street be taken over by dispensaries
5/17/2021	Keep away from schools
5/17/2021	Priority should be given to local residents with a history of living here.
5/17/2021	Location of schools. Keep them away.
5/17/2021	Police Funding raised per marijuana store opening
5/17/2021	I don't support marijuana usage is getting out of hand. It makes the area unlivable for those with allergies. There have been multiple instances in the last few years I have ended up in the ER because of secondhand smoke triggering off allergy attacks then asthma in public situations such as waiting at public transportation transfers, and even at my apartment from neighbors doing it in and out with inadequate ventilation causing smoke to travel.
5/17/2021	protection from underage teens/children view
5/17/2021	Keep away from schools and community centers
5/17/2021	Considering a diverse business downtown and not letting too many empty buildings turn into marijuana stores
5/17/2021	Zero would be the appropriate number.
5/17/2021	As few factors as possible. Open it up!
5/17/2021	Businesses should be more than 1000 ft from any K-12 School and the colleges.
5/17/2021	Nothing near neighborhoods or schools. Should be out of the way places.
5/17/2021	Read and follow Dr Primenko op-ed in GJ Sentinel
5/17/2021	Maximize distance from schools, recreation facilities (private & public), parks & childcare facilities
5/17/2021	local ownership and community members
5/17/2021	Distance from schools, daycares, not over-saturating lower-income areas
5/17/2021	Should not be near schools or parks where kids play
5/17/2021	Protecting kids!!!!
5/17/2021	whoever wants to open a store should be able to open a store
5/17/2021	Location far away from schools

5/18/2021	I don't believe in this.... even though we live in Grand Junction we are outside of city limits so didn't get to vote on it.
5/18/2021	Safety of/to the neighborhood
5/18/2021	Prefer no Main Street Locations
5/18/2021	I personally hope that as our city you don't go crazy with pot shops. I have friends who moved from Parachute down here because of them up there and the people it brought into town.
5/18/2021	Keeping locations away from schools.
5/18/2021	In light of highly suspected recent voter FRAUD, 37% of the vote to pass pot inside the city of GJct came from voters OVER the age of 65 seems highly suspicious.
5/18/2021	Out of mainstream traffic areas, not on North Avenue or Downtown. I think the outlying areas would be best
5/18/2021	limit it to the lowest number
5/19/2021	Limit numbers to 5-10 stores to create better business
5/19/2021	Not near schools or churches or parks
5/19/2021	Protecting child access, >2 miles from schools
5/19/2021	Businesses that have good standings in their respective communities and good relationships with the state authority
5/20/2021	Minimizing the quantity of sales locations allowed
5/21/2021	Grandfathering of previous business
5/21/2021	I would avoid major areas of tourist interest/travel: Horizon Drive, Downtwon (Main Street and Colorad Ave), Patterson, North Ave, Los Colonias area
5/23/2021	Restrict proximity to schools and other public gathering locations
5/23/2021	Since you already have the marijuana stores selected, please stop pretending that your constituents feedback actually matters.
5/23/2021	Since you already have the marijuana stores selected, please stop pretending that your constituents feedback actually matters.
5/24/2021	Balanced Growth
5/24/2021	public health and safety
5/25/2021	Locals should get first opportunity for licenses
5/25/2021	Start with just a few stores! (It is always easier to increase rather than decrease number of establishments)
5/25/2021	Given the population of the city and the fact that we are the largest city on this side of the Rockies we should allow for at least 10-15 retail stores.
5/25/2021	Ensuring that this program is implemented properly with good eductional resources for it's residents, concerned individuals, and parents
5/25/2021	minimizing the shops period!
5/26/2021	Tasteful and somewhat discreet signage.

5/26/2021	Stop taxing medicine, you and dare lied to the people now you want us to fund your scummy government. Fuck you! Stop discrimination and hate, I pay 8-16 times the taxes you do because I need cannabis for medical use. The hate youve shown us, the failed raids, and terror youve caused our kids is evil and should be criminal. Shame on Mesa County and GJ. The fake property is already being bought on horizon for a cannabis shop shows the good old boys are already at work securing their control and getting diva status just like in palisade. Its pure filth.
5/26/2021	Please consider the smell of burning marijuana and the neighborhoods that will be negatively impacted by people lighted up where ever they feel like it. And, please conside each location and the distances to local schools & the college.
5/26/2021	Protection from minors and education program
5/27/2021	Revenue generated from local and non-local communities.
5/27/2021	Keep them out
5/27/2021	Proximity to tourism as it will likely deter business from lodging
5/27/2021	Licenses should be provided to those that can show community inclusion and be available to local residents first
5/27/2021	This industry tends to be self regulating. The demand or lack of demand will also be a regulating factor. The only official regulations that want to see in place are the type that ensure public safety and quality of life for residents that live near a marijuana business. Other than that I think that the city should stay as hands off as possible. We live in a generally conservative community and this approach is the “conservative” social and political ethos.
5/27/2021	None, there should be none. That should be the priority
5/30/2021	No stores should be permitted in Grand Junction. This is a terrible move for our community.
5/30/2021	There are several caregivers who operate in this area who should be prioritized in getting licenses.
5/30/2021	Demand
6/1/2021	Enough stores to create competition to keep prices down.
6/1/2021	Businesses that have good standings in their respective communities and good relationships with the state authority
6/1/2021	Locals should have preference
6/1/2021	Dangers and social concerns of promoting marijuana in Mesa Co
6/2/2021	Distancing stores from schools, doctor's offices, playgrounds, as well as from each other has been beneficial for the community in some areas. Areas with "green miles" (strips of dispensaries in the same compacted area). Having stores too close together can encourage customers into purchasing their limit from each store and possessing illegal amounts.
6/2/2021	Making sure the licenses aren’t for only the rich and powerful.
6/2/2021	As few as possible. Don't want them here.
6/2/2021	Product testing to ensure safety of materials. No THC limits.
6/2/2021	12 is just right
6/2/2021	We need them to be readily available or easy to access for members of the community that use marijuana for its medicinal value. Mostly that only impacts those who were unable to attain a med card or just simply couldn't afford a doctor's appointment to get a referral. We still need the industry to be able to cater to the needs of everyone in the community without oversaturating the market and causing some locations to possibly go out of business.
6/2/2021	minimize the availability for easier access for minors!!

6/2/2021	Not imposing extra barriers is a priority. These are legitimate businesses, treat them as such.

Survey Q6: What types of land-use should be separated from marijuana sales locations?

Date	Comment/Comment Summary
5/17/2021	Rec centers
5/18/2021	Hospitals, Hiking trails
5/18/2021	Same as alcohol
5/18/2021	Higher crime areas
5/19/2021	2 mile buffer from residences / schools
5/20/2021	All the above
5/21/2021	Multi-Family Residential, Low Income housing
5/23/2021	Child care, preschool, medical offices and facilities
5/24/2021	Homeless services (shelters, soup kitchens, etc)
5/25/2021	I am owner of a store in Park County, where they apply the state buffer rules, plus a buffer with municipalities that do not allow marijuana stores. If a neighboring town does not allow stores, it would be wise for GJ to set a limit to the proximity of that town. My suggestion is to avoid writing too many rules outside the state rules to avoid over-regulation.
5/25/2021	places of family businesses like gymnastics,centers, community centers, bananas , water parks, and anywhere else you wouldn't want an adult store . I favor that versus using liquor store restrictions.
5/25/2021	Daycares are typically included in these parameters as well, or any entitity that has a population center of more than 51% of minors
5/25/2021	Day Care facilities
5/26/2021	Same as liquor stores.
5/27/2021	All
5/27/2021	Same restrictions as alcohol sale
5/30/2021	None
6/1/2021	Many other cities and municipalities in Colorado have determined what types of land use should be separated from marijuana sales locations. Marijuana sales locations are typically prohibited from operating in public parks, k-12 schools, and in strictly single family neighborhoods.
6/1/2021	Tourism spots such as downtown and hotels
6/2/2021	Family Practitioners
6/2/2021	Not sure this matters. Use the liquor license process.
6/2/2021	1000 ft rule should apply with no limited zoning

6/2/2021	Again, these are legal, legitimate businesses. Treat them as such.

Survey Q7: What minimum distance between marijuana stores should be established?

Date	Comment/Comment Summary
5/17/2021	3000
5/30/2021	# of stores, not distance
5/14/2021	>5 miles
5/17/2021	0.5 miles
5/14/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/18/2021	1 mile
5/18/2021	1 mile
5/26/2021	1 mile
5/28/2021	1 mile
5/28/2021	1 mile
5/30/2021	1 mile
6/1/2021	1 mile
6/2/2021	1 mile in any direction
5/17/2021	1 mile+
5/17/2021	1 per area described above.
5/18/2021	1 square mile
5/18/2021	1 square mile
5/28/2021	1 square mile
5/18/2021	1 store per Council district with a cap of 5 stores total
5/14/2021	1/2 mile
5/28/2021	1/2 mile
5/18/2021	1/4 mile
5/22/2021	10 miles
5/29/2021	10 miles
5/20/2021	100 miles
5/17/2021	100 miles!
5/17/2021	2 miles

5/17/2021	2 miles
5/17/2021	2 miles
5/23/2021	2 miles
5/26/2021	2 miles
5/27/2021	20 miles
5/17/2021	2000 ft
5/17/2021	2000+
5/27/2021	2-3 miles between stores
5/17/2021	25 miles
5/17/2021	3 - 4 miles apart
5/25/2021	3 miles
5/18/2021	3000 feet
5/19/2021	3000 feet
5/17/2021	5 mi radius
5/17/2021	5 miles
5/17/2021	5 miles
5/17/2021	5 miles
5/19/2021	5 miles
5/23/2021	5 miles
5/28/2021	5 miles
5/15/2021	5 to 10 miles
5/25/2021	5-10 miles
5/14/2021	A couple miles
5/17/2021	A lot farther than 1000 feet
5/17/2021	a mile
5/20/2021	A mile
5/18/2021	As far as possible over 1000ft
6/2/2021	As far as you can and as few as you can. We didn't want them, voted them down, but you just kept pushing until people gave up.
5/18/2021	As few stores allowed as possible
5/18/2021	at least 1 - 2 miles
5/16/2021	At least 1 mile
5/17/2021	At least 1 mile
6/2/2021	At least 2 miles
5/25/2021	Bigger than 1000 feet
5/18/2021	Blocks
5/18/2021	Blocks
5/20/2021	calculate by population such as you would for determining if you should put in another McDonalds

5/26/2021	Concentrate store locations
5/19/2021	Concentrate them in a few locations
5/14/2021	Consider lumping a small number of stores together in a sort of "head district." They'd all be together, and some supporting shops might also move into the the immediate vicinity.
6/2/2021	Different sections of the city
5/25/2021	Different towns and municipalities around Colorado have implemented different strategies. Spreading stores out throughout the community allows for easy access to local residents. If you don't set a minimum distance, the tourist destinations will see a high concentration of stores.
5/27/2021	Do not want them to exist
6/2/2021	Doesn't matter. The more regs, the more need to to regulate which defeats the purpose.
6/2/2021	Far enough apart that the customer would need to drive to each location. Discouraging them from easily walking out of one store to another and exceeding their legal possession limits.
6/2/2021	How are other businesses separated? What models for this already exist?
6/2/2021	I don't care. let them fight it out.
5/18/2021	I feel like we dont need one on every corner like gas stations but still enough not to clog up traffic in areas
5/17/2021	I would envision a distance appropriate to keep shop separated across the community except downtown where it would be convenient to have several in walking distance.
5/24/2021	I would honestly prefer that there were no marijuana stores in grand junction at all, but since there must be, there should be a minimum of .25 miles between stores
5/17/2021	IF they are in an industrial area, as I responded to that being appropriate, then separation wouldn't matter. At least 1000 feet or more if elsewhere, so we don't have a 'marijuana strip' in family use areas like the mall, North Avenue or downtown.
5/14/2021	let's not create marijuana ghettos
6/2/2021	Like 2 miles
5/17/2021	Look at regs on liquor stores. I would expect similar regs
5/14/2021	max 1 per block or street
5/19/2021	Mile radius
6/2/2021	miles
5/17/2021	Miles, not feet
5/27/2021	Miles. It should really be no stores, but at least separated by 5 miles.
5/25/2021	more than 1 mile unless we could find a way to restrict them all to one part of town you could choose to avoid if desired .. also choose to have your own business front and be protected from one opening up next to you
5/17/2021	Much larger area b/t
6/1/2021	No marijuana
6/1/2021	NO marijuana stores!
5/27/2021	no more than 1 within a mile of each other
5/26/2021	no need to saturate the market, then nobody wins. keep the distance reasonable.
5/27/2021	No shops at all

5/14/2021	One mile at least
5/18/2021	One per four blocks
6/2/2021	One per zip code
5/19/2021	One store per 2 MILES
5/17/2021	one to two miles depending on accessibility
5/17/2021	Parachute is an example of how not to space out cannabis businesses. It hurts the businesses individually and over-saturates an already over-saturated market. I personally do not believe that Grand Junction NEEDS dispensaries, but since we are getting them, I sincerely hope that they space them out evenly instead of dumping six retail stores within a two mile radius on North Avenue. Also, for context, I work in the cannabis industry, so I have experienced how this over-saturation of dispensaries affects the industry as a whole.
5/17/2021	Put them all in one location for easier monitoring and police presence and less impact to all of gj
5/17/2021	Restrictions should be set based on volume in a given area, creating an opportunity for the businesses to thrive, not just compete
5/18/2021	same as liquor stores
5/28/2021	Same regulations as Liquor stores
5/25/2021	several miles
5/20/2021	Should be separated by miles not feet
5/17/2021	Should be separated completely from each other. None visible from one to another.
5/18/2021	The City should analyze data from other cities to determine what is appropriate.
5/18/2021	The should not even be near each other
5/15/2021	This shouldnt be the focus, quality and safety distance from children should be
5/17/2021	Unless ALL marijuana stores will be in one location - miles should separate them instead of feet.
5/17/2021	what is the separation between liquor stores? Use that distance
5/30/2021	Whatever the rule is for liquor stores
5/17/2021	Zero stores

Survey Q8: If selection of marijuana business operators is not entirely random, what qualifications should be prioritized in the selection of marijuana business operators?

Date	Comment/Comment Summary
5/14/2021	Financial history and business experience
5/15/2021	To use any of these qualifications is government overrreach
5/17/2021	Mesa county residents should have priority to own and operate a dispensarie in Grand Junction.to keep business local.
5/17/2021	Level and field of education or relevant work experience.
5/17/2021	We should endeavor to keep as much of the profit from these businesses here as possible. Up to and including tax incentives for locals
5/17/2021	None. Stop over-regulating.
5/17/2021	Please do not let the “big guy” chain establishments from Denver open in Grand Junction. If we get something like a LivWell, we can pretty much expect to see any locally owned businesses tank within the first year of operation. Additionally, I do not believe that licenses should ONLY be issued to first timers if they are taking the steps to work with a compliance company to ensure their business is set up to operate within the laws, and with continued support once the business is open.
5/17/2021	ANYTHING other than so-called "Social Equity Factors"
5/17/2021	This is a poorly written question. I don’t care about experience, I don’t want previous offenders, social equity is important, and energy efficiency (?I what other business would you ask that of? Local with no serious criminal history record
5/17/2021	Valley resident
5/17/2021	Current business owners
5/17/2021	Desire to not open.
5/17/2021	No foreign country can own business.
5/17/2021	Just to clarify, no criminal history
5/17/2021	Security Issues (robbery etc.)
5/17/2021	A good background to insure we know where the money is coming from and where it is going.
5/17/2021	Retail store experience
5/17/2021	Security Issues (robbery etc.)
5/17/2021	A good background to insure we know where the money is coming from and where it is going.
5/17/2021	Retail store experience
5/17/2021	To me "criminal history" means NO prior criminal history!
5/17/2021	LOCAL $ ALL LOCAL

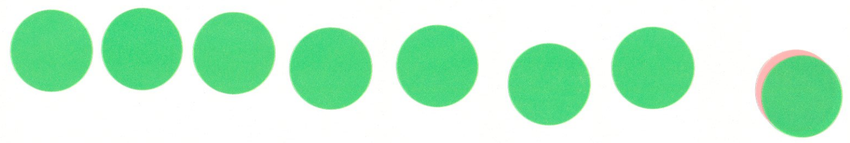
5/17/2021	Same codes as licquor license
5/17/2021	County residency for 9mo/yr. required
5/17/2021	strong business presence in Grand Junction
5/17/2021	College education
5/17/2021	Background checks not just limited to high crimes.
5/17/2021	LOCAL BUSINESS OWNERS
5/17/2021	Local business, NOT a large corporate entity with marijuana businesses in other states.
5/18/2021	Residency in county
5/18/2021	Keep it non-racial and non-political
5/18/2021	No selection criteria
5/18/2021	nothing
5/19/2021	None
5/19/2021	financial means to open and operate, history of community engagement, suitability of the location, minority/woman-owned businesses
5/19/2021	Local Business owners with proven success
5/21/2021	Some of these listed "qualifications" are so ridiculous they are offensive.
5/21/2021	Preference to Veteran run business
5/21/2021	I don't see this as an equitable strategy or an effective use of staff resources to research the legitimacy of each business operator application.
5/22/2021	We should disqualify those with Criminal History and Enforcement violations.
5/23/2021	It’s already not random.
5/23/2021	Adequate funding resources , mitigation expense for crime, mental health, etc…
5/24/2021	Knowledge of the plant and products
5/24/2021	Highly prefer local ownership
5/25/2021	In previous applications in different municipalities in Colorado a merit based system has included previous experience, local residency (within 10 miles of city limits), appropriate business plan, understanding of the rules & regulations, and background checks. Minimum requirement should be approval of mmj business ownership by the MED. All other qualifications depend on GJ's priorities. A transparent point system attached to the application will ensure a fair process while allowing GJ to get the best candidates.

5/25/2021	Business plan
5/25/2021	no one should be able to have a criminal history in an Industry with so much power and potential for manipulation. Locals should benefit especially those that had a prior license before it was restricted. We need to prevent outside interest from having a business only a few of our community. That will devastate the hope for community priorities.
5/25/2021	Community engagement
5/25/2021	Western Slope based experience
5/25/2021	Individuals with experience Managing or working in a retail store but not owning one
5/25/2021	Prior Agrisciences experience specifically cannabis
5/26/2021	No one connected to local government, tim foster or any of you scummy good old boys should be allowed a lic. NO one not your family, not in your dogs name. Ban all local good old boys and diva from abusing the people more with monopolies we know youll setup. 0 faith i your ability to govern ethically. Shame on GJ and Mesa County. Pure hate and discrimination.
5/27/2021	Local residency within County limits
5/27/2021	Keep them out
5/27/2021	Mesa county residents
5/27/2021	Grow houses should not be placed near residential areas due to the smell
5/27/2021	None. If someone wants to operate a business legally, allow them too.
5/28/2021	None
5/28/2021	NO Chain Stores
5/30/2021	Medical marijuana caregivers should be given priority
6/1/2021	Mesa county should be considered local
6/1/2021	Prior retail business experience/ business education backround
6/2/2021	CO residents of at least 10 years with financing coming from CO residents. People coming in with intent to open a store and not just buy a license to sit on and sell to the highest bidder. Established CO businesses could be ideal as they have a full understanding of legal operations in CO. If considering brand new operations, just ensure they have gone through all MED regulation as well as METRC state monitoring training and have a full knowledge of legal seed to sale tracking.
6/2/2021	None
6/2/2021	None
6/2/2021	None
6/2/2021	Very harsh crimes only
6/2/2021	Regulatory Compliance History; and Statewide Community Involvement
6/2/2021	History of regulatory compliance and statewide community involvement.
6/2/2021	Regulatory compliance history and statewide community outreach.
6/2/2021	Regulatory Compliance History; and Statewide Community Involvement
6/2/2021	Regulatory compliance history; statewide community involvement

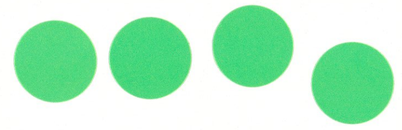
6/2/2021	regulatory compliance history, statewide community involvement

WHAT FACTORS SHOULD BE PRIORITIZED IN DETERMINING HOW MANY MARIJUANA STORES CAN BE PERMITTED TO OPERATE?

ENSURING AVAILABILITY TO ALL AREAS OF COMMUNITY



MINIMIZING SIZE /TRAFFIC IMPACTS OF INDIVIDUAL LOCATIONS



OTHER:

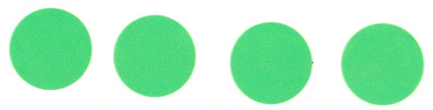
Start low and grow slow
0 , ++o ↑

MAXIMIZING TAX REVENUES

FREE MARKET PRINCIPLES

MINIMIZING PUBLIC VISIBILITY OF MARIJUANA SALES LOCATIONS

POPULATION



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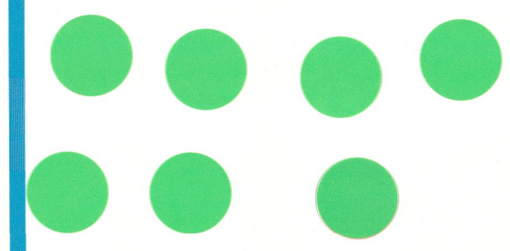
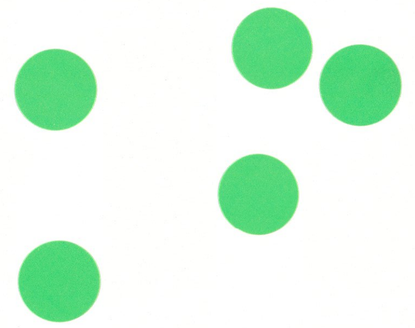
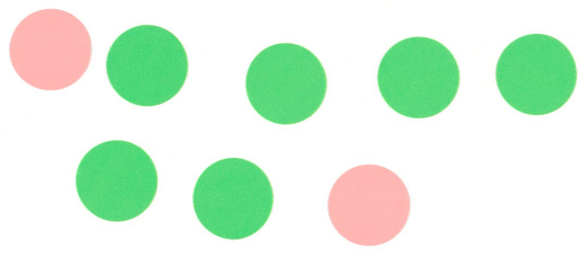
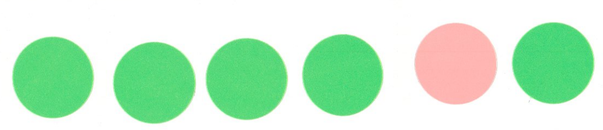
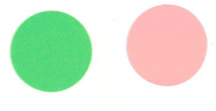
WHAT IS THE MAXIMUM NUMBER OF MARIJUANA STORES THAT WOULD BE APPROPRIATE IN GRAND JUNCTION CITY LIMITS?

NO LIMIT 	1 – 5 STORES 
6 – 10 STORES 	11 – 15 STORES 
16 – 20 STORES 	MORE THAN 20 STORES

IN WHAT AREAS OF THE COMMUNITY WOULD MARIJUANA STORES BE GENERALLY APPROPRIATE?

Green = Yes
Orange = No

NORTH AVE.

HWY 50 COMM. CORRIDOR (ORCHARD MESA)

PATTERSON ROAD

MAIN STREET

DOWNTOWN (OTHER THAN MAIN)

LOWER REDLANDS COMM. AREA

NW INDUST. DISTRICT

LOWER DT INDUST. DIST.

HORIZON DR. DISTRICT

OTHER

x23 1-3 per Zone

2+ Per Zone

WEST I-70B

EAST I-70B

29 RD CORRIDOR

24 RD CORRIDOR

WHAT MINIMUM DISTANCE BETWEEN MARIJUANA STORES SHOULD BE ESTABLISHED?

NO MANDATORY SEPARATION BETWEEN STORES

500/1000 ft is less than a 10 minute walk

500 FEET BETWEEN STORES

1000 FEET BETWEEN STORES

OTHER

let them fight it out

over 2500 from schools + Parks

IF SELECTION OF MARIJUANA BUSINESS OPERATORS IS NOT ENTIRELY RANDOM, WHAT QUALIFICATIONS SHOULD BE

PRIORITIZED IN THE SELECTION OF MARIJUANA BUSINESS OPERATORS?

PRIOR EXPERIENCE OPERATING MARIJUANA SALES BUSINESS

PRIOR EXPERIENCE OPERATING A MEDICAL MARIJUANA BUSINESS IN GJ

ENERGY EFFICIENCY AND/OR GREEN BUILDING STANDARDS

SOCIAL EQUITY FACTORS

CRIMINAL HISTORY

OTHER:

- Active Community engagement
- Those who have prior industry experience

Minority ownership on teams

They should help support drug rehab programs

LOCAL RESIDENCY STATUS

PRIOR CODE ENFORCEMENT VIOLATIONS

WHAT CONCERNS OR COMMENTS DO YOU HAVE REGARDING MARIJUANA STORES IN GRAND JUNCTION?

Ditto Concerned about High School students getting ahold of it!

The potency of the marijuana

No Dabs.

No Edibles ← ditto

Providing Education to Youth Free

over 2,500 from schools + parks

DON'T REINVENT THE WHEEL — DO WHAT HAS WORKED ELSEWHERE

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council
City Councilmembers Elect Reitz, Herman, and Simpson

FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director

DATE: April 20, 2021

SUBJECT: Regulation of Marijuana Businesses

Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for marijuana businesses. This memorandum offers a broad summary of progress toward developing local marijuana business regulations to date as well as a selection of forthcoming considerations related to marijuana businesses. Topics include business types, licensing, taxation, land-use, and enforcement.

Background Information – The City has actively investigated approaches to regulating marijuana businesses for the better part of a year. Preliminary conversations on this topic by the City Council began on July 13, 2020, followed by a public comment session at the September 14, 2020 City Council Workshop. A staff team has engaged in the topic since September 2020; this effort included an in-depth issue identification exercise with a working group of approximately 20 community and industry members in November and December of 2020. At the City Council's public hearing of January 20, 2021, Council referred measures 2A and 2B to the ballot. Subsequently, the Planning Commission discussed zoning and other land use concerns at a series of five workshops from January 21, 2021 to February 18, 2021.

A staff update to City Council on March 1, 2021 included an overview of research and the outreach process, as well as a summary of policy tools and a draft timeline for regulatory processes, pending the result of the April 6, 2021 election. Subsequently, the results of the election lifted the moratorium on marijuana businesses and established the City's authority to tax those businesses. Thus, the City Council is now empowered to craft and adopt relevant regulations. To be comprehensive and aligned with practices by other Colorado municipalities, a regulatory approach would include permitting, licensing, and enforcement procedures and standards for business types, taxation, land-use, and other considerations.

To help facilitate public understanding of this evolving topic area, staff has established a webpage on the City website. That page – accessed at https://www.gjcity.org/1091/Marijuana-Business-Licensing-and-Regulat – will be continually updated to keep the public informed of new developments and upcoming public hearings or workshops.

In order to move forward with regulation development, several key questions should be addressed in the near future:

- *Will staff be directed to develop regulations? If so, will the regulations be on multiple license types simultaneously or to address only stores in a first process?* To date,

direction has been to develop regulations for retail and medical marijuana stores first, and to leave cultivation and products manufacturing for later consideration.

- *What is the target date for adoption of an ordinance and opening of a permitting process for marijuana businesses?* To date, the target date for beginning issuing licenses for stores has been January 1, 2022 with other business types staggered in approximate 6 month increments thereafter.
- *Will a numerical cap be placed on the number of stores?* The recitals for the referred ballot question indicated 6 stores.
- *If a numerical cap is placed on the number of stores, should the selection process be a competitive (e.g., merit-based) process, a lottery (e.g., random selection) process, or a hybrid process using a lottery involving applicants that meet a set of minimum standards?* Colorado communities have found success in a hybrid approach that first establishes minimum requirements and then those qualified business are moved into a lottery selection process.
- *What is Council's preferred approach to public engagement on this topic?* For example, special City Council meetings could be scheduled as listening sessions, focus groups could be held, or regulations could be first drafted and then meetings and/or hearings scheduled to receive comments on the draft(s). .
- *Shall Council adopt the baseline taxation rate based on the authority created by ballot measure 2A (e.g., special marijuana sales tax of 5% and special marijuana excise tax of 3%)?* The working group had recommended a 3% excise tax rate and a 5% sales tax rate. An alternative is to establish a tax rate that exceeds the baseline rate, up to the maximum amount established by 2A (10% excise tax, 15% sales tax).
- *Are there policy goals that should be prioritized in the development of criteria for selection of licensees' marijuana stores?* This will be relevant in the event that Council pursues a merit-based process, or a minimum qualifications review followed by a lottery, to select a limited number of operators.
- *What elements should be included in the development of a land-use framework for marijuana businesses?* Planning Commission and public engagement identified land use related issues and that have resulted in preliminary recommendations.

License Types – A meaningful discussion of regulatory options and taxation must be informed by an understanding of the business types that comprise the regulated marijuana industry. Each business type requires a different license type, which must be issued by both the state and the local jurisdiction. Each license type may be issued as either a medical or retail (e.g., recreational) license. A municipality may allow only medical, only retail, both, or a mix of both for different license types. While there are more than ten license types, the Council has only seriously considered three types to date: *Stores*, *Cultivation*, and *Products Manufacturers*.

Stores – It is staff's opinion that the general perception of the marijuana business issue focuses primarily on the sale of marijuana. The marijuana store license, which leads to the establishment of a physical store or dispensary location, may sell marijuana to persons over the age of 21 or, in the case of medical stores, to any person holding a valid medical marijuana license. An individual cannot purchase more than 1 ounce of retail marijuana or 2 ounces of medical marijuana. A store may also sell marijuana concentrates, infused products (edibles), ointments, balms, lotions and other topical products. A store may only operate between the hours of 8 a.m. – midnight, or as further restricted by the municipality. Marijuana stores are associated with the collection of sales taxes. Question 2A concerning taxation of marijuana was

adopted by the voters on April 6, 2021. It established a special marijuana sales tax of 5% (for a total of 8.25%) and authority to rase that 5% rate up to 15%.

Cultivation – Cultivation licenses are granted to entities that cultivate, prepare, and package marijuana and transfer marijuana to sales businesses, products manufacturers, research facilities, and some other license types, but not to consumers. Marijuana cultivated by a retail cultivation license can only be transferred to other retail licenses, and vice versa for medical cultivation. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a relatively large number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

Products Manufacturers – These businesses manufacture marijuana products that are intended for consumption in concentrated form for smoking, or for consumption other than by smoking, such as edible products, ointments, and tinctures. These businesses may vary widely in terms of their products and processes, and they may include hazardous uses which in Grand Junction would currently require a Conditional Use Permit requirement. Medical products manufacturers may transact only with medical marijuana cultivation and sales licenses, and vice versa for retail. These businesses also generate a substantial number of jobs for processing and packaging activities, depending on the type of product manufactured and the degree of automation. There is no sales or excise tax on manufactured products.

Other Licenses – The City currently allows marijuana testing facilities. No testing facilities, which require a testing license, exist locally at this time. Several other business types may be considered but have not been identified by Council as desirable options. Transport licenses can be issued to independent businesses that transports marijuana among other businesses. Research and Development businesses can be licensed for study of marijuana. Hospitality Business licenses permit businesses to allow consumption of marijuana products on-site, either selling marijuana for on-site consumption, or allowing consumers to bring their own. Delivery licenses permit businesses that deliver marijuana and marijuana products from sales locations to residences. Business Operator Licenses are for marijuana-related professional services and management businesses.

Taxation – Taxation of marijuana includes sales and use tax and excise tax, both of which are typically a combination of local and states taxes. Sales and use tax is applied to sales in stores and excise tax is applied to the raw marijuana product transferred from cultivation businesses. Question 2A established both a local sales and use tax rate and a local excise tax rate, including baseline rates and authority to increase those rates up to specified limits without returning to the voters. These tax rates would need to be finally set by amendment of the City's tax code.

The special sales and use tax rate for marijuana and marijuana products may be set at a baseline 5% but can be raised up to 15%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 8.25% to 18.25%. The baseline rate of 5% (cumulatively 8.25%) would exceed the total rate of up-Valley communities such as De Beque, Rifle, and Parachute, but be less than that of Palisade. Broadly, staff considers this a viable rate. An additional 15% State Marijuana Sales Tax (which absorbs the baseline State of Colorado Sales Tax of 2.90%)

will be applied automatically to retail marijuana, 10% of which is subsequently shared back to the collecting municipality.

The special excise tax rate for marijuana and marijuana products may be set at a baseline 3% but can be raised up to 10%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 6.25% to 16.25%. Additionally, a 15% State Marijuana Excise Tax will be applied automatically to any unprocessed marijuana transferred from a cultivation facility. Broadly, staff considers this a competitive rate.

Based on this information, City staff prepared an estimate of $2,900,000 in City tax revenue in the first year of sales and excise tax on marijuana products. This estimate was requisite for TABOR obligations and was thus included in 2A. This revenue is dedicated to the enforcement related to marijuana business regulations and to the highest priorities of the 2020 Parks, Recreation, and Open Space Master Plan.

Licensing – All marijuana businesses require licensing by both the State and the local jurisdiction. All licenses require annual renewal. State licensing processes are routinely updated through a rule-making process that includes feedback from local jurisdictions, but otherwise the primary interaction between the two licensing processes is mutual confirmation of eligibility and granting of license.

Local licensing processes reflect a wide range of detail, with some jurisdictions being highly discriminatory based on policy aims, and others undertaking a far more limited review. Beyond the level of detail at which licensing requests are reviewed, and the policy aims that would drive a decision-making process, the primary classifications of licensing processes relate to the method of selection. Three general categories of process can be said to exist: random; competitive; and a hybrid thereof. A random or lottery process establishes an application window, and, at the closure of that time-period, a number of licenses are randomly award to a specified number of applicants. A competitive process, sometimes described as a merit-based or RFP (request for proposals) process, establishes a system of criteria and ratings based on policy aims. A hybrid process establishes a baseline set of criteria for eligibility, and randomly selects among those businesses deemed to be eligible. Staff considers the feasibility of a fully competitive or merit-based process to be potentially unfeasible due the anticipated volume of applications, which appears highly likely to exceed 50 applications. Staff therefore encourages Council to seriously consider a hybrid approach, using a set of minimum qualifications and a lottery thereafter.

The policy goals that are secured through a merit-based or hybrid process vary widely throughout the state. Proportion of local ownership is a common requirement, as are experience, quality of business and operating plans, records of past violations, and goals related to sustainability, safety, and quality of built environment. Staff will seek direction from Council on this topic to inform the development of selection criteria. Staff has also contracted with Laura Bauer, a former City Clerk for Commerce City who is widely regarded as an expert on marijuana business licensing in the state, to assist staff in developing a licensing system.

The City Clerk is typically one of the primary entities responsible for the management of license applications and any selection process. A Marijuana Licensing Authority, similar to a Liquor Licensing Authority, may be established as a non-biased body to oversee essential elements of the application review process. The exact length of this process hinges upon the review time

associated with each component and may be anticipated to take between three and six months in total. The process typically resembles the following sequence:

License Availability – The city clerk will post a notice of license availability on the city's website, opening an application period for the filing and acceptance of new applications.

Pre-Application Meeting – A mandatory preapplication meeting between the licensing jurisdiction and the applying entity is scheduled and held.

Application Filed – An application, with all fees and forms, is filed by the applicant.

Fingerprinting – All controlling beneficial owners, owners, and managers are fingerprinted.
Lottery – If there are more applicants than available sites, a public lottery is conducted among the qualified applicants, presided over by a Marijuana Licensing Authority.

Community Development and Building Department Reviews – Upon being selected in the lottery, the applicant initiates and completes review pertaining to the development of the site and structure where the business is proposed to be located.

State Licensure – Upon being selected in the lottery, the applicant proceeds with obtaining a state-issued marijuana business license and files evidence of licensure with the City Clerk.

Local Licensure – Upon receipt of the conditional state license and Certificate of Occupancy, and successful inspections, a local license is issued and business operations may begin.

Land Use – As a component of licensure, as well as a process pertinent to any business operation in the City, land use is a primary consideration related to marijuana businesses. Land use considerations diverge substantially depending on the license type. The following summary reflects recommendations and remaining questions from Planning Commission and City staff and highlights a number of outstanding questions. For example, as described above, the regulation of marijuana stores hinges substantially on the decision of whether to set a numerical cap on such businesses, and, if so, at what number.

Marijuana Stores – Medical and retail (e.g., recreational) marijuana stores must be licensed separately by both the state and municipality. The Planning Commission recommends that all medical sales be required to be co-located with a retail location and not be counted as a separate license for purpose of the cap if a cap is put in place.

Marijuana stores are commonly permitted in a subset of zone districts that would allow other retail operations, often with additional restrictions. Currently, the zone districts that allow for general retail sales are the C-1 (Light Commercial), C-2 (General Commercial), B-1 (Neighborhood Business), B-2 (Downtown Business), M-U (Mixed Use), MXS (Mixed Use Storefront), and MXOC (Mixed Use Opportunity Corridor) zone districts. Planning Commission has recommended that marijuana sales be restricted to these zone districts, excluding the B-1 zone district.

Planning Commission recommends that marijuana sales be buffered 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW). Other uses commonly buffered from in the state include parks and places of worship. Planning Commission also recommends:

- Mechanisms to deter or prevent clustering of multiple stores in close proximity;
- That site development to conform to standards of Zoning and Development Code;
- That the parking ratio for High Volume Retail Sales and Services (1 parking stall per 300sf of structure) subject to further research by planning staff;
- On-site signage consistent with existing sign regulations;
- Hour of operation as limited by the State (8 a.m. to midnight, Monday through Sunday); and,
- BMPs for odor mitigation.

These recommendations assume that a cap on the number of stores would be in place. A cap would have multiple effects, including:

- Decreased needs need for tools such as buffering or overlays;
- An increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking; and,
- Need for further regulation to deter dormant licenses, such as to require operations to begin with 12 months of licensing and/or a minimum timeframe of 24 months before license can be traded.

Marijuana Products Manufacturers – Unlike marijuana stores, marijuana products manufacturers are primarily industrial in function. Planning Commission recommendations for regulating this land use reflect that distinction. To date, no discussion has been made of a cap on the number of these businesses; such a cap is extremely uncommon throughout the state. The Planning Commission recommends that such businesses be limited to areas where general manufacturing and food products manufacturing are allowed, depending on the nature of the specific business, to include I-O (Industrial – Office), I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial) zone districts. Where a particular operation is determined to be a hazardous uses (H Occupancy) per Fire Code, that operation would require a conditional use permit (CUP) to be permitted to operate I-O, I-1, and I-2 zone districts under current Code standards.

Cultivations – Cultivation licenses, when indoors, are primarily industrial in function, rather than agricultural. To date, no discussion has been made of a cap on the number of these businesses; such a cap is uncommon throughout the state. Permit both medical cultivation licenses and retail cultivation licenses. Planning Commission has recommended that these businesses be restricted to indoor operations. This is vital to the management of odor impacts and is also important to limit possible genetic contamination of hemp crops, which are vulnerable to contamination with THC-producing varieties of the *Cannabis sativa* plant, in which event a contaminated hemp harvest would be required to be destroyed per State law. Given the relatively high potential for odor impacts, even when using BMPs, these are recommended to be allowed only the I-1 (Light Industrial) and I-2 (General Industrial) zone districts. Particular attention should be paid to odor and light management for these businesses. Likewise, due to potentially high demand on utilities, further investigation of possible approaches to electrical, wastewater, and water impacts is anticipated.

Enforcement – After reviewing the regulatory enforcement function of marijuana in several municipalities Staff is recommending one or two full time sworn police officer(s). The actual number will depend greatly upon the number and types of licensing the City decides upon allowing. Enforcement will be focused on monitoring compliance with the City's and the State's

regulatory requirements for licensing, inventory control, transportation, and sale to underage individuals. This last point may involve such things as sting operations utilizing underage operatives and/or people with fraudulent identification documents.

Staff also recommends funding be allocated to the investigation and enforcement of black and gray market marijuana. Black market marijuana is currently prevalent in Grand Junction and Mesa County and local law enforcement resources are too limited to address the complaints of grows, use and sales. The funding of one or two full-time police officer position(s) to investigate and enforce state law regarding black and gray market marijuana is, per Grand Junction Police Department leadership, critical to addressing this problem in Grand Junction. This funding was secured through the language of question 2A, which provides dollars for enforcement.

The legal marijuana industry has been broadly demonstrated to be supportive of addressing those competing with their business through illegal means. Other Colorado municipalities that have been consulted by City staff have underscored the importance of relationship building with marijuana business owners. This facilitates a positive flow of information and appears to reduce the likelihood of criminality associated with marijuana. Staff recommends forming an ongoing roundtable of operating marijuana businesses for the purpose of issue identification and regulatory updates.

Product quality is largely enforced by the State. Legal marijuana is distinct from illegal marijuana in that it is stringently tested for quality and purity. Retail and medical marijuana sold in Colorado is required to be tested not only for its THC-content but also for a range of contaminants, including the heavy metals lead, arsenic, cadmium, and mercury, as well as molds and microbial contaminants. While marijuana is itself proven to have developmental and other negative impacts, depending on the manner and frequency of use, the harm reduction associated with this testing system has clear societal benefits relative to the existing illegal and widespread use of unregulated marijuana.

Other enforcement entities generally work closely with local law enforcement to ensure that regulations are followed and updated in accordance with State law. A primary point of contact is the Marijuana Enforcement Division of the Department of Revenue (MED). The MED provides training opportunities at the request of local law enforcement on a range of topics, and also conducts background checks and varying levels of monitoring of license owners, operators, and marijuana business employees. Likewise, municipal law enforcement is encouraged to work with the Colorado Bureau of Investigation, State Highway Patrol, and adjacent law enforcement agencies such as the County Sheriff’s office.

Staff will continue to present information and questions to the City Council on this topic and will seek direction from the City Council on the questions highlighted in this memorandum at the May 3, 2021 City Council Workshop. Staff will continue to develop materials and based on Council’s direction.

C. Department Directors

Marijuana Regulation Proposed Timeline

DRAFT

Marijuana Business Land Use and Operations Regulations Outline

A) ENFORCEMENT, OPERATIONS, AND SECURITY

a. Convene a multi-disciplinary City staff team to address implementation and enforcement
    i. Additional staff may be needed to assist with licensing, license renewals, inspection and enforcement
b. Local Enforcement Mechanisms to be Implemented
    i. Addition of staff (currently estimated at 1 FTE PD Officer)
    ii. Coordination with Marijuana Enforcement Division (MED) at State level
    iii. Establish regular inspections of all facilities
    iv. Covert enforcement
    v. Evaluate establishing a local marijuana business issues identification group
    vi. Additional background investigation conducted by City Police Department into all principals of business or corporation (establish mandatory standards for acceptable history)
c. All State operations and security requirements as provided for by State Marijuana Enforcement Division and Colorado Marijuana Rules (1 CCR 212-3 and subsequent revisions)[1] shall apply, including but not limited to:
    1. METRC Seed-to-Sale inventory tracking of all THC products
    2. Universal Symbol Graphics for THC-content warning labels on all products
    3. Criminal history evaluations of employees, applicants, and licensees; employees must renew license every two years
    4. Security locks, surveillance, and alarms required for all points of ingress/egress
    5. Surveillance cameras required for all operations areas including restricted access areas; all footage available to Local and State authorities upon request; 40-day minimum footage retention
    6. Disposal of all marijuana waste must render materials unusable and unrecognizable
    7. No products visible from public right-of-way
    8. Retail sales limited to 21+; medical sales limited to 18+ when separate entrance and purchase space are provided
    9. No sale or consumption of alcoholic beverages on premises
    10. Licensee must permit Local and State inspection at any time during all business hours and hours of apparent activity

B) STORES

a. Licensing
    i. Capped at _____ retail sales licenses
        1. All medical sales will be required to be co-located with a retail location and will not be counted as a separate license for purpose of the cap

[1] The statutory authority for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(1)(g), 44-10-203(2)(g), 44-10-203(2)(h), 44-10-203(2)(i), and 44-10-1001(2), C.R.S. Authority also exists in the Colorado Constitution at Article XVIII, Subsection 16(5)(a)(VII).

2. Requires both State and Local license
3. License requires annual renewal

ii. Selection through a competitive RFP process
1. RFP process would be open for response August 2021
2. Submittal August 1; review and initial selection September 1
3. Reserve lottery option if more than capped licenses are qualified candidates
4. Point-based assessment to include
a. Proportion of local ownership
b. Track record, experience, and past violations
c. Operating plan
d. Other policy-derived aims

iii. Once selected, business may apply for a License (see3, below); Local license applications and processing beginning September 1, 2021
1. Required both State and Local license
2. 45-day State licensing period
3. Estimated 60-day Local licensing period
4. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration
5. Final determination by Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)

b. Land Use/Zoning
i. Allowed in all zone districts that currently allow for retail sales (i.e. in C-1, C-2, B-2, MU, MXS, MXOC zone districts)
ii. Buffering, 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW)
iii. Mechanism to deter or prevent clustering of multiple stores in close proximity
iv. Site development to conform to standards of Zoning and Development Code
v. Parking ratio for High Volume Retail Sales and Services to apply; currently requires 1 parking stall per 300sf of structure
vi. A cap decreases the impact/need of tools such as buffering or overlays
vii. A cap is likely to increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Treatment of off-premise signs (aka Billboards)
iii. Hour of operation – State limits operations from 8 a.m. to midnight, Monday through Sunday
iv. Require BMPs for odor mitigation

d. Additional Regulatory Considerations

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i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana sales
iii. Fire Codes to address building and life safety issues related to marijuana sales
iv. Regulations to deter dormant licenses
    1. Require operations to begin with 12 months of licensing
    2. Establish minimum timeframe of 24 months before license can be traded

C) PRODUCT MANUFACTURERS

a. Licensing
    i. Not capped for number of licenses
    ii. Permit both medical product manufacturer licenses and retail product manufacturer licenses
    iii. Open applications for licenses February 2022
    iv. Requires both State and Local license
    v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
    vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use Framework
    i. Allowed in all areas where manufacturing/food products are allowed in current land use Code (i.e. I-O, I-1, I-2, C-2 zone districts)
    ii. Hazardous uses (H Occupancy) as determined by the Fire Code requires a conditional use permit (CUP) and is conditionally allowed only in I-O, I-1, and I-2 zone districts

c. Use Specific Standards
    i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
    ii. Require BMPs for odor mitigation
    iii. Other site-specific standards to be consistent with Zoning and Development Code requirements for indoor industrial operations

d. Additional Regulatory Considerations
    i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
    ii. Building Codes as adopted to address building and life safety issues related to these uses
    iii. Fire Codes as adopted to address building and life safety issues related to these uses
    iv. Utility impacts
        1. Electrical demand management

DRAFT

2. Wastewater pretreatment (IPT) requirements

D) CULTIVATIONS

a. Licensing
   i. Not capped for number of licenses
   ii. Permit both medical cultivation licenses and retail cultivation licenses
   iii. Open applications for licenses August 2022
   iv. Required both State and Local License
   v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
   vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use/Zoning
   i. Allowed for indoor cultivation only
   ii. Allowed in I-1, I-2 zone districts

c. Use Specific Standards
   i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
   ii. Require BMPs for odor mitigation
   iii. Other site-specific standards to correspond to Zoning and Development Code requirements for indoor industrial operations

d. Additional Considerations
   i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
   ii. Building Codes to address building and life safety issues related to marijuana cultivation
   iii. Fire Codes to address building and life safety issues related to marijuana cultivation
   iv. Utility impacts
      1. Electrical demand management
      2. Water demand
      3. Wastewater pretreatment (IPT) requirements
   v. Structure material requirements to mitigate light pollution

E) OTHER LICENSE TYPES

a. No other license types to be allowed at this time except for stores, products manufacturers, cultivations, and testing facilities
   i. License and permit types to be explicitly prohibited include hospitality business, delivery, business operator, research & development, transporter
b. Continue to permit testing facilities with no cap on number of licenses
   i. Currently an allowed use in B-2, C-1, C-2, MU, BP, I-O, I-1, and I-2 zone districts
c. Further license types could be permitted by act of Council in future, as these are not specified in ballot language

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F) TAXATION

a. Establish taxation at levels approved by ballot measure (if approved)
    i. Special Marijuana Sales and Use Tax of 5%
    ii. Special Marijuana Excise Tax of 3%
b. Reserve consideration of tax increases as permitted by ballot measure
    i. Special Marijuana Sales and Use Tax may be increased up to 15%
    ii. Special Marijuana Excise Tax may be increased up to 10%
    c. Implementation shall require update/amendment to City Tax Code

DRAFT

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Aguilar								
Akron								
Alamosa				√			5% sales tax on retail sales (not currently allowed)	moratorium in place until ordinance allowing sales is finalized as of July 2019
Alma	√	√	√	√				
Antonito	√							
Arriba								Permanent moratorium.
Arvada								
Aspen	√	√	√	√				
Ault								
Aurora	√	√	√	√			5% excise tax, 4% sales tax on retail with authority up to 10%	
Avon								
Basalt	√						5% sales tax on retail marijuana	
Bayfield							$10 per retail transaction (sales not currently allowed)	
Bennett								
Berthoud	√						7% sales and excise tax on retail sales	
Bethune								
Black Hawk	√						5% sales on retail and medical	
Blanca		√	√				5% excise on sale or transfer of unprocessed retail marijuana	
Blue River								
Boone								
Boulder	√	√	√	√			5% excise tax, 3.5% sales tax	
Bow Mar								
Branson								
Breckenridge	√	√	√				5% excise tax on all sales of marijuana	
Brighton								
Brookside								
Broomfield				√				Prohibition ordinance to automatically repeal on 2/1/21
Brush								
Buena Vista								
Burlington								
Calhan								
Campo								
Cañon City							5% excise and sales, authority up to 10%	Moratorium with Ordinance 7-2014

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Carbonate								
Carbondale	√	√	√	√			sales tax 5%, excise tax 5%	
Castle Pines								
Castle Rock								
Cedaredge								
Centennial								
Center								Defeated by voters 11/19
Central City	√						5% on retail sales	
Cheraw								
Cherry Hills Village								
Cheyenne Wells								
Coal Creek								
Cokedale								
Collbran								Permanent moratorium
Colorado Springs						√		Colorado Springs Municipal Code
Columbine Valley								
Commerce City	√	√	√	√			7% sales tax, 5% excise tax	
Cortez	√	√		√				
Craig	√	√	√	√			4% sales tax	Approved by voters 11/19
Crawford							5% sales with authority up to 10, 5% excise (sales not currently allowed)	
Creede								
Crested Butte	√		√	√				
Crestone	√						5% sales tax	
Cripple Creek								
Crook								
Crowley								
Dacono								
De Beque	√	√	√	√			5% excise tax on sale and cultivation	
Deer Trail								
Del Norte								
Delta							5% excise, 2% sales (sales not currently allowed)	
Denver	√	√	√	√		√	5% excise and authorized up to 15%	Link to Denver's Marijuana Business Licenses Page
Dillon	√						5% sales tax; 5% excise	
Dinosaur	√	√	√	√			5% excise, 5% sales	
Dolores	√	√	√	√			$5 occupation tax per sales transaction; 5% excise	Approved by voters 4/20
Dove Creek								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Durango	√			√			3% sales tax	
Eads								
Eagle	√	√	√	√			2.5% sales and 2.5% excise each increasing .5%/year up to 5%	
Eaton								
Eckley								
Edgewater	√	√	√	√				
Elizabeth								
Empire	√	√	√				$5/transaction	
Englewood	√						3.5% with authority up to 5%	
Erie								
Estes Park								
Evans								
Fairplay								
Federal Heights	√	√	√	√			5% sales tax with authority up to 10%, 5% excise tax with authority up to 10%	
Firestone								
Flagler								
Fleming								
Florence				√			5% excise tax on wholesale	Permanent moratorium except testing
Fort Collins	√	√	√	√				
Fort Lupton								
Fort Morgan								
Fountain								
Fowler								
Foxfield								
Fraser	√						5% sales tax	
Frederick								
Frisco	√	√	√				5% sales tax	
Fruita							5% excise tax	
Garden City	√	√	√	√				
Genoa								
Georgetown	√		√				$5/transaction	
Gilcrest								
Glendale	√	√	√	√		√		
Glenwood Springs	√	√	√	√			sales tax: 5% up to 15%, excise tax: 5%	
Golden								
Granada								
Granby								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Grand Junction				√				
Grand Lake								
Greeley								
Green Mountain Falls								
Greenwood Village								
Grover								
Gunnison	√	√	√	√			5% sales tax	
Gypsum								
Hartman								
Haswell								
Haxtun								
Hayden	√	√					7.5% excise tax with authority up to 15%	
Hillrose								
Holly								
Holyoke								
Hooper								
Hot Sulphur Springs								
Hotchkiss							2% sales tax (up to 10%) in event sales are permitted by election	
Hudson								
Hugo								
Idaho Springs	√	√						
Ignacio								
Iliff								
Jamestown								Permanent moratorium
Johnstown								
Julesburg								
Keenesburg								
Kersey								
Kim								
Kiowa								
Kit Carson								
Kremmling								
La Jara								
La Junta								
La Salle								
La Veta	√	√	√	√				
Lafayette	√	√	√	√			sales and excise tax 5%; up to 10%	
Lake City								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Lakeside								
Lakewood								
Lamar								
Larkspur								
Las Animas	√	√	√	√			5.75% sales tax	
Leadville	√	√	√	√			5% excise tax, up to 10%	
Limon								
Littleton							Special 3% sales tax on retail	
Lochbuie								
Log Lane Village	√	√	√	√			5% excise tax	
Lone Tree								
Longmont	√						3.5% sales tax; 3% excise tax with authority up to 15%	
Louisville	√	√		√			5% excise tax on cultivation	
Loveland								Defeated by voters 11/19
Lyons	√	√	√	√			3.5% sales; 5% excise tax; both up to 10%	
Manassa								
Mancos	√	√	√	√			occupation tax up to $10/transaction	
Manitou Springs	√			√			6%, authority up to 10%	cultivation and manufacturing prohibited
Manzanola								
Marble								
Mead								Defeated by voters 11/19
Meeker								
Merino								
Milliken	√	√	√	√			occupation tax up to $10/transaction	
Minturn								
Moffat	√	√	√				2% sales tax first year, increasing to 5% in year two	
Monte Vista							18% excise tax, 18% sales tax	
Montezuma								
Montrose								
Monument								
Morrison								
Mountain View	√	√	√	√			5% sales tax	
Mountain Village								
Mt. Crested Butte								
Naturita	√	√	√	√			2% sales tax, with authority up to 10; excise tax of 5%	

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Nederland	√	√	√				3.75% sales tax	
New Castle								
Northglenn	√	√	√				4% sales tax, up to 10%	
Norwood	√		√	√			2% sales tax, up to 10%; 5% excise tax	Approved by voters 4/20
Nucla								
Nunn		√					5% excise tax	
Oak Creek	√	√	√	√				
Olathe								
Olney Springs								
Ophir								
Orchard City							up to 5% sales tax, up to 5% excise tax, up to $10 occupation tax for each sale transaction	
Ordway	√		√	√				
Otis								
Ouray							5% with authority up to 10%	
Ovid								
Pagosa Springs	√	√						
Palisade	√	√	√	√			5% excise tax; Occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more	
Palmer Lake		√					5% sales tax with authority up to 10% (sales not currently allowed); 5% excise tax with authority up to 10%	
Paoli								
Paonia							excise and sales tax of 5%, both with authority up to 10%	
Parachute	√	√	√	√	√	√	5% excise tax	
Parker								
Peetz								
Pierce								
Pitkin								
Platteville								
Poncha Springs							5% sales tax; 5% excise tax (sales not currently allowed)	
Pritchett								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Pueblo	√	√	√	√			8% excise tax with authority up to 15%	
Ramah								
Rangley								
Raymer								
Red Cliff	√	√	√	√			5% sales tax, 15% excise tax	
Rico	√	√	√	√			10% sales and 10% excise on unprocessed retail marijauna sold or transferred from cultivation facility to retail facility	
Ridgway	√	√	√	√				
Rifle	√	√					5% excise tax	
Rockvale								
Rocky Ford	√						6% sales tax with authority up to 8%	
Romeo								
Rye								
Saguache								
Salida	√							
San Luis	√	√	√					
Sanford								
Sawpit								
Sedgwick	√	√	√	√			5% sales tax; 2% excise tax on cultivation; occupation tax of $5-$25 per wholesale manufacturing transaction	
Seibert								
Severance							7% sales tax (sales not currently allowed)	
Sheridan							5% excise	
Silt	√	√	√	√			3.5% retail sales	
Silver Cliff								
Silver Plume	√						4% and no greater than 8%	
Silverthorne	√	√					5% excise tax on mj and products	
Silverton	√	√	√	√			1% sales tax and 3% excise tax	
Simla								
Snowmass Village	√						5% sales tax, up to 15%	
South Fork							5% sales tax	
Springfield								
Starkville								
Steamboat Springs	√	√	√	√				
Sterling								
Stratton								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Sugar City								
Superior					√			
Swink								
Telluride	√	^	√	√				
Thornton	√			√			5% sales tax	
Timnath								
Trinidad	√	√	√	√			5% sales tax	
Two Buttes								
Vail								
Victor								
Vilas								
Vona								
Walden								
Walsenburg	√	√	√	√			5% excise tax	
Walsh								
Ward								
Wellington								
Westcliffe								
Westminster								
Wheat Ridge	√	√	√	√			3.5% sales tax	
Wiggins								
Wiley								
Williamsburg								
Windsor								
Winter Park								
Woodland Park								
Wray								
Yampa								
Yuma							5% sales tax with authority up to 10 (sales not currently allowed)	

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council
City Councilmembers Elect Reitz, Herman, and Simpson

FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director

DATE: April 20, 2021

SUBJECT: Regulation of Marijuana Businesses

Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for marijuana businesses. This memorandum offers a broad summary of progress toward developing local marijuana business regulations to date as well as a selection of forthcoming considerations related to marijuana businesses. Topics include business types, licensing, taxation, land-use, and enforcement.

Background Information – The City has actively investigated approaches to regulating marijuana businesses for the better part of a year. Preliminary conversations on this topic by the City Council began on July 13, 2020, followed by a public comment session at the September 14, 2020 City Council Workshop. A staff team has engaged in the topic since September 2020; this effort included an in-depth issue identification exercise with a working group of approximately 20 community and industry members in November and December of 2020. At the City Council's public hearing of January 20, 2021, Council referred measures 2A and 2B to the ballot. Subsequently, the Planning Commission discussed zoning and other land use concerns at a series of five workshops from January 21, 2021 to February 18, 2021.

A staff update to City Council on March 1, 2021 included an overview of research and the outreach process, as well as a summary of policy tools and a draft timeline for regulatory processes, pending the result of the April 6, 2021 election. Subsequently, the results of the election lifted the moratorium on marijuana businesses and established the City's authority to tax those businesses. Thus, the City Council is now empowered to craft and adopt relevant regulations. To be comprehensive and aligned with practices by other Colorado municipalities, a regulatory approach would include permitting, licensing, and enforcement procedures and standards for business types, taxation, land-use, and other considerations.

To help facilitate public understanding of this evolving topic area, staff has established a webpage on the City website. That page – accessed at https://www.gjcity.org/1091/Marijuana-Business-Licensing-and-Regulat – will be continually updated to keep the public informed of new developments and upcoming public hearings or workshops.

In order to move forward with regulation development, several key questions should be addressed in the near future:

- *Will staff be directed to develop regulations? If so, will the regulations be on multiple license types simultaneously or to address only stores in a first process?* To date,

direction has been to develop regulations for retail and medical marijuana stores first, and to leave cultivation and products manufacturing for later consideration.

- *What is the target date for adoption of an ordinance and opening of a permitting process for marijuana businesses?* To date, the target date for beginning issuing licenses for stores has been January 1, 2022 with other business types staggered in approximate 6 month increments thereafter.
- *Will a numerical cap be placed on the number of stores?* The recitals for the referred ballot question indicated 6 stores.
- *If a numerical cap is placed on the number of stores, should the selection process be a competitive (e.g., merit-based) process, a lottery (e.g., random selection) process, or a hybrid process using a lottery involving applicants that meet a set of minimum standards?* Colorado communities have found success in a hybrid approach that first establishes minimum requirements and then those qualified business are moved into a lottery selection process.
- *What is Council's preferred approach to public engagement on this topic?* For example, special City Council meetings could be scheduled as listening sessions, focus groups could be held, or regulations could be first drafted and then meetings and/or hearings scheduled to receive comments on the draft(s). .
- *Shall Council adopt the baseline taxation rate based on the authority created by ballot measure 2A (e.g., special marijuana sales tax of 5% and special marijuana excise tax of 3%)?* The working group had recommended a 3% excise tax rate and a 5% sales tax rate. An alternative is to establish a tax rate that exceeds the baseline rate, up to the maximum amount established by 2A (10% excise tax, 15% sales tax).
- *Are there policy goals that should be prioritized in the development of criteria for selection of licensees' marijuana stores?* This will be relevant in the event that Council pursues a merit-based process, or a minimum qualifications review followed by a lottery, to select a limited number of operators.
- *What elements should be included in the development of a land-use framework for marijuana businesses?* Planning Commission and public engagement identified land use related issues and that have resulted in preliminary recommendations.

License Types – A meaningful discussion of regulatory options and taxation must be informed by an understanding of the business types that comprise the regulated marijuana industry. Each business type requires a different license type, which must be issued by both the state and the local jurisdiction. Each license type may be issued as either a medical or retail (e.g., recreational) license. A municipality may allow only medical, only retail, both, or a mix of both for different license types. While there are more than ten license types, the Council has only seriously considered three types to date: *Stores*, *Cultivation*, and *Products Manufacturers*.

Stores – It is staff's opinion that the general perception of the marijuana business issue focuses primarily on the sale of marijuana. The marijuana store license, which leads to the establishment of a physical store or dispensary location, may sell marijuana to persons over the age of 21 or, in the case of medical stores, to any person holding a valid medical marijuana license. An individual cannot purchase more than 1 ounce of retail marijuana or 2 ounces of medical marijuana. A store may also sell marijuana concentrates, infused products (edibles), ointments, balms, lotions and other topical products. A store may only operate between the hours of 8 a.m. – midnight, or as further restricted by the municipality. Marijuana stores are associated with the collection of sales taxes. Question 2A concerning taxation of marijuana was

adopted by the voters on April 6, 2021. It established a special marijuana sales tax of 5% (for a total of 8.25%) and authority to rase that 5% rate up to 15%.

Cultivation – Cultivation licenses are granted to entities that cultivate, prepare, and package marijuana and transfer marijuana to sales businesses, products manufacturers, research facilities, and some other license types, but not to consumers. Marijuana cultivated by a retail cultivation license can only be transferred to other retail licenses, and vice versa for medical cultivation. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a relatively large number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

Products Manufacturers – These businesses manufacture marijuana products that are intended for consumption in concentrated form for smoking, or for consumption other than by smoking, such as edible products, ointments, and tinctures. These businesses may vary widely in terms of their products and processes, and they may include hazardous uses which in Grand Junction would currently require a Conditional Use Permit requirement. Medical products manufacturers may transact only with medical marijuana cultivation and sales licenses, and vice versa for retail. These businesses also generate a substantial number of jobs for processing and packaging activities, depending on the type of product manufactured and the degree of automation. There is no sales or excise tax on manufactured products.

Other Licenses – The City currently allows marijuana testing facilities. No testing facilities, which require a testing license, exist locally at this time. Several other business types may be considered but have not been identified by Council as desirable options. Transport licenses can be issued to independent businesses that transports marijuana among other businesses. Research and Development businesses can be licensed for study of marijuana. Hospitality Business licenses permit businesses to allow consumption of marijuana products on-site, either selling marijuana for on-site consumption, or allowing consumers to bring their own. Delivery licenses permit businesses that deliver marijuana and marijuana products from sales locations to residences. Business Operator Licenses are for marijuana-related professional services and management businesses.

Taxation – Taxation of marijuana includes sales and use tax and excise tax, both of which are typically a combination of local and states taxes. Sales and use tax is applied to sales in stores and excise tax is applied to the raw marijuana product transferred from cultivation businesses. Question 2A established both a local sales and use tax rate and a local excise tax rate, including baseline rates and authority to increase those rates up to specified limits without returning to the voters. These tax rates would need to be finally set by amendment of the City's tax code.

The special sales and use tax rate for marijuana and marijuana products may be set at a baseline 5% but can be raised up to 15%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 8.25% to 18.25%. The baseline rate of 5% (cumulatively 8.25%) would exceed the total rate of up-Valley communities such as De Beque, Rifle, and Parachute, but be less than that of Palisade. Broadly, staff considers this a viable rate. An additional 15% State Marijuana Sales Tax (which absorbs the baseline State of Colorado Sales Tax of 2.90%)

will be applied automatically to retail marijuana, 10% of which is subsequently shared back to the collecting municipality.

The special excise tax rate for marijuana and marijuana products may be set at a baseline 3% but can be raised up to 10%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 6.25% to 16.25%. Additionally, a 15% State Marijuana Excise Tax will be applied automatically to any unprocessed marijuana transferred from a cultivation facility. Broadly, staff considers this a competitive rate.

Based on this information, City staff prepared an estimate of $2,900,000 in City tax revenue in the first year of sales and excise tax on marijuana products. This estimate was requisite for TABOR obligations and was thus included in 2A. This revenue is dedicated to the enforcement related to marijuana business regulations and to the highest priorities of the 2020 Parks, Recreation, and Open Space Master Plan.

Licensing – All marijuana businesses require licensing by both the State and the local jurisdiction. All licenses require annual renewal. State licensing processes are routinely updated through a rule-making process that includes feedback from local jurisdictions, but otherwise the primary interaction between the two licensing processes is mutual confirmation of eligibility and granting of license.

Local licensing processes reflect a wide range of detail, with some jurisdictions being highly discriminatory based on policy aims, and others undertaking a far more limited review. Beyond the level of detail at which licensing requests are reviewed, and the policy aims that would drive a decision-making process, the primary classifications of licensing processes relate to the method of selection. Three general categories of process can be said to exist: random; competitive; and a hybrid thereof. A random or lottery process establishes an application window, and, at the closure of that time-period, a number of licenses are randomly award to a specified number of applicants. A competitive process, sometimes described as a merit-based or RFP (request for proposals) process, establishes a system of criteria and ratings based on policy aims. A hybrid process establishes a baseline set of criteria for eligibility, and randomly selects among those businesses deemed to be eligible. Staff considers the feasibility of a fully competitive or merit-based process to be potentially unfeasible due the anticipated volume of applications, which appears highly likely to exceed 50 applications. Staff therefore encourages Council to seriously consider a hybrid approach, using a set of minimum qualifications and a lottery thereafter.

The policy goals that are secured through a merit-based or hybrid process vary widely throughout the state. Proportion of local ownership is a common requirement, as are experience, quality of business and operating plans, records of past violations, and goals related to sustainability, safety, and quality of built environment. Staff will seek direction from Council on this topic to inform the development of selection criteria. Staff has also contracted with Laura Bauer, a former City Clerk for Commerce City who is widely regarded as an expert on marijuana business licensing in the state, to assist staff in developing a licensing system.

The City Clerk is typically one of the primary entities responsible for the management of license applications and any selection process. A Marijuana Licensing Authority, similar to a Liquor Licensing Authority, may be established as a non-biased body to oversee essential elements of the application review process. The exact length of this process hinges upon the review time

associated with each component and may be anticipated to take between three and six months in total. The process typically resembles the following sequence:

License Availability – The city clerk will post a notice of license availability on the city's website, opening an application period for the filing and acceptance of new applications.

Pre-Application Meeting – A mandatory preapplication meeting between the licensing jurisdiction and the applying entity is scheduled and held.

Application Filed – An application, with all fees and forms, is filed by the applicant.

Fingerprinting – All controlling beneficial owners, owners, and managers are fingerprinted.
Lottery – If there are more applicants than available sites, a public lottery is conducted among the qualified applicants, presided over by a Marijuana Licensing Authority.

Community Development and Building Department Reviews – Upon being selected in the lottery, the applicant initiates and completes review pertaining to the development of the site and structure where the business is proposed to be located.

State Licensure – Upon being selected in the lottery, the applicant proceeds with obtaining a state-issued marijuana business license and files evidence of licensure with the City Clerk.

Local Licensure – Upon receipt of the conditional state license and Certificate of Occupancy, and successful inspections, a local license is issued and business operations may begin.

Land Use – As a component of licensure, as well as a process pertinent to any business operation in the City, land use is a primary consideration related to marijuana businesses. Land use considerations diverge substantially depending on the license type. The following summary reflects recommendations and remaining questions from Planning Commission and City staff and highlights a number of outstanding questions. For example, as described above, the regulation of marijuana stores hinges substantially on the decision of whether to set a numerical cap on such businesses, and, if so, at what number.

Marijuana Stores – Medical and retail (e.g., recreational) marijuana stores must be licensed separately by both the state and municipality. The Planning Commission recommends that all medical sales be required to be co-located with a retail location and not be counted as a separate license for purpose of the cap if a cap is put in place.

Marijuana stores are commonly permitted in a subset of zone districts that would allow other retail operations, often with additional restrictions. Currently, the zone districts that allow for general retail sales are the C-1 (Light Commercial), C-2 (General Commercial), B-1 (Neighborhood Business), B-2 (Downtown Business), M-U (Mixed Use), MXS (Mixed Use Storefront), and MXOC (Mixed Use Opportunity Corridor) zone districts. Planning Commission has recommended that marijuana sales be restricted to these zone districts, excluding the B-1 zone district.

Planning Commission recommends that marijuana sales be buffered 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW). Other uses commonly buffered from in the state include parks and places of worship. Planning Commission also recommends:

- Mechanisms to deter or prevent clustering of multiple stores in close proximity;
- That site development to conform to standards of Zoning and Development Code;
- That the parking ratio for High Volume Retail Sales and Services (1 parking stall per 300sf of structure) subject to further research by planning staff;
- On-site signage consistent with existing sign regulations;
- Hour of operation as limited by the State (8 a.m. to midnight, Monday through Sunday); and,
- BMPs for odor mitigation.

These recommendations assume that a cap on the number of stores would be in place. A cap would have multiple effects, including:

- Decreased needs need for tools such as buffering or overlays;
- An increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking; and,
- Need for further regulation to deter dormant licenses, such as to require operations to begin with 12 months of licensing and/or a minimum timeframe of 24 months before license can be traded.

Marijuana Products Manufacturers – Unlike marijuana stores, marijuana products manufacturers are primarily industrial in function. Planning Commission recommendations for regulating this land use reflect that distinction. To date, no discussion has been made of a cap on the number of these businesses; such a cap is extremely uncommon throughout the state. The Planning Commission recommends that such businesses be limited to areas where general manufacturing and food products manufacturing are allowed, depending on the nature of the specific business, to include I-O (Industrial – Office), I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial) zone districts. Where a particular operation is determined to be a hazardous uses (H Occupancy) per Fire Code, that operation would require a conditional use permit (CUP) to be permitted to operate I-O, I-1, and I-2 zone districts under current Code standards.

Cultivations – Cultivation licenses, when indoors, are primarily industrial in function, rather than agricultural. To date, no discussion has been made of a cap on the number of these businesses; such a cap is uncommon throughout the state. Permit both medical cultivation licenses and retail cultivation licenses. Planning Commission has recommended that these businesses be restricted to indoor operations. This is vital to the management of odor impacts and is also important to limit possible genetic contamination of hemp crops, which are vulnerable to contamination with THC-producing varieties of the *Cannabis sativa* plant, in which event a contaminated hemp harvest would be required to be destroyed per State law. Given the relatively high potential for odor impacts, even when using BMPs, these are recommended to be allowed only the I-1 (Light Industrial) and I-2 (General Industrial) zone districts. Particular attention should be paid to odor and light management for these businesses. Likewise, due to potentially high demand on utilities, further investigation of possible approaches to electrical, wastewater, and water impacts is anticipated.

Enforcement – After reviewing the regulatory enforcement function of marijuana in several municipalities Staff is recommending one or two full time sworn police officer(s). The actual number will depend greatly upon the number and types of licensing the City decides upon allowing. Enforcement will be focused on monitoring compliance with the City's and the State's

regulatory requirements for licensing, inventory control, transportation, and sale to underage individuals. This last point may involve such things as sting operations utilizing underage operatives and/or people with fraudulent identification documents.

Staff also recommends funding be allocated to the investigation and enforcement of black and gray market marijuana. Black market marijuana is currently prevalent in Grand Junction and Mesa County and local law enforcement resources are too limited to address the complaints of grows, use and sales. The funding of one or two full-time police officer position(s) to investigate and enforce state law regarding black and gray market marijuana is, per Grand Junction Police Department leadership, critical to addressing this problem in Grand Junction. This funding was secured through the language of question 2A, which provides dollars for enforcement.

The legal marijuana industry has been broadly demonstrated to be supportive of addressing those competing with their business through illegal means. Other Colorado municipalities that have been consulted by City staff have underscored the importance of relationship building with marijuana business owners. This facilitates a positive flow of information and appears to reduce the likelihood of criminality associated with marijuana. Staff recommends forming an ongoing roundtable of operating marijuana businesses for the purpose of issue identification and regulatory updates.

Product quality is largely enforced by the State. Legal marijuana is distinct from illegal marijuana in that it is stringently tested for quality and purity. Retail and medical marijuana sold in Colorado is required to be tested not only for its THC-content but also for a range of contaminants, including the heavy metals lead, arsenic, cadmium, and mercury, as well as molds and microbial contaminants. While marijuana is itself proven to have developmental and other negative impacts, depending on the manner and frequency of use, the harm reduction associated with this testing system has clear societal benefits relative to the existing illegal and widespread use of unregulated marijuana.

Other enforcement entities generally work closely with local law enforcement to ensure that regulations are followed and updated in accordance with State law. A primary point of contact is the Marijuana Enforcement Division of the Department of Revenue (MED). The MED provides training opportunities at the request of local law enforcement on a range of topics, and also conducts background checks and varying levels of monitoring of license owners, operators, and marijuana business employees. Likewise, municipal law enforcement is encouraged to work with the Colorado Bureau of Investigation, State Highway Patrol, and adjacent law enforcement agencies such as the County Sheriff’s office.

Staff will continue to present information and questions to the City Council on this topic and will seek direction from the City Council on the questions highlighted in this memorandum at the May 3, 2021 City Council Workshop. Staff will continue to develop materials and based on Council’s direction.

C. Department Directors

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Marijuana Business Land Use and Operations Regulations Outline

A) ENFORCEMENT, OPERATIONS, AND SECURITY

a. Convene a multi-disciplinary City staff team to address implementation and enforcement
   i. Additional staff may be needed to assist with licensing, license renewals, inspection and enforcement

b. Local Enforcement Mechanisms to be Implemented
   i. Addition of staff (currently estimated at 1 FTE PD Officer)
   ii. Coordination with Marijuana Enforcement Division (MED) at State level
   iii. Establish regular inspections of all facilities
   iv. Covert enforcement
   v. Evaluate establishing a local marijuana business issues identification group
   vi. Additional background investigation conducted by City Police Department into all principals of business or corporation (establish mandatory standards for acceptable history)

c. All State operations and security requirements as provided for by State Marijuana Enforcement Division and Colorado Marijuana Rules (1 CCR 212-3 and subsequent revisions)[1] shall apply, including but not limited to:
   1. METRC Seed-to-Sale inventory tracking of all THC products
   2. Universal Symbol Graphics for THC-content warning labels on all products
   3. Criminal history evaluations of employees, applicants, and licensees; employees must renew license every two years
   4. Security locks, surveillance, and alarms required for all points of ingress/egress
   5. Surveillance cameras required for all operations areas including restricted access areas; all footage available to Local and State authorities upon request; 40-day minimum footage retention
   6. Disposal of all marijuana waste must render materials unusable and unrecognizable
   7. No products visible from public right-of-way
   8. Retail sales limited to 21+; medical sales limited to 18+ when separate entrance and purchase space are provided
   9. No sale or consumption of alcoholic beverages on premises
   10. Licensee must permit Local and State inspection at any time during all business hours and hours of apparent activity

B) STORES

a. Licensing
   i. Capped at _____ retail sales licenses
      1. All medical sales will be required to be co-located with a retail location and will not be counted as a separate license for purpose of the cap
      2. Requires both State and Local license
      3. License requires annual renewal
   ii. Selection through a competitive RFP process
      1. RFP process would be open for response August 2021
      2. Submittal August 1; review and initial selection September 1
      3. Reserve lottery option if more than capped licenses are qualified candidates
      4. Point-based assessment to include

[1] The statutory authority for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(1)(g), 44-10-203(2)(g), 44-10-203(2)(h), 44-10-203(2)(i), and 44-10-1001(2), C.R.S. Authority also exists in the Colorado Constitution at Article XVIII, Subsection 16(5)(a)(VII).

a. Proportion of local ownership
b. Track record, experience, and past violations
c. Operating plan
d. Other policy-derived aims

iii. Once selected, business may apply for a License (see3, below); Local license applications and processing beginning September 1, 2021
1. Required both State and Local license
2. 45-day State licensing period
3. Estimated 60-day Local licensing period
4. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration
5. Final determination by Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)

b. Land Use/Zoning
i. Allowed in all zone districts that currently allow for retail sales (i.e. in C-1, C-2, B-2, MU, MXS, MXOC zone districts)
ii. Buffering, 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW)
iii. Mechanism to deter or prevent clustering of multiple stores in close proximity
iv. Site development to conform to standards of Zoning and Development Code
v. Parking ratio for High Volume Retail Sales and Services to apply; currently requires 1 parking stall per 300sf of structure
vi. A cap decreases the impact/need of tools such as buffering or overlays
vii. A cap is likely to increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Treatment of off-premise signs (aka Billboards)
iii. Hour of operation – State limits operations from 8 a.m. to midnight, Monday through Sunday
iv. Require BMPs for odor mitigation

d. Additional Regulatory Considerations
i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana sales
iii. Fire Codes to address building and life safety issues related to marijuana sales
iv. Regulations to deter dormant licenses
1. Require operations to begin with 12 months of licensing
2. Establish minimum timeframe of 24 months before license can be traded

C) PRODUCT MANUFACTURERS

a. Licensing
i. Not capped for number of licenses
ii. Permit both medical product manufacturer licenses and retail product manufacturer licenses
iii. Open applications for licenses February 2022
iv. Requires both State and Local license

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v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use Framework
i. Allowed in all areas where manufacturing/food products are allowed in current land use Code (i.e. I-O, I-1, I-2, C-2 zone districts)
ii. Hazardous uses (H Occupancy) as determined by the Fire Code requires a conditional use permit (CUP) and is conditionally allowed only in I-O, I-1, and I-2 zone districts

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Require BMPs for odor mitigation
iii. Other site-specific standards to be consistent with Zoning and Development Code requirements for indoor industrial operations

d. Additional Regulatory Considerations
i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes as adopted to address building and life safety issues related to these uses
iii. Fire Codes as adopted to address building and life safety issues related to these uses
iv. Utility impacts
1. Electrical demand management
2. Wastewater pretreatment (IPT) requirements

D) CULTIVATIONS

a. Licensing
i. Not capped for number of licenses
ii. Permit both medical cultivation licenses and retail cultivation licenses
iii. Open applications for licenses August 2022
iv. Required both State and Local License
v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use/Zoning
i. Allowed for indoor cultivation only
ii. Allowed in I-1, I-2 zone districts

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Require BMPs for odor mitigation
iii. Other site-specific standards to correspond to Zoning and Development Code requirements for indoor industrial operations

d. Additional Considerations

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i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana cultivation
iii. Fire Codes to address building and life safety issues related to marijuana cultivation
iv. Utility impacts
    1. Electrical demand management
    2. Water demand
    3. Wastewater pretreatment (IPT) requirements
v. Structure material requirements to mitigate light pollution

E) OTHER LICENSE TYPES

a. No other license types to be allowed at this time except for stores, products manufacturers, cultivations, and testing facilities
    i. License and permit types to be explicitly prohibited include hospitality business, delivery, business operator, research & development, transporter
b. Continue to permit testing facilities with no cap on number of licenses
    i. Currently an allowed use in B-2, C-1, C-2, MU, BP, I-O, I-1, and I-2 zone districts
c. Further license types could be permitted by act of Council in future, as these are not specified in ballot language

F) TAXATION

a. Establish taxation at levels approved by ballot measure (if approved)
    i. Special Marijuana Sales and Use Tax of 5%
    ii. Special Marijuana Excise Tax of 3%
b. Reserve consideration of tax increases as permitted by ballot measure
    i. Special Marijuana Sales and Use Tax may be increased up to 15%
    ii. Special Marijuana Excise Tax may be increased up to 10%
        c. Implementation shall require update/amendment to City Tax Code

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Regulated Marijuana
Proposed Timeline

Business Type	2021									2022							
	Apr 6	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Stores	Vote		Tax Code Amendments	Ordinance to City Council	Issue RFP; Establish Local Licensing Authority		Proposals Due; Review Local License Applications			Estimated start of Issuance of Approved Local Licenses							
Products Manufacturer	Vote							Ordinance to City Council			Open Applications for Products Manufacturer Local Licenses						
Cultivation	Vote													Ordinance to City Council			Open Applications for Cultivation Local Licenses

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1. Medical Marijuana Businesses.

License Type	Application Fee	License Fee	Total Due at Application
Medical Marijuana Store	$5,000.00	$2,000.00	$7,000.00
Medical Marijuana Products Manufacturer	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Cultivation Facility Class 1 (1-500 plants)	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Testing Facility	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Transporter	$1,000.00	$4,400.00	$5,400.00
Medical Marijuana Business Operator	$1,000.00	$2,200.00	$3,200.00
Marijuana Research and Development Facility	$1,000.00	$1,500.00	$2,500.00

2. Retail Marijuana Businesses.

License Type	Application Fee	License Fee	Total Due at Application
Retail Marijuana Store	$5,000.00	$2,000.00	**Separate Checks** $4,500.00 State $2,500.00 Local
Retail Marijuana Products Manufacturer	$5,000.00	$1,500.00	**Separate Checks** $4,000.00 State $2,500.00 Local
Retail Marijuana Cultivation Facility Tier 1 (1-1,800 plants)	$5,000.00	$1,500.00	**Separate Checks** $4,000.00 State $2,500.00 Local
Retail Marijuana Testing Facility	$1,000.00	$1,500.00	**Separate Checks** $2,000.00 State $500.00 Local
Retail Marijuana Transporter	$1,000.00	$4,400.00	**Separate Checks** $4,900.00 State $500.00 Local

Retail Marijuana Business Operator	$1,000.00	$2,200.00	**Separate Checks** $2,700.00 State $500.00 Local
Marijuana Hospitality Business (Eff. Jan. 1, 2020)	$1,000.00	$1,000.00	**Separate Checks** $1,500.00 State $500.00 Local
Retail Marijuana Hospitality and Sales Business (Eff. Jan. 1, 2020)	$5,000.00	$2,000.00	**Separate Checks** $4,500.00 State $2,500.00 Local

B. Regulated Marijuana Business Renewal Application and License Renewal Fees.

1. Medical Marijuana Businesses.

License Type	**Application Fee**	**License Fee**	**Total Due at Application**
Medical Marijuana Store	$300.00	$1,500.00	$1,800.00
Medical Marijuana Products Manufacturer	$300.00	$1,500.00	$1,800.00
Medical Marijuana Cultivation Facility Class 1 (1-500 plants)	$300.00	$1,500.00	$1,800.00
Class 2 (501-1,500 plants)		$2,300.00	$2,600.00
Class 3 (1,501-3,000 plants)		$3,500.00	$3,800.00
Expanded Production Management (for each class of 3,000 plants over Class 3)		$3,500.00 [Plus $800 for each additional class of 3,000 plants over Class 3]	$3,800.00 [Plus $800 for each additional class of 3,000 plants over Class 3]
Medical Marijuana Testing Facility	$300.00	$1,500.00	$1,800.00
Medical Marijuana Transporter	$300.00	$4,400.00	$4,700.00
Medical Marijuana Business Operator	$300.00	$2,200.00	$2,500.00

Marijuana Research and Development Facility	$300.00	$1,500.00	$1,800.00

2. Retail Marijuana Businesses.

License Type	**Application Fee**	**License Fee**	**Total Due at Application**
Retail Marijuana Store	$300.00	$1,500.00	$1,800.00
Retail Marijuana Products Manufacturer	$300.00	$1,500.00	$1,800.00
Retail Marijuana Cultivation Facility Tier 1 (1-1,800 plants)	$300.00	$1,500.00	$1,800.00
Tier 2 (1,801-3,600 plants)		$2,300.00	$2,600.00
Tier 3 (3,601-6,000 plants)		$3,000.00	$3,300.00
Tier 4 (6,001-10,200 plants)		$4,500.00	$4,800.00
Tier 5 (10,201-13,800 plants)		$6,500.00	$6,800.00
Expanded Production Management (for each additional tier of 3,600 plants over Tier 5)		$6,500.00 [Plus $800.00 for each additional tier of 3,600 plants over Tier 5]	$6,800.00 [Plus $800.00 for each additional tier of 3,600 plants over Tier 5]
Retail Marijuana Testing Facility	$300.00	$1,500.00	$1,800.00
Retail Marijuana Transporter	$300.00	$4,400.00	$4,700.00
Retail Marijuana Business Operator	$300.00	$2,200.00	$2,500.00
Marijuana Hospitality Business (Eff. Jan. 1, 2020)	$300.00	$750.00	$1,050.00
Retail Marijuana Hospitality and Sales Business (Eff. Jan. 1, 2020)	$300.00	$1,500.00	$1,800.00

C. Owner Request for a Finding of Suitability, Owner License, and Owner Identification Badge – Initial Application and Renewal Fees.

1. Controlling Beneficial Owner Request for a Finding of Suitability Fee.

a. $800.00 per Natural Person

b. $800.00 for an Entity that is not a Publicly Traded Corporation, plus the fee in paragraph (C)(1)(a) and (C)(1)(b), for each associated natural person subject to suitability

c. $5,000.00 for a Publicly Traded Corporation, plus the fee in paragraph (C)(1)(a) and (C)(1)(b), for each associated natural person or Entity subject to suitability.

2. Passive Beneficial Owner Request for Finding of Suitability Fee. A Passive Beneficial Owner may, but is not required to, apply for an Owner License and Identification Badge, and if the Passive Beneficial Owner chooses to do so, must submit the fees required by subparagraph (C)(1).

3. Renewal Fee for an Owner License. All Controlling Beneficial Owners and licensed Passive Beneficial Owners - $500.00.

D. Employee License – Initial Fees and Renewal Fees.

1. Employee License Initial Application and License Fee – $100.00

a. Of the total Employee License application and license fee, $75.00 is the application fee and $25.00 is the license fee. An individual submitting an application for an Employee License may submit the total fee of $100.00 in one form of payment.

2. Employee License Renewal Fee – $75.00

a. Of the total Employee License Renewal fee, $50.00 is the application fee and $25.00 is the license fee. An individual submitting an application for an Employee License renewal may submit the total fee of $75.00 in one form of payment.

3. All Key Licenses and Support Licenses issued before January 1, 2020 will be converted to an Employee License upon the first license renewal following January 1, 2020.

E. Temporary Appointee Registration – Request for Finding of Suitability Fees.

1. Natural Person – $225.00

2. Entity – $800.00

F. Other Fees. The following other fees apply:

1. Permits.

a. Off Premises Storage Permit – $1,500.00

b. Transporter Off Premises Storage Permit – $2,200.00

c. Centralized Distribution Permit – $20.00

d. R&D Co-Location Permit – $50.00

e. Delivery Permit:

i. Initial Fee Business License that will expire in 6 months or less - $2,000.00.

ii. Initial Fee Business License that will expire in more than 6 months - $4,000.00.

iii. All Renewals - $2,000.00

f. Transition Permit – $250.00

2. Regulated Marijuana Business Changes. The following fees apply per license:

a. Change of Controlling Beneficial Owner – $1,600.00

b. Changes Exempt from Change of Owner Application Requirement – $800.00

c. Change of Trade Name – $50.00

d. Change of Location – $500.00

e. Modification of Licensed Premises – $100.00

3. Marijuana Research and Development Facility Research Project Proposal – $500.00

4. Responsible Vendor Provider Applications.

a. Responsible Vendor Program Provider Initial Application – $850.00

b. Responsible Vendor Program Provider Renewal Application – $350.00

5. Duplicate License, Identification Badge, Certificate, Regulated Marijuana Business License Reinstatement.

a. Duplicate Business License – $20.00

b. Duplicate Owner or Employee Identification Badge – $20.00

c. Responsible Vendor Program Provider Duplicate Certificate – $50.00

d. Reinstatement of Regulated Marijuana Business License - $250.00

G. When Fees are Due. All fees in this Rule are due at the time the application or request is submitted.

Basis and Purpose – 2-210

The statutory basis for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-202(1)(e), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(2)(w), 44-10-305, 44-10-901(2), and 24-4-105(2) C.R.S. The purpose of this rule is to clarify the duties that Applicants and Licensees have when reporting to the State Licensing Authority information that is necessary for the issuance of a state license. These duties include but are not limited to reporting and keeping a mailing address current, reporting a felony conviction or other disqualifying event, cooperating with the State Licensing Authority and his or her employees, and notifying the State Licensing Authority of any change of registered agent in the State of Colorado. This rule further provides that all communications or notifications that the State Licensing Authority or Division send an Applicant or Licensee will be sent to the last known address. The Applicant's or Licensee's failure to notify the Division of a change of address does not relieve the Applicant or Licensee from timely responding to any correspondence or notification.

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Aguilar									Aguilar Municipal Code
Akron									Akron Municipal Code
Alamosa				√			5% sales tax on retail sales (not currently allowed)		Alamosa Municipal Code
Alma	√	√	√	√					Alma Municipal Code
Antonito	√								Antonito Retail Store
Arriba								Permanent moratorium.	Link to Town Ordinances
Arvada									Arvada Municipal Code
Aspen	√	√	√	√					Aspen Municipal Code
Ault									Ault Municipal Code, Chapter 9.34
Aurora	√	√	√	√	√		5% excise tax, 4% sales tax on retail with authority up to 10%		Aurora Marijuana Enforcement Division
Avon									Avon Municipal Code
Basalt	√						5% sales tax on retail marijuana		Basalt Municipal Code
Bayfield							$10 per retail transaction (sales not currently allowed)		Bayfield Municipal Code
Bennett									Bennett Municipal Code
Berthoud	√						7% sales and excise tax on retail sales		Berthoud Municipal Code (Retail marijuana not yet codified)
Bethune									
Black Hawk	√						5% sales on retail and medical		Black Hawk Municipal Code
Blanca		√	√				5% excise on sale or transfer of unprocessed retail marijuana		in CML files
Blue River									Blue River Municipal Code
Boone									
Boulder	√	√	√	√			5% excise tax, 3.5% sales tax		Boulder Municipal Code
Bow Mar									Bow Mar Municipal Code
Branson									
Breckenridge	√	√	√				5% excise tax on all sales of marijuana		Breckenridge Municipal Code
Brighton									Brighton Municipal Code
Brookside									Brookside Marijuana Ordinance
Broomfield				√			5% excise tax	Prohibition ordinance to automatically repeal on 2/1/21	Broomfield Municipal Code
Brush									Brush Municipal Code
Buena Vista	√						5% sales tax with authority up to 15%	Approved by voters November 2020	Buena Vista Municipal Code
Burlington									Burlington Municipal Code
Calhan									Calhan Zoning Code
Campo									CML Files
Cañon City							5% excise and sales, authority up to 10%	Moratorium with Ordinance 7-2014	Canon City Ordinances
Carbonate									
Carbondale	√	√	√	√			sales tax 5%, excise tax 5%		Carbondale Municipal Code
Castle Pines									Castle Pines Zoning Ordinance Section 206
Castle Rock									Castle Rock Municipal Code
Cedaredge	√						5% sales tax	Approved by voters November, 2020	Cedaredge Municipal Code
Centennial									Centennial Municipal Code
Center								Defeated by voters 11/19	
Central City	√						5% on retail sales		Central City Municipal Code

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Cheraw									
Cherry Hills Village									Cherry Hills Municipal Code
Cheyenne Wells									CML Files
Coal Creek									CML Files
Cokedale									
Collbran								Permanent moratorium	Collbran Municipal Code
Colorado Springs						√			Colorado Springs Municipal Code
Columbine Valley									
Commerce City	√	√	√	√			7% sales tax, 5% excise tax		Commerce City Municipal Code
Cortez	√	√		√					Cortez Municipal Code
Craig	√	√	√	√			up tp 4% sales tax	Approved by voters 11/19	Craig Municipal Code
Crawford							5% sales with authority up to 10, 5% excise (sales not currently allowed)		Crawford Marijuana Ordinances
Creede									Creede Ordinance 375
Crested Butte	√		√	√					Crested Butte Municipal Code
Crestone	√						5% sales tax		CML Files
Cripple Creek									Cripple Creek Municipal Code
Crook									
Crowley									
Dacono									Dacono Municipal Code
De Beque	√	√	√	√			5% excise tax on sale and cultivation		Marijuana Page on De Beque Website
Deer Trail									
Del Norte									Del Norte Municipal Code
Delta							5% excise, 2% sales (sales not currently allowed)		Delta Municipal Code
Denver	√	√	√	√		√	5.5% sales tax, authorized up to 15%		Link to Denver's Marijuana Business Licenses Page
Dillon	√						5% sales tax; 5% excise		Dillon Municipal Code
Dinosaur	√	√	√	√			5% excise, 10% sales		Dinosaur Ordinance 3
Dolores	√	√	√	√			$5 occupation tax per sales transaction; 5% excise	Approved by voters 4/20	
Dove Creek									
Durango	√			√			3% sales tax		Durango Municipal Code
Eads									
Eagle	√	√	√	√			2.5% sales and 2.5% excise each increasing .5%/year up to 5%		Link to Eagle Marijuana Regulations Page
Eaton									Eaton Municipal Code
Eckley								Voted down 11/2020	
Edgewater	√	√	√	√					Edgewater Municipal Code
Elizabeth									Elizabeth Municipal Code
Empire	√	√	√				$5/transaction		Empire Ordinance 238
Englewood	√						3.5% with authority up to 5%		Englewood Municipal Code
Erie									Erie Municipal Code
Estes Park								Voted down 12/19	Estes Park Municipal Code
Evans									Evans Municipal Code
Fairplay									Fairplay Municipal Code
Federal Heights	√	√	√	√			5% sales tax with authority up to 10%, 5% excise tax with authority up to 10%		Federal Heights Marijuana Ordinance
Firestone									Firestone Municipal Code
Flagler									Prohibited (per email)
Fleming									

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Florence				√			5% excise tax on wholesale		Florence Municipal Code
Fort Collins	√	√	√	√					Link to Fort Collins Marijuana Page
Fort Lupton	√						3.1% sales tax with authority up to 10%	Approved by voters November, 2020	Fort Lupton Municipal Code
Fort Morgan									Fort Morgan Municipal Code
Fountain									Fountain Municipal Code
Fowler									Fowler Municipal Code
Foxfield									Foxfield Municipal Code
Fraser	√						5% sales tax		Fraser Municipal Code
Frederick									Frederick Municipal Code - Chapter 6
Frisco	√	√	√				5% sales tax		Frisco Taxation Code
Fruita							5% excise tax		Fruita Ordinance 2013-13
Garden City	√	√	√	√					Garden City Municipal Code
Genoa									
Georgetown	√		√				$5/transaction		Georgetown Municipal Code
Gilcrest									Gilcrest Municipal Code
Glendale	√	√	√	√		√			Glendale Municipal Code
Glenwood Springs	√	√	√	√			sales tax: 5% up to 15%, excise tax: 5%		Glenwood Springs Municipal Code
Golden									Golden Municipal Code
Granada									
Granby									Granby Municipal Code - Chapter 16
Grand Junction				√					Grand Junction Municipal Code
Grand Lake									Grand Lake Municipal Code - Chapter 7
Greeley									Greeley Municipal Code
Green Mountain Falls									Green Mountain Falls Ordinance 01-2013
Greenwood Village									Greenwood Village Municipal Code
Grover									
Gunnison	√	√	√	√			5% sales tax, 5% excise tax		Gunnison Municipal Code
Gypsum									Gypsum Municipal Code
Hartman									
Haswell									
Haxtun									
Hayden	√	√					7.5% excise tax with authority up to 15%		Hayden Municipal Code
Hillrose									
Holly									Holly Marijuana Prohibition Ordinance
Holyoke									Holyoke Ord. 7-2016
Hooper									
Hot Sulphur Springs									Hot Sulphur Springs - Ordinance
Hotchkiss							2% sales tax (up to 10%) in event sales are permitted by election		CML Files
Hudson									Hudson Land Development Code - Chapter 16
Hugo									Hugo Ordinance 237
Idaho Springs	√	√							Idaho Springs Municipal Code
Ignacio									Ignacio Ordinance 308 - Permanent Ban
Iliff									
Jamestown								Permanent moratorium	Jamestown Ordinance 2013-01
Johnstown									Johnstown Ordinance 2016-143

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Julesburg									
Keenesburg									Keenesburg Municipal Code
Kersey									Kersey Municipal Code
Kim									
Kiowa								Voted down 11/2020	Kiowa Municipal Code - Chp. 6
Kit Carson									
Kremmling									
La Jara									
La Junta									La Junta Municipal Code
La Salle									CML Files
La Veta	√	√	√	√					La Veta Municipal Code
Lafayette	√	√	√	√			sales and excise tax 5%; up to 10%		Lafayette Municipal Code
Lake City									Lake City Municipal Code
Lakeside									
Lakewood	√	√						Approved by voters November 2020	Lakewood Municipal Code
Lamar									Lamar Municipal Code - Chp. 6
Larkspur									Larkspur Municipal Code
Las Animas	√	√	√	√			5.75% sales tax		Approved November 2018 election
Leadville	√	√	√	√			5% excise tax, up to 10%		Leadville Municipal Code
Limon									Limon Municipal Code
Littleton	√						Special 3% sales tax on retail	Approved by voters November 2020	Littleton Municipal Code - Chp. 21
Lochbuie									Lochbuie Municipal Code
Log Lane Village	√	√	√	√			5% excise tax		
Lone Tree									Lone Tree Municipal Code
Longmont	√						3.5% sales tax; 3% excise tax with authority up to 15%		Longmont Marijuana Ordinance
Louisville	√	√		√			5% excise tax on cultivation		Louisville Municipal Code
Loveland								Defeated by voters 11/19	Loveland Municipal Code - 7.65.20
Lyons	√	√	√	√			3.5% sales; 5% excise tax; both up to 10%		Lyons Municipal Code
Manassa									
Mancos	√	√	√	√			occupation tax up to $10/transaction		Mancos Municipal Code
Manitou Springs	√			√			6%, authority up to 10%	cultivation and manufacturing prohibited	Manitou Springs Municipal Code
Manzanola									
Marble									Marble Ordinance 8-2014
Mead								Defeated by voters 11/19	Mead Municipal Code
Meeker									Meeker Municipal Code
Merino									
Milliken	√	√	√	√			occupation tax up to $10/transaction		Milliken Municipal Code
Minturn									Minturn Municipal Code
Moffat	√	√	√				2% sales tax first year, increasing to 5% in year two		CML Files
Monte Vista							18% excise tax, 18% sales tax		Monte Vista Municipal Code
Montezuma									Montezuma Ordinance 3-2014
Montrose									Montrose Ordinance 2321
Monument									Monument Municipal Code
Morrison									Morrison Municipal Code
Mountain View	√	√	√	√			5% sales tax		Mountain View Marijuana Ordinance

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Mountain Village									CML Files
Mt. Crested Butte									Mt. Crested Butte Chp. 21
Naturita	√	√	√	√			2% sales tax, with authority up to 10; excise tax of 5%		
Nederland	√	√	√				3.75% sales tax		Nederland Municipal Code
New Castle									New Castle Municipal Code
Northglenn	√	√	√				4% sales tax, up to 10%		Northglenn Municipal Code
Norwood	√		√	√			2% sales tax, up to 10%; 5% excise tax	Approved by voters 4/20	
Nucla									
Nunn		√					5% excise tax		CML Files
Oak Creek	√	√	√	√					Oak Creek Municipal Code
Olathe									Olathe Municipal Code, Title IV, Chapter 4
Olney Springs									CML Files
Ophir									
Orchard City							up to 5% sales tax, up to 5% excise tax, up to $10 occupation tax for each sale transaction		Orchard City July 2017 Minutes
Ordway	√		√	√					Ordway Municipal Code
Otis									Otis Ordinance 173
Ouray							5% with authority up to 10%		Ouray Council Minutes
Ovid									
Pagosa Springs	√	√							Pagosa Springs Municipal Code
Palisade	√	√	√	√			5% excise tax; Occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more		Link to Palisade Marijuana Information
Palmer Lake		√					5% sales tax with authority up to 10% (sales not currently allowed); 5% excise tax with authority up to 10%		Palmer Lake Municipal Code, Section 5.40
Paoli									
Paonia	√						excise and sales tax of 5%, both with authority up to 10%; $5.00 occupation tax per sales transaction	Approved by voters November 2020	Paonia Ordinance 2017-12
Parachute	√	√	√	√	√	√	5% excise tax		Parachute Municipal Code
Parker									Parker Municipal Code
Peetz									CML Files
Pierce									CML Files
Pitkin									CML Files
Platteville									Platteville Municipal Code
Poncha Springs							5% sales tax; 5% excise tax (sales not currently allowed)		Poncha Springs Ordinance 2013-1
Pritchett									
Pueblo	√	√	√	√			8% excise tax with authority up to 15%		Pueblo Municipal Code
Ramah									
Rangley									
Raymer									

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Red Cliff	√	√	√	√			5% sales tax, 15% excise tax		CML Files
Rico	√	√	√	√			10% sales and 10% excise on unprocessed retail marijauna sold or transferred from cultivation facility to retail facility		Rico Marijuana Ordinance
Ridgway	√	√	√	√					Ridgway Municipal Code
Rifle	√	√					5% excise tax		Rifle Municipal Code
Rockvale									
Rocky Ford	√						6% sales tax with authority up to 8%		Rocky Ford Municipal Code
Romeo	√	√	√	√				Approved by voters November 2020	
Rye									
Saguache									Saguache Ordinance 2013-1
Salida	√								Salida Municipal Code
San Luis	√	√	√						San Luis Municipal Code
Sanford									
Sawpit									
Sedgwick	√	√	√	√			5% sales tax; 2% excise tax on cultivation; occupation tax of $5-$25 per wholesale manufacturing transaction		In CML files
Seibert									
Severance							7% sales tax (sales not currently allowed)		Severance Municipal Code
Sheridan							5% excise		Sheridan Municipal Code
Silt	√	√	√	√			3.5% retail sales		Silt Municipal Code
Silver Cliff									
Silver Plume	√						4% and no greater than 8%		Silver Plume Ordinance 335/336
Silverthorne	√	√					5% excise tax on mj and products		Silverthorne Municipal Code
Silverton	√	√	√	√			1% sales tax and 3% excise tax		Silverton Municipal Code
Simla									Simla Municipal Code - Chp. 2
Snowmass Village	√						5% sales tax, up to 15%		Ordinance 3, Series 2019
South Fork							5% sales tax		South Fork Ordinance 15-06
Springfield									
Starkville									
Steamboat Springs	√	√	√	√					Steamboat Springs Municipal Code
Sterling									
Stratton									CML Files
Sugar City									
Superior					√				Superior Municipal Code
Swink									
Telluride	√	√	√	√					Telluride Municipal Code
Thornton	√			√			5% sales tax		Thornton Municipal Code
Timnath									Timnath Municipal Code
Trinidad	√	√	√	√			5% sales tax		Trinidad Marijuana Licensing Application
Two Buttes									
Vail									Vail Municipal Code
Victor									Victor Municipal Code
Vilas									
Vona									
Walden									CML Files
Walsenburg	√	√	√	√			5% excise tax		Link to Walsenburg's Marijuana Page

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Walsh									
Ward									
Wellington									In CML files
Westcliffe									Westcliffe Municipal Code
Westminster									Westminster Municipal Code
Wheat Ridge	√	√	√	√			3.5% sales tax		Wheat Ridge Municipal Code
Wiggins									Wiggins Marijuana Ordinance
Wiley									
Williamsburg									Prohibited by Chapter 2 Article II of Code
Windsor									Windsor Municipal Code
Winter Park							5% sales tax (sales not currently allowed)		Winter Park Municipal Code
Woodland Park									Woodland Park Municipal Code
Wray									
Yampa									
Yuma							5% sales tax with authority up to 10 (sales not currently allowed)		Yuma Municipal Code

√	Permitted					
Totals:	86	63	57	57	3	4

From:	Anna Stout
To:	Randall Reitz; Selestina Sandoval; City Council
Cc:	Wanda Winkelmann; Greg Caton
Subject:	Re: City Council Workshop Packet
Date:	Monday, June 7, 2021 1:21:52 PM

Wanda, can you please include Randall's email as part of the record for this topic and include it in the packet since it includes his reasoning and suggestions?

From: Randall Reitz <randallr@gjcity.org>
Sent: Sunday, June 6, 2021 7:04 AM
To: Selestina Sandoval <selestinas@gjcity.org>; City Council <City-Council@gjcity.org>
Cc: Wanda Winkelmann <wandaw@gjcity.org>; Greg Caton <gregc@gjcity.org>
Subject: Re: City Council Workshop Packet

City Leaders,

A reminder that I am on vacation this week. I initially picked this week because there were no meetings scheduled, but we then chose to add the extra workshop, which I will miss.

I have reviewed the packet and offer the following insights:

- As a new council member, this packet and the public outreach process has been very helpful. I appreciate how thorough and inclusive the process has been. I attended one of the listening sessions and was impressed by the staff on-site and the public involvement.
- It's obvious from the data that recreational marijuana remains a divisive topic in our community. Most of the questions in the survey and in the public response sessions produced bimodal responses, with the majority of responses clustered around the high and low ends of the spectrum.
- Given these strong opinions, I believe that it behooves us to "start low and go slow". We have no need to rush in and create a large marijuana industry. We are wiser to pay close attention to long-term ramifications on our community and residents. I discourage council members and city leaders from adopting a perspective that our goal is to grow a large marijuana industry. This is not a harmless presence in our community; minimizing the individual and community health deterrents should be our top priority.
- If we want to put any priority on maximizing tax revenues, then that revenue should come from higher tax rates rather than more volume of sales. I'm not convinced that our sales volume will be highly voluble at different tax rates. Our closest competitor is Palisade and it seems unlikely that potential purchasers will be willing to drive an additional 12 miles to save on the marginal tax rate. When I was at the listening session, it was clear to me that the public citizens in the room supported higher taxes, whereas the marijuana industry representatives were the ones pushing for lower taxes.
- I encourage city leaders to give strong consideration to Dr Mike Pramenko's efforts to

have. at least one dispensary come from a non-profit perspective, with all proceeds flowing to local non-profits that provide health and educational benefits in our community.

On an unrelated topic, I was impressed by the Mesa County Commissioner's letter to the editor in the Sentinel this morning. They spoke out in praise of the D51's successes with the school year and praised the teachers and school administrators who made this possible. I encourage City Council to write a similar letter. If we choose to do this, I'd be happy to produce the first draft.

I've greatly enjoyed my time on city council thus far. While it has taken up way more time than I'd anticipated and the learning curve has been steeper than I'd hoped, it has been the fruitful and collegial interactions with the other council members and city staff that have been especially rewarding. I look forward to seeing what we'll accomplish!

Sincerely,
Randall

From: Selestina Sandoval <selestinas@gjcity.org>
Sent: Friday, June 4, 2021 4:18 PM
To: City Council <City-Council@gjcity.org>
Cc: Wanda Winkelmann <wandaw@gjcity.org>; Greg Caton <gregc@gjcity.org>
Subject: City Council Workshop Packet

Good afternoon Mayor and Councilmembers,

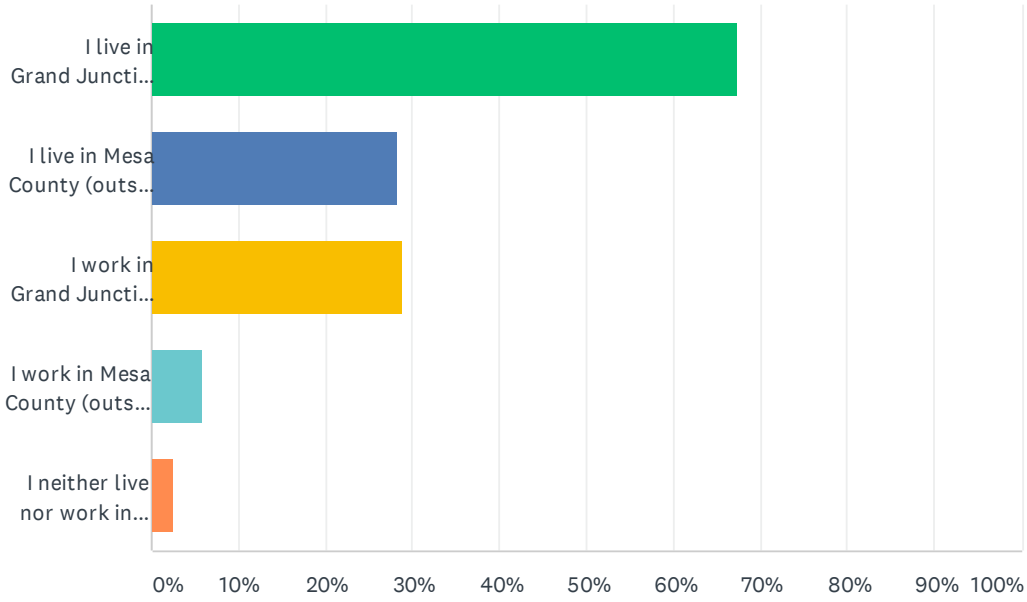
The packet for next Monday's Workshop is now available.

Thank you!

Selestina Sandoval
Deputy City Clerk,
City of Grand Junction
250 North 5th Street
Grand Junction CO 81501
970.244.1423

Q1 Which of the following describe you?

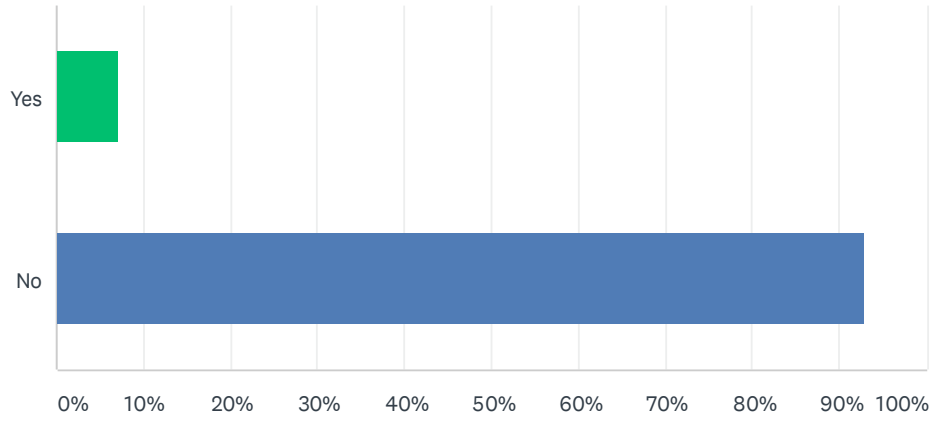
Answered: 661 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Grand Junction City limits.	67.32%	445
I live in Mesa County (outside of Grand Junction).	28.29%	187
I work in Grand Junction City limits.	28.90%	191
I work in Mesa County (outside of Grand Junction).	5.90%	39
I neither live nor work in Grand Junction or Mesa County.	2.57%	17
Total Respondents: 661		

Q2 Do you plan to apply for a marijuana sales license in the City of Grand Junction?

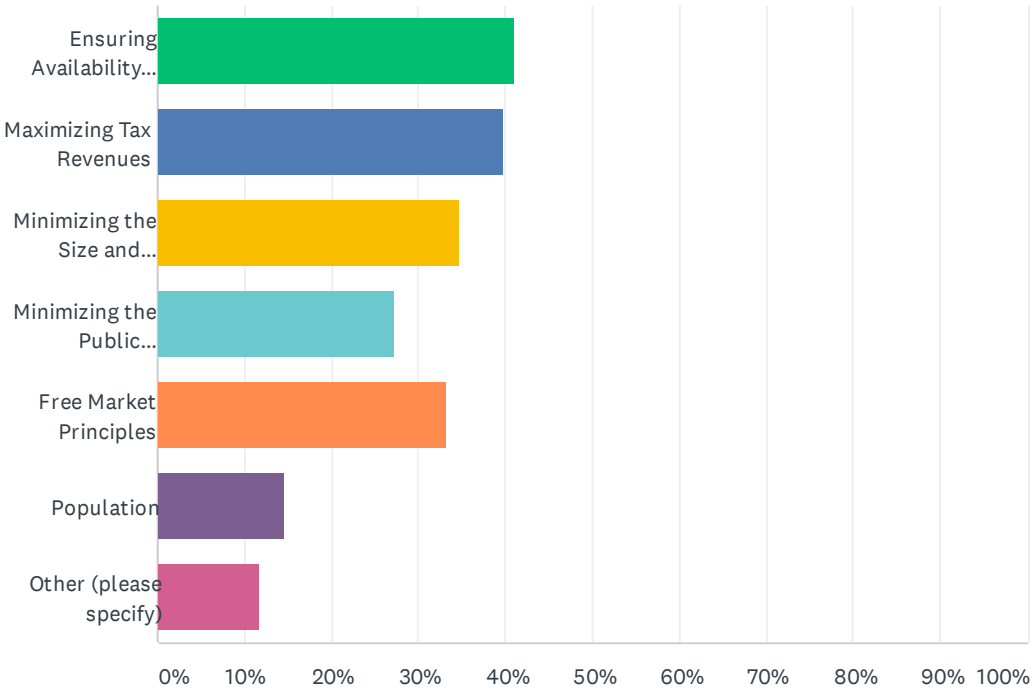
Answered: 660 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	7.12%	47
No	92.88%	613
TOTAL		660

Q3 What factors should be prioritized in determining how many marijuana stores should be permitted to operate?

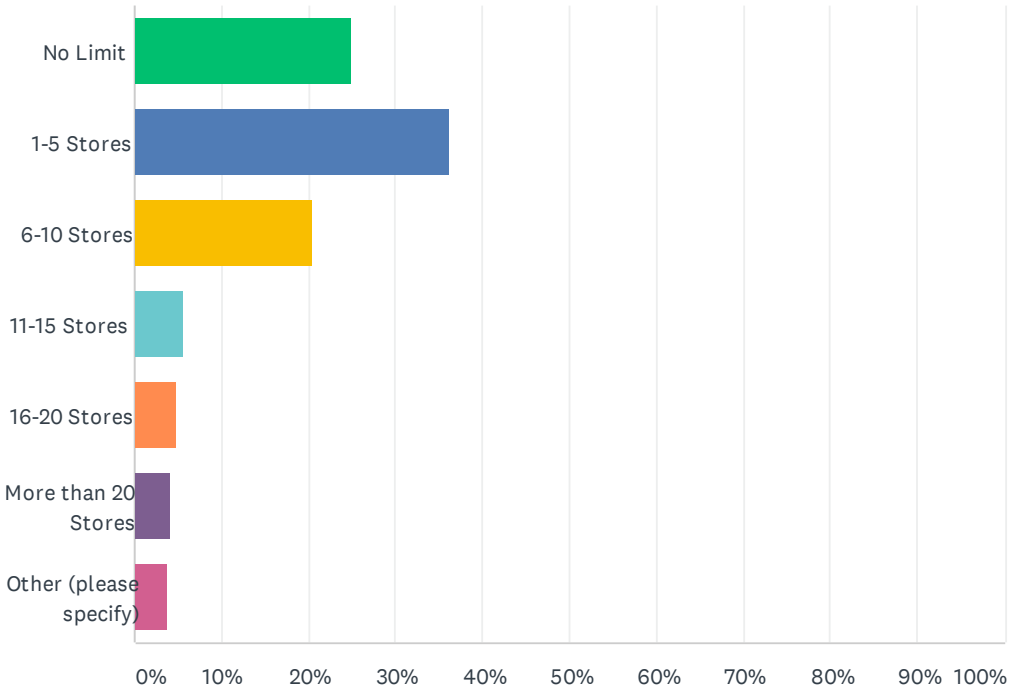
Answered: 653 Skipped: 8



ANSWER CHOICES	RESPONSES	
Ensuring Availability to all Areas of Community	41.04%	268
Maximizing Tax Revenues	39.66%	259
Minimizing the Size and Traffic Impacts of Individual Locations	34.76%	227
Minimizing the Public Visibility of Marijuana Sales Locations	27.26%	178
Free Market Principles	33.23%	217
Population	14.55%	95
Other (please specify)	11.64%	76
Total Respondents: 653		

Q4 What is the maximum number of marijuana stores that would be appropriate in Grand Junction City limits?

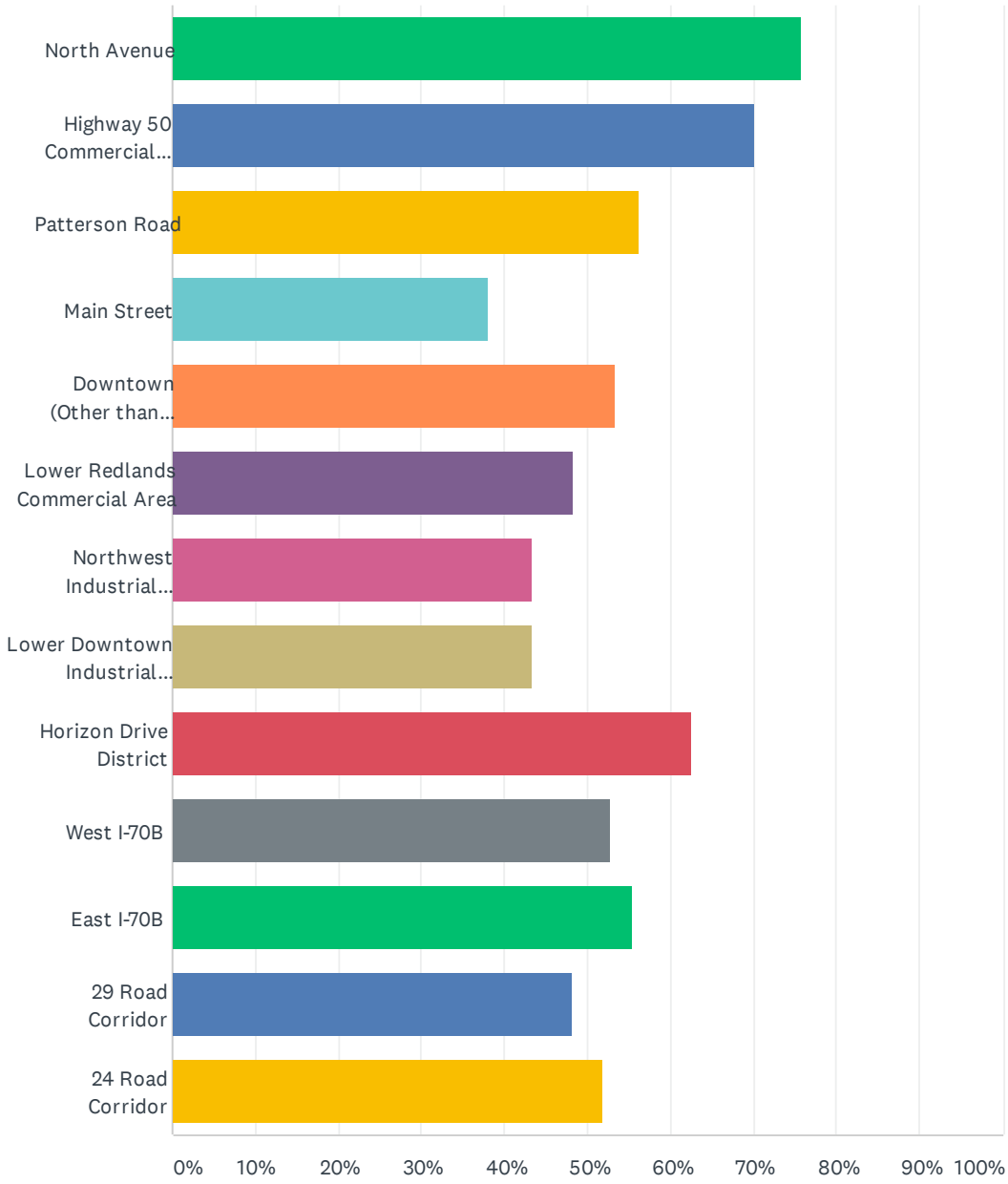
Answered: 653 Skipped: 8



ANSWER CHOICES	RESPONSES	
No Limit	24.81%	162
1-5 Stores	36.29%	237
6-10 Stores	20.52%	134
11-15 Stores	5.67%	37
16-20 Stores	4.90%	32
More than 20 Stores	4.13%	27
Other (please specify)	3.68%	24
TOTAL		653

Q5 In what areas of the community would marijuana stores be generally appropriate? Check all that Apply.

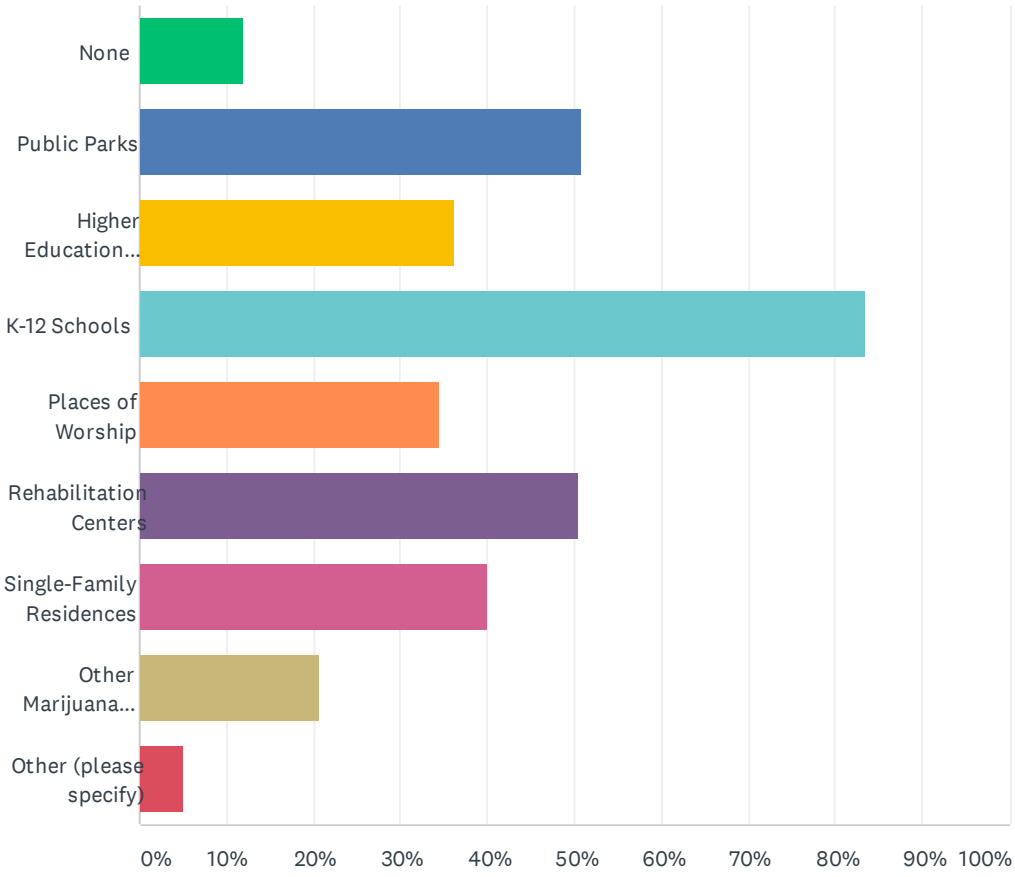
Answered: 629 Skipped: 32



ANSWER CHOICES	RESPONSES	
North Avenue	75.68%	476
Highway 50 Commercial Corridor (Orchard Mesa)	70.11%	441
Patterson Road	56.28%	354
Main Street	38.00%	239
Downtown (Other than Main Street)	53.26%	335
Lower Redlands Commercial Area	48.33%	304
Northwest Industrial District	43.24%	272
Lower Downtown Industrial District	43.40%	273
Horizon Drive District	62.64%	394
West I-70B	52.62%	331
East I-70B	55.48%	349
29 Road Corridor	48.01%	302
24 Road Corridor	51.99%	327
Total Respondents: 629		

Q6 What types of land-use should be separated from marijuana sales locations?

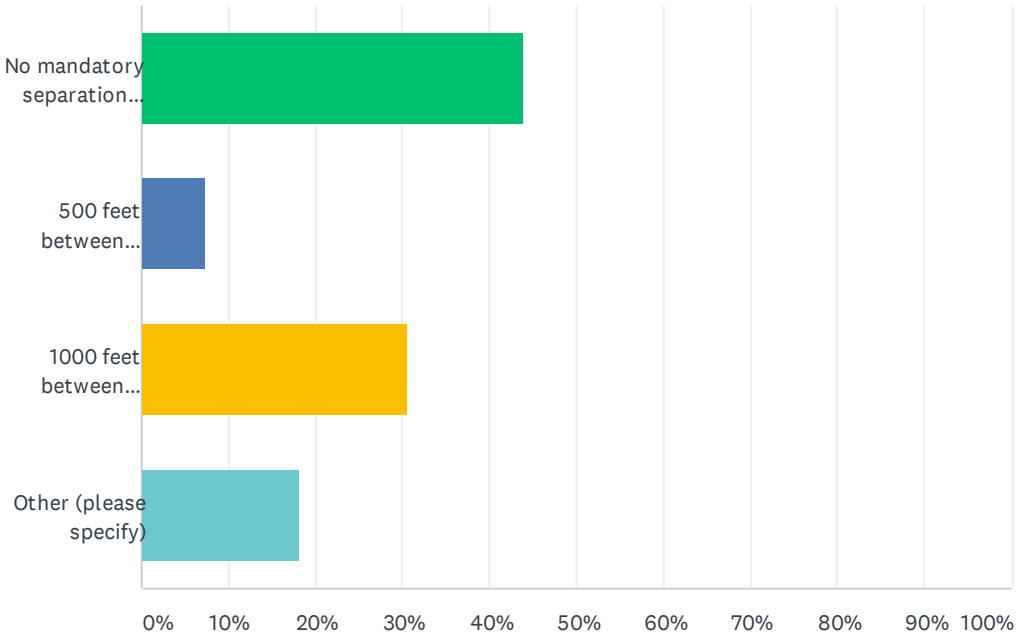
Answered: 656 Skipped: 5



ANSWER CHOICES	RESPONSES	
None	11.89%	78
Public Parks	50.91%	334
Higher Education Institutions	36.28%	238
K-12 Schools	83.38%	547
Places of Worship	34.45%	226
Rehabilitation Centers	50.46%	331
Single-Family Residences	39.94%	262
Other Marijuana Stores	20.73%	136
Other (please specify)	5.03%	33
Total Respondents: 656		

Q7 What minimum distance between marijuana stores should be established?

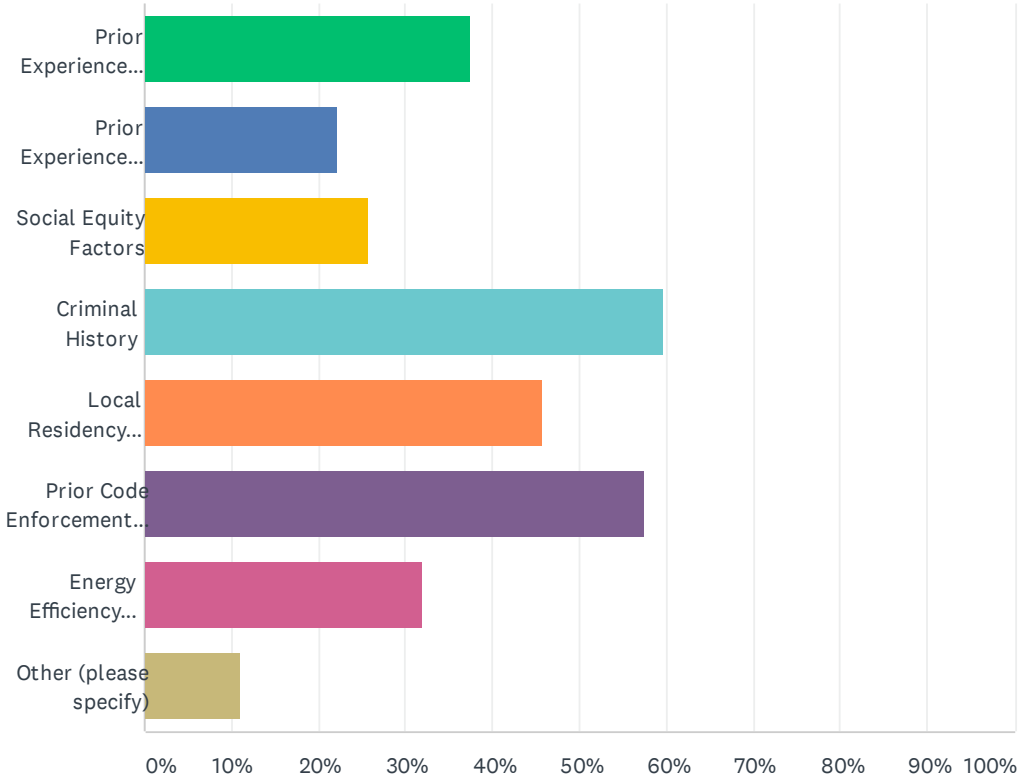
Answered: 640 Skipped: 21



ANSWER CHOICES	RESPONSES	
No mandatory separation between marijuana stores	43.91%	281
500 feet between marijuana stores	7.34%	47
1000 feet between marijuana stores	30.63%	196
Other (please specify)	18.13%	116
TOTAL		640

Q8 If selection of marijuana business operators is not entirely random, what qualifications should be prioritized in the selection of marijuana business operators? Check all that Apply.

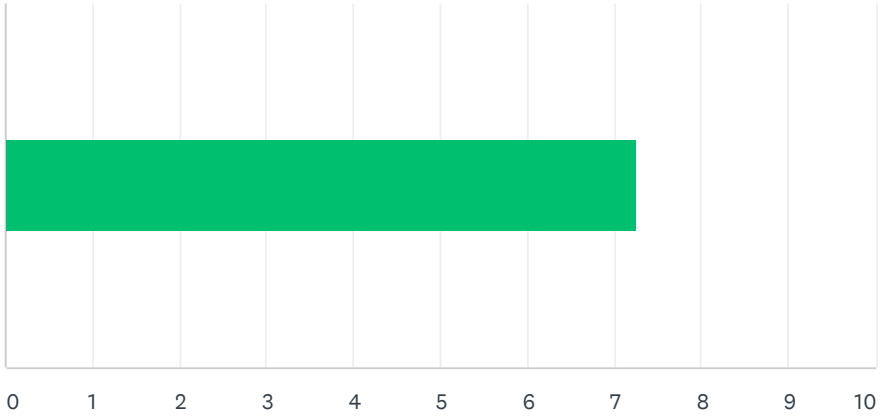
Answered: 635 Skipped: 26



ANSWER CHOICES	RESPONSES	
Prior Experience Operating a Marijuana Sales Business	37.48%	238
Prior Experience Operating a Medical Marijuana Business in Grand Junction	22.20%	141
Social Equity Factors	25.67%	163
Criminal History	59.69%	379
Local Residency Status (in City limits)	45.83%	291
Prior Code Enforcement Violations	57.48%	365
Energy Efficiency and/or Green Building Standards	31.97%	203
Other (please specify)	11.18%	71
Total Respondents: 635		

Q9 At what rate should marijuana sales be taxed (above and beyond standard State and local taxes)?Note that 5% special sales and use tax is the minimum approved by voters, and is near the highest rate in the state, while 10% would be the highest rate in the state.

Answered: 568 Skipped: 93



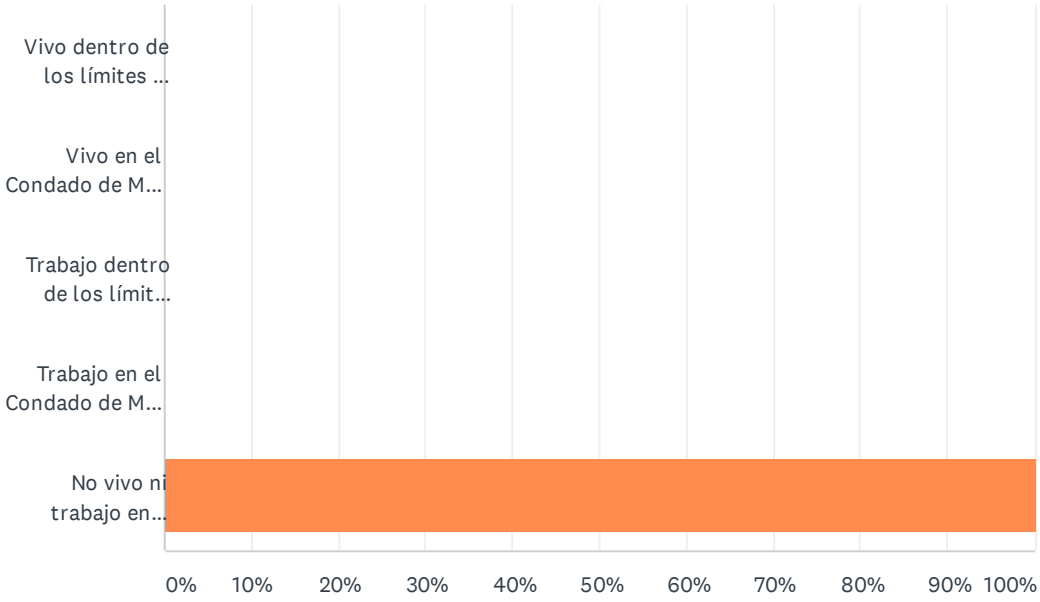
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	4,121	568
Total Respondents: 568			

Q10 What concerns or comments do you have regarding marijuana stores in Grand Junction?

Answered: 409 Skipped: 252

Q1 ¿Cuáles de las siguientes declaraciones lo describe a usted?

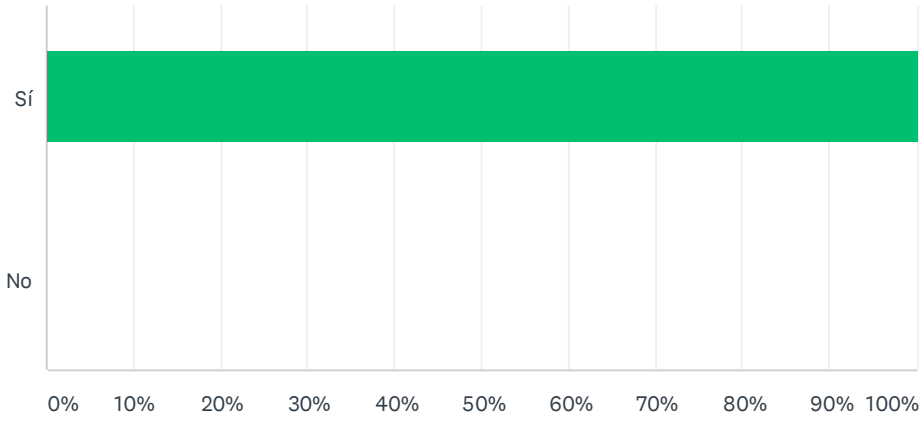
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Vivo dentro de los límites de la Ciudad de Grand Junction.	0.00%	0
Vivo en el Condado de Mesa (fuera de Grand Junction).	0.00%	0
Trabajo dentro de los límites de la Ciudad de Grand Junction.	0.00%	0
Trabajo en el Condado de Mesa (fuera de Grand Junction).	0.00%	0
No vivo ni trabajo en Grand Junction o en el Condado de Mesa.	100.00%	2
Total Respondents: 2		

Q2 ¿Tiene planes de postular para recibir una licencia para la venta de marihuana en la Ciudad de Grand Junction?

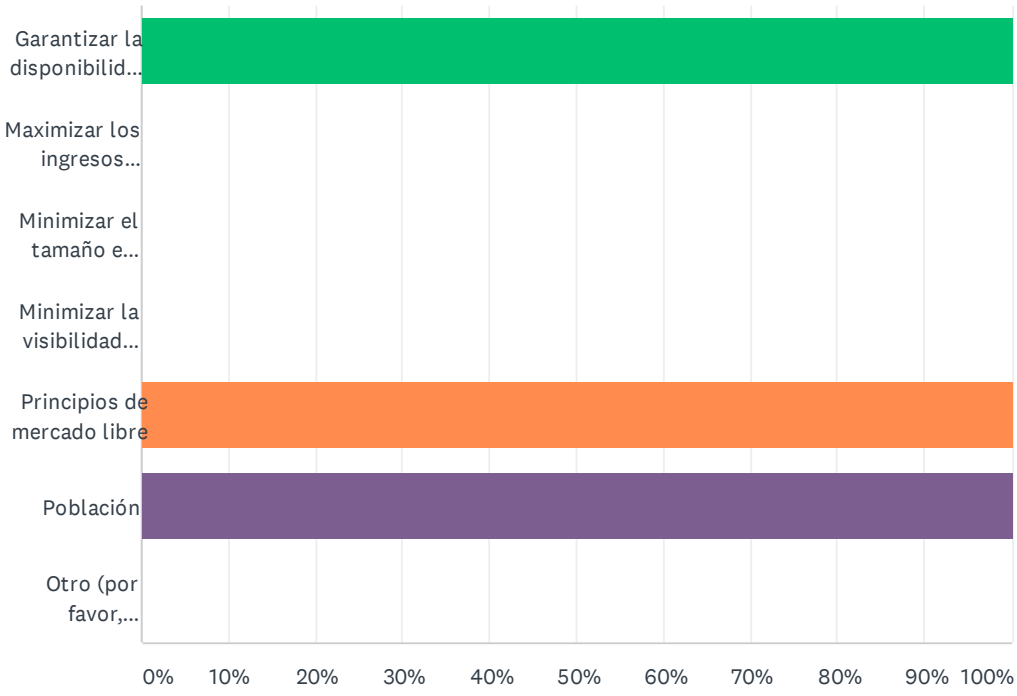
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	2
No	0.00%	0
TOTAL		2

Q3 ¿Qué factores se deberían priorizar en la determinación de cuántas tiendas de marihuana deben tener permisos para operar?

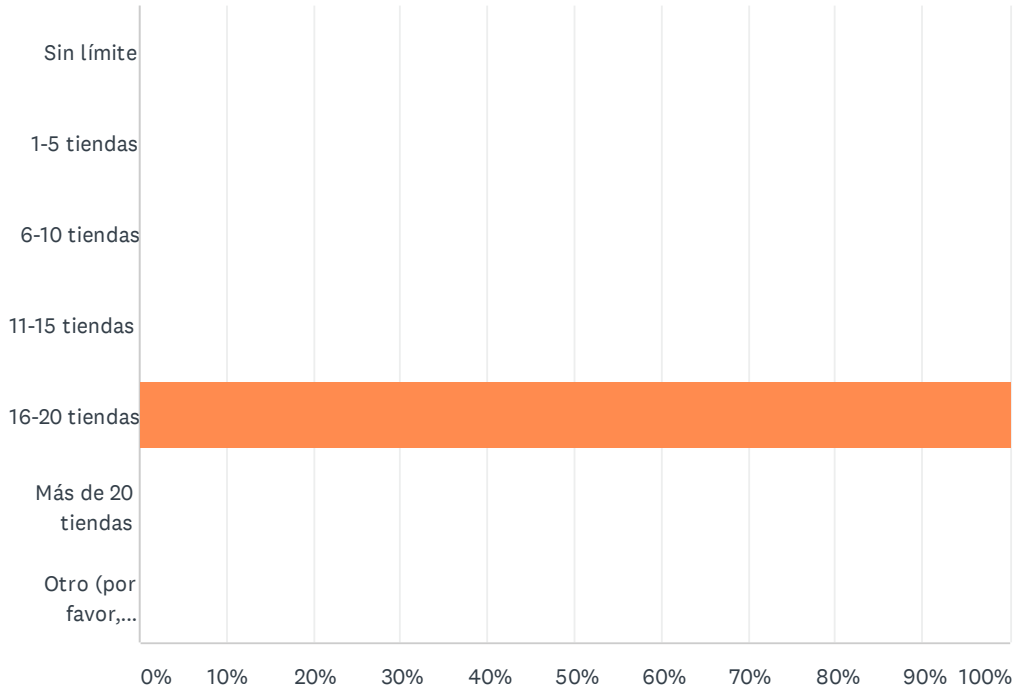
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Garantizar la disponibilidad para todas las áreas de la comunidad	100.00%	2
Maximizar los ingresos fiscales	0.00%	0
Minimizar el tamaño e impactos de tráfico de las ubicaciones individuales	0.00%	0
Minimizar la visibilidad pública de los sitios de venta de marihuana	0.00%	0
Principios de mercado libre	100.00%	2
Población	100.00%	2
Otro (por favor, describa)	0.00%	0
Total Respondents: 2		

Q4 ¿Cuál es la cantidad máxima de tiendas de marihuana que sería apropiada dentro de los límites de la Ciudad de Grand Junction?

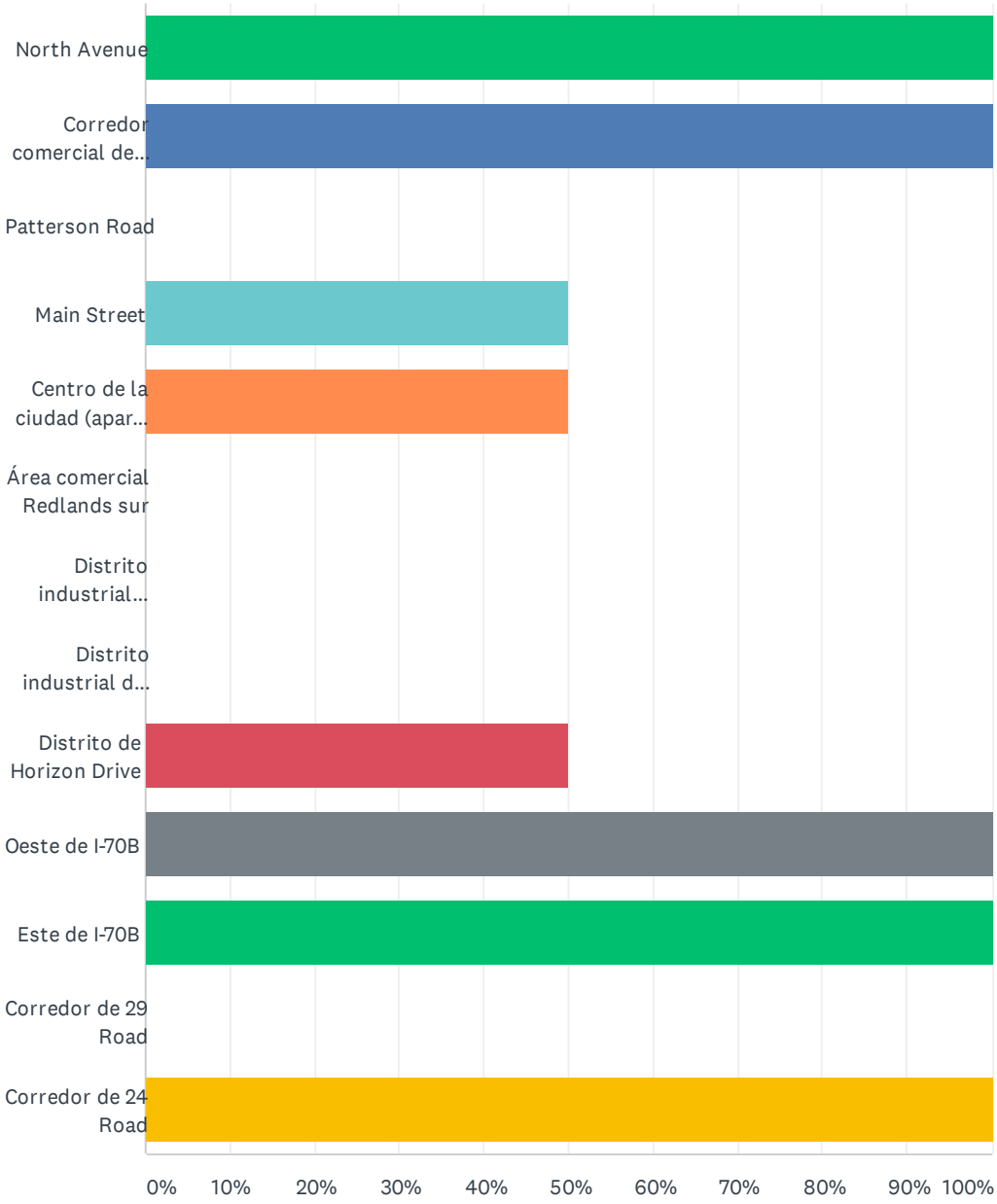
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sin límite	0.00%	0
1-5 tiendas	0.00%	0
6-10 tiendas	0.00%	0
11-15 tiendas	0.00%	0
16-20 tiendas	100.00%	2
Más de 20 tiendas	0.00%	0
Otro (por favor, describa)	0.00%	0
TOTAL		2

Q5 ¿En qué áreas de la comunidad sería generalmente apropiado tener tiendas de marihuana dentro de los límites de Ciudad de Grand Junction? (Marque todas las opciones que correspondan)

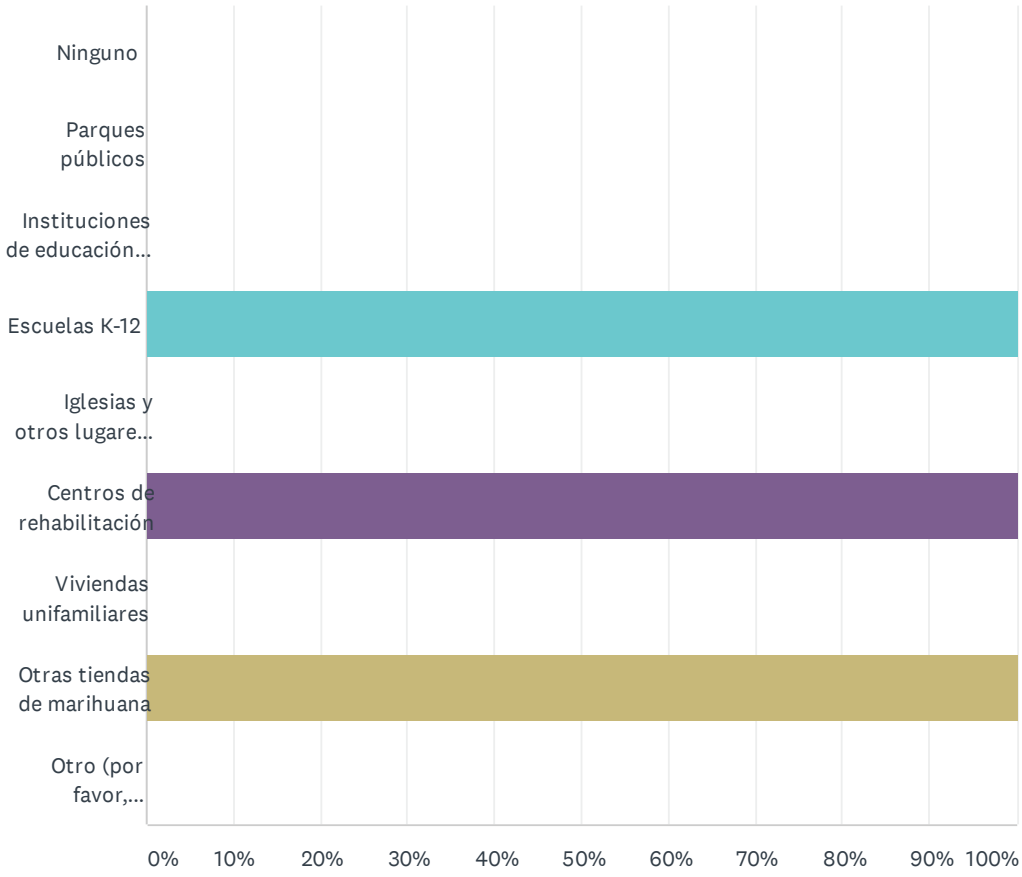
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
North Avenue	100.00%	2
Corredor comercial de la Highway 50 (Orchard Mesa)	100.00%	2
Patterson Road	0.00%	0
Main Street	50.00%	1
Centro de la ciudad (aparte de Main Street)	50.00%	1
Área comercial Redlands sur	0.00%	0
Distrito industrial noroeste	0.00%	0
Distrito industrial del centro sur	0.00%	0
Distrito de Horizon Drive	50.00%	1
Oeste de I-70B	100.00%	2
Este de I-70B	100.00%	2
Corredor de 29 Road	0.00%	0
Corredor de 24 Road	100.00%	2
Total Respondents: 2		

Q6 ¿Qué tipos de uso de terreno deben estar separados de las tiendas de marihuana?

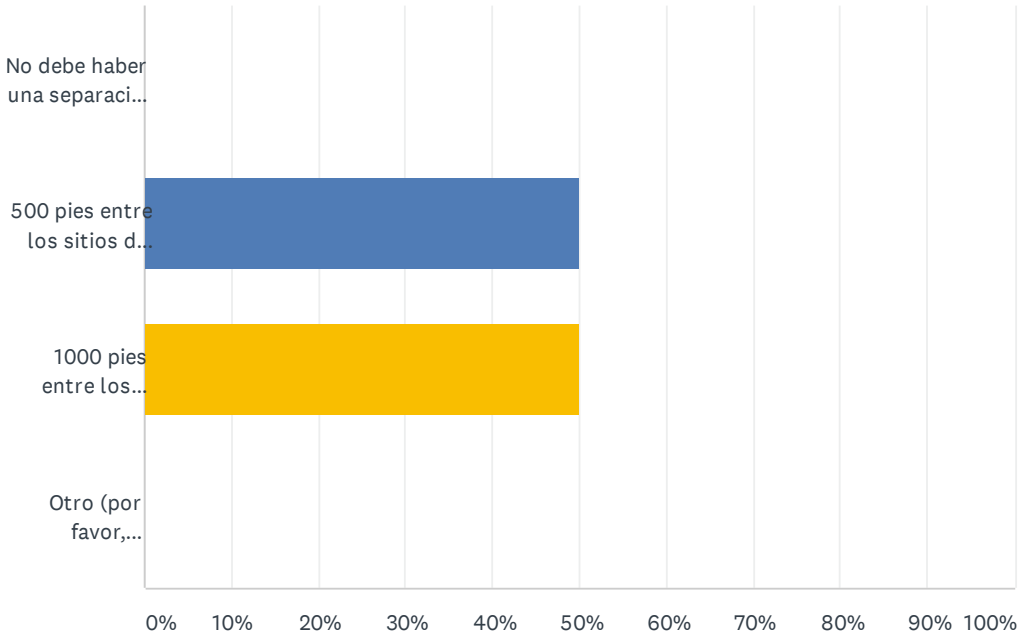
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguno	0.00%	0
Parques públicos	0.00%	0
Instituciones de educación superior	0.00%	0
Escuelas K-12	100.00%	2
Iglesias y otros lugares de culto	0.00%	0
Centros de rehabilitación	100.00%	2
Viviendas unifamiliares	0.00%	0
Otras tiendas de marihuana	100.00%	2
Otro (por favor, describa)	0.00%	0
Total Respondents: 2		

Q7 ¿Qué distancia mínima se debe establecer entre las tiendas de marihuana?

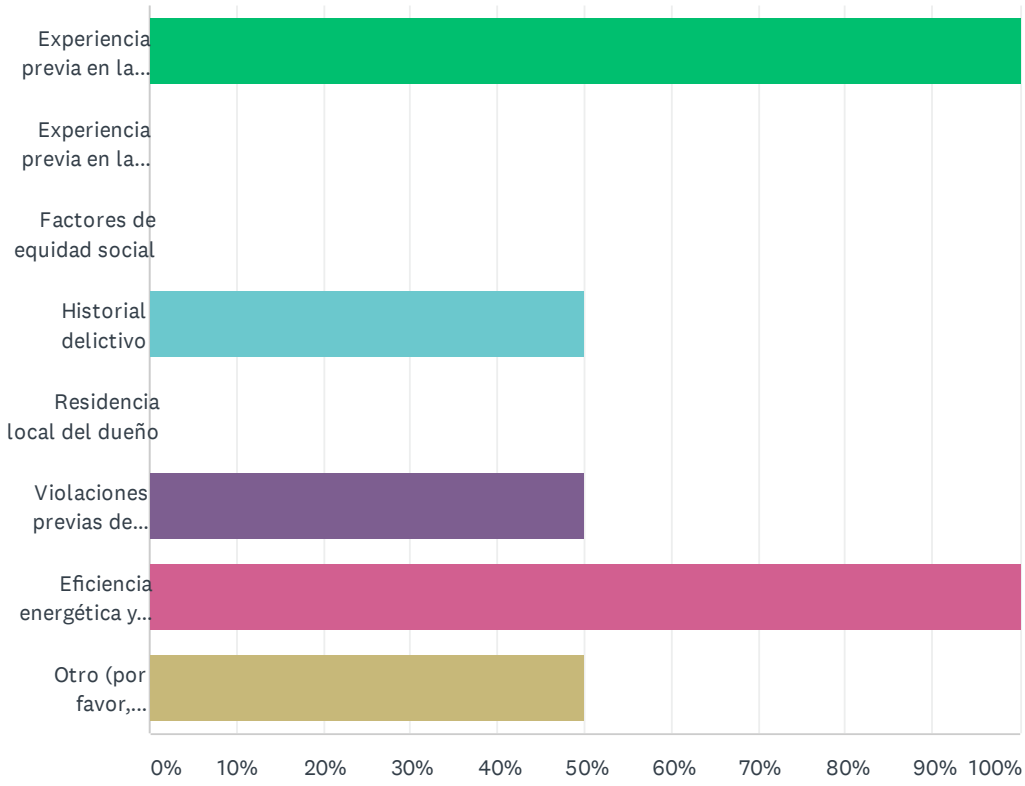
Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
No debe haber una separación obligatoria entre los sitios de venta	0.00%	0
500 pies entre los sitios de venta	50.00%	1
1000 pies entre los sitios de venta	50.00%	1
Otro (por favor, describa)	0.00%	0
TOTAL		2

Q8 Si la selección de operadores de negocios de marihuana no es completamente al azar, ¿qué calificaciones deberían ser priorizadas en la selección de operadores de negocios de marihuana?

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
Experiencia previa en la operación de un negocio de venta de marihuana	100.00%	2
Experiencia previa en la operación de un negocio de venta de marihuana médica en Grand Junction	0.00%	0
Factores de equidad social	0.00%	0
Historial delictivo	50.00%	1
Residencia local del dueño	0.00%	0
Violaciones previas de cumplimiento de códigos	50.00%	1
Eficiencia energética y/o estándares de construcción ecológica	100.00%	2
Otro (por favor, describa)	50.00%	1
Total Respondents: 2		

Q9 ¿Qué tasa de impuestos debería tener la venta de marihuana (además de los impuestos estatales y locales estándares)? Tenga en cuenta que un impuesto especial de la venta y consumo de un 5% es el mínimo aprobado por los votantes, lo que es una de las tasas más altas en el estado, mientras que un 10% sería la tasa más alta en el estado.

Answered: 0 Skipped: 2

⚠ No matching responses.

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	0	0	0
Total Respondents: 0			

Q10 ¿Qué inquietudes o comentarios tiene en relación con las tiendas de marihuana en Grand Junction?

Answered: 0 Skipped: 2

Listening Session Comments

Date	Comment/Comment Summary	Land Use, Licensing, Taxation, Public Health/Safety, Other	Sub-Category
6/1/2021	I do know the federal government has shut down cannabis stores that were closer than 1000 ft to schools	Land Use	Buffering
5/27/2021	I think 1500ft is a minimum buffer - much larger than required - parks, schools, churches etc.	Land Use	Buffering
5/27/2021	is there a distance requirement between those establishments?	Land Use	Buffering
5/26/2021	the 1000ft restriction from the state came from old statutes related to schools which is why it was adopted.	Land Use	Buffering
5/26/2021	You can always fall back on state regulations for things like buffers and zoning.	Land Use	Buffering
5/26/2021	Buffering zone between stores makes sense.	Land Use	Buffering
5/25/2021	Kim McGregor - we live outside city limits so we did not vote on the issue - the issue with odor in surrounding community could be a problem. Any strategy for engaging with those who are not within city jurisdiction?	Land Use	Buffering
5/25/2021	Can you please expand on the locations (zone, districts, buffers)? Can we limit the number of stores in a particular location so there aren't too many in one area?	Land Use	Buffering
	with 1 mile distance between stores.	Land Use	Buffering
5/27/2021	there is one in Parachute that looks like a magic castle - we do not want that, make it so that it looks like a place to, say, pick up medicine	Land Use	General Comment
6/1/2021	We are also doing our own survey in the Horizon drive BID, from those returns, people seem to be in favor of different signage regulations - currently, we allow 40ft signs along Horizon Dr. Are you looking at those regulations?	Land Use	Signage
6/1/2021	We have large billboards advertising THC or The Happy Camper already? What are the current regulations and what does recreational marijuana?	Land Use	Signage
6/1/2021	Some jurisdictions have put regulations in place restricting cannabis businesses from using key words, phrases, and graphics ie pot leaves, ppl smoking, words such as cannabis, weed, pot etc. these regulations usually are on signage at the place of business as well as billboards. These regulations may be in order for grand junction	Land Use	Signage
6/1/2021	when it comes to signage, it can be confusing for people who try to find the stores - particularly tourists	Land Use	Signage
6/1/2021	regular signage requirements, with small changes to limit things like pot leaves or crosses would be reasonable	Land Use	Signage
6/1/2021	these stores are businesses, you can't take signage away from a business. It doesn't have to be extravagant, but they need a sign.	Land Use	Signage
6/1/2021	marketing is a big part of a public facing company - the more we can allow, that helps other companies such as guides, radio, magazines etc.	Land Use	Signage

5/25/2021	Is the city considering different signage/storefront requirements for retail marijuana stores than currently required for other businesses? (less visibility, etc.)	Land Use	Signage
6/1/2021	Do we (Horizon Dr BID) move forward with regs in our district, or leave it to the city?	Land Use	Zone Districts (Zoning Overlays)
6/1/2021	It's important to keep in mind that even those in favor of legalization may still want to restrict zoning for businesses, understand what that means	Land Use	Zone Districts (Zoning Overlays)
6/1/2021	Should a business improvement district decide they do not want retail marijuana in their district, what process will be available to them?	Land Use	Zone Districts/Location
6/1/2021	Is the city planning on announcing the zoning regulations prior to announcing the final application process?	Land Use	Zone Districts/Location
6/1/2021	some cities have rules that limit signage, or zone the stores in to obscure areas it can be an issue. Whereas, stores in better areas with lights, accessibility, streets are better for driving traffic	Land Use	Zone Districts/Location
6/1/2021	where retail businesses are already allowed, that's where marijuana stores should be able to locate	Land Use	Zone Districts/Location
6/1/2021	there are additional areas like Dos Rios, where it can make sense but just dumping stores in light industrial doesn't make sense	Land Use	Zone Districts/Location
6/1/2021	light industrial could be good for things like grows, storage etc.	Land Use	Zone Districts/Location
6/1/2021	a minimum of 2 stores in each district around the city would be good (corridors on our map)	Land Use	Zone Districts/Location
5/27/2021	what are the criteria that govern where liquor stores can be located?	Land Use	Zone Districts/Location
5/27/2021	where should they be? The interstate sure sounds good, but if you do that it might just grab people driving in and getting back on the interstate - GJ is spread out and the interstate is far away from a lot of commerce. Putting them there won't bring people in to town. The chances of them supporting another local business would be lower.	Land Use	Zone Districts/Location
5/27/2021	I agree somewhat that the interstate isn't great - but for someone coming from East may just stop in De Beque, rather than spending time driving in to GJ to find a store.	Land Use	Zone Districts/Location
5/27/2021	A healthy mix would be ideal - particularly in the downtown corridors would be good economically	Land Use	Zone Districts/Location
5/27/2021	putting them on the highway is probably best for traffic and sales for the business - but if we move it away from the corridor, it might not be as good for sales but would be better for the community	Land Use	Zone Districts/Location
5/27/2021	Locations off the highway would help bring people farther in to GJ. Maybe this will help them spend more money locally	Land Use	Zone Districts/Location
5/26/2021	When I go down Main street, I take my children, I do not want them speckled along main street, riverfront area. Anywhere that is family-oriented.	Land Use	Zone Districts/Location
5/24/2021	Would not recommend allowing zoning right off any highway exit in to the City.	Land Use	Zone Districts/Location

5/24/2021	Works in the marijuana industry, addressing some of the concerns raised by other residents: Limiting dispensaries/locations, it can create conjestion in other areas of the city. Definitely keep stores within zones, but also good to keep dispersed traffic in the area.	Land Use	Zone Districts/Location
	Also wondering if we can put stores on North Ave to help revitalize that area.	Land Use	Zone Districts/Location
	I do not want to see marijuana stores in or around the mall	Land Use	Zone Districts/Location
6/1/2021	Is the city considering allowing Delivery and or walkup/Drivethru-windows for the stores?	Licensing	General Comment
6/1/2021	It's a permit attached to a store license. But you do need to allow it (in reference to delivery/walk-up windows)	Licensing	General Comment
6/1/2021	Would walk-up, drive-thru, and curbside services also require a separate license type?	Licensing	General Comment
6/1/2021	Comment from Suzanne and Randy, current store owners... The State of Colorado currently has regulations set for and do not allow for walk up sales windows, and drive ups need special State licenseing. All sales currently by law must be conducted inside and out of vision from the outside and within the licensed premisis	Licensing	General Comment
5/26/2021	It's kind of an egg and chicken to have retail prior to cultivation. These stores will be purchasing it from places like Pueblo, and once they build those relationships it might be difficult for local cultivators to thrive given retail stores have already built other business relationships.	Licensing	General Comment
5/25/2021	Randy and Suzanne Sheiley - Are we going to impose the same regulations on medical stores as you do retail stores? Personal opinion is we should have both.	Licensing	General Comment
5/25/2021	Business owners have asked me about "Marijuana Hospitality". I'm not sure if this means smoking lounges or would apply to lodging establishments as well. Will this be one of the areas council is looking at?	Licensing	General Comment
5/24/2021	Issue with allowing retail sales first - could be hard to reign in cultivation if, later, we decide to only allow retail to purchase from local cultivators. Lost transactional revenue as well.	Licensing	General Comment
6/1/2021	Also when will the final decision on cap vs. zoning be decided? Is that to be decided in the for June hearing?	Licensing	Number of Licenses
6/1/2021	I would implore the council to set limits on stores through zoning and not through an arbitrary number	Licensing	Number of Licenses
6/1/2021	if you go with too few stores, you're probably looking at huge bottlenecks in the few available store locations	Licensing	Number of Licenses
5/27/2021	Free market seems dangerous and would promote large, chain businesses to survive, while other small "mom and pop" shops get outcompeted	Licensing	Number of Licenses
5/27/2021	we should have as many stores as can be held in the city	Licensing	Number of Licenses
5/27/2021	store caps should be limited by zoning - through buffers, there will be limits. But also putting them in specific districts would be good	Licensing	Number of Licenses
5/27/2021	on the number of locations - the free market approach is typically for people who are concerned about not getting a license. But, the people who will win in the free market will not be local	Licensing	Number of Licenses

5/27/2021	Some amount of store location restrictions would be ideal if we want to give businesses a chance	Licensing	Number of Licenses
5/27/2021	it might be good to start with a small number of licenses, let good, experienced operators show how the business should be conducted - then, we could potentially open this to others who want to enter the industry	Licensing	Number of Licenses
5/27/2021	you can do like 5 or 10 stores in one year, then open it up slowly over a few years or something	Licensing	Number of Licenses
5/26/2021	On free market approach, businesses would be popping up left and right with everyone trying to get in to the business. If we want to avoid this, limiting the stores makes sense. You can always have a second round of applications.	Licensing	Number of Licenses
5/26/2021	There are some standards that suggest 1 store per 10k people	Licensing	Number of Licenses
5/26/2021	store cap should be based on GJ demographics and zones. Is it realistic to have a 1000ft barrier in our community? Using models of other towns might be useful too.	Licensing	Number of Licenses
5/26/2021	7 would work if you want to see how are they spread apart?	Licensing	Number of Licenses
5/25/2021	Kate Ramsey - voicing support for ensuring there is a cap for licensing provided. As a rule of thumb in developing markets, there is about 1 store per 10k in population. Does not have to be 6 or 10, but unlimited numbers may not reach the goals we are after.	Licensing	Number of Licenses
5/25/2021	Justin Voyles - like the idea of a cap, maybe around 13 stores.	Licensing	Number of Licenses
5/25/2021	Kim McGregor - capping, does that account for Mesa population, or GJ?	Licensing	Number of Licenses
5/25/2021	Dwayne Baird - wondering where the 1 store per 10k came from. There is no real definition of how municipalities are defining what is needed. There is some sort of cap needed.	Licensing	Number of Licenses
5/25/2021	Kim McGregor - I think when Lance presented at the Council meeting, they came up with a statistic up to 40-50 potential for retail shops. Not sure if this is just based on zones but other comments are suggesting a set cap, regardless of potential.	Licensing	Number of Licenses
5/25/2021	Renee Grossman - There's no real consistency across municipalities on caps. Broomfield is a similar size to Grand Junction and capped at 3 or 4 I think	Licensing	Number of Licenses
5/25/2021	Stanislav Zislis - As far a cap on number of licenses - city should have an open application initially, but make it merit-based. Between merit based and whatever zoning and buffering restrictions, that will inadvertently set restrictions on number of stores. Rather than an initial cap, let applications play out.	Licensing	Number of Licenses
5/25/2021	Stanislav Zislis - There really is no metric for how many stores per person you should have.	Licensing	Number of Licenses
5/24/2021	Would like to point out that a free-market approach would help alleviate traffic issues, it could certainly support more than 5 stores. More revenue for the city, more opportunity for business owners	Licensing	Number of Licenses
5/24/2021	First impulse is to limit the number of stores. . The businesses should be treated similar to alcohol - well regulated.	Licensing	Number of Licenses
5/24/2021	Would it be possible to limit to 5 stores, then Council could allow more stores later?	Licensing	Number of Licenses
	Comment is to limit location of stores, and nowhere near stores.	Licensing	Number of Licenses
6/1/2021	The city of Denver has adopted a social equity program. Is the city of Grand Junction thinking about implementing a social equity program?	Licensing	Selection Criteria

5/27/2021	I don't see this as an industry that is for people who have no experience - I'm not so sure a local preference would be good if we want to avoid issues	Licensing	Selection Criteria
5/27/2021	local preference should be one of the merits, but industry experience or something should also be reviewed. Location preference should also be included	Licensing	Selection Criteria
5/27/2021	from the industry perspective, it's extremely difficult to find a location - how can we go to council if we don't know ahead of time where we plan to locate	Licensing	Selection Criteria
5/27/2021	I think there should be that local ownership portion in a merit system - how long have they been in the community? What's the business partnership split?	Licensing	Selection Criteria
5/27/2021	With the lottery, my odds go up the more applications I submit - all of a sudden you have strength in numbers if you can be on multiple applications	Licensing	Selection Criteria
5/27/2021	one stipulation that should be made in a lottery is that if a person's name is on multiple applications, all but 1 would be thrown out	Licensing	Selection Criteria
5/27/2021	potential owners need to know the zoning reqiuirements, potentially even before applications are opened - if the process goes over a year, the ability to hold contracts becomes extremely difficult	Licensing	Selection Criteria
5/27/2021	I want revenue for the city, jobs and successful business - if they happen to be local, great but I struggle with why we are asking this specific industry so many questions that we do not require or ask of other industries	Licensing	Selection Criteria
5/27/2021	another subject that should be included in merit based system is community involvement - maybe participation in youth programs. Maybe in the past, or in the future.	Licensing	Selection Criteria
5/27/2021	the community involvement could be a weighted part of the merit status	Licensing	Selection Criteria
5/26/2021	I would add that local means "Mesa County", not just Grand Junction. I work here, and I feel like I live here, even if I'm outside the city limits.	Licensing	Selection Criteria
5/26/2021	There is a thriving black market it, which leads me to assume there are people who have been penalized for it. Now, with a lot of people coming in to sell legally, they're at a disadvantage. I think it's important to start with equity for those community members in mind.	Licensing	Selection Criteria
5/26/2021	has there been any discussion around equity issues? A lot of our cultural approaches do not bring in all groups in the community. As far as equity in licensing.	Licensing	Selection Criteria
5/26/2021	Local ownership should be 50 to 75% of the business. Have they been in Mesa county for several years? Community engagement? Have you attended events on marijuana regulation?	Licensing	Selection Criteria
5/26/2021	Going through a merit based system, it would make sense to have a real estate evaluation. This would avoid applications prior to them finding the location. Some places do an interview process as part of the licensing as well.	Licensing	Selection Criteria
5/26/2021	One of the first things an application process should look at is, where is the business planning to locate?	Licensing	Selection Criteria
5/26/2021	You shouldn't be allowed to have multiple marijuana licenses, similar to liquor where it is limited to 1.	Licensing	Selection Criteria

5/25/2021	Justin Voyles - along with merit based system, those involved in the industry already should have some priority	Licensing	Selection Criteria
5/25/2021	Renee Grossman - the last meeting I was on, a lobbyist had indicated it was not constitutional to have a local residency requirement. If you do a merit-based system, there would be points awarded for local, but not a restriction. The reality is that local jurisdictions have tremendous latitude to decide this however they see appropriate. We shouldn't shy away from this, but realize that people may try to game the system.	Licensing	Selection Criteria
5/25/2021	Kim McGregor - I think there needs to be some disclosures of potential interests.. there are very powerful interests in this business and their input should not be prioritized over the communities.	Licensing	Selection Criteria
	however, on selection is there a priority for local people so we don't have outside interests being the beneficiary of the licenses.	Licensing	Selection Criteria
6/1/2021	are we talking medical and retail stores?	Licensing	Selection Method
6/1/2021	I read the workgroup said that potentially there was a consideration for delivery of medical. I think if you go through the work of regulating medically, setting the ground use for recreational delivery would be good.	Licensing	Selection Method
6/1/2021	If there is other legislation we can look at - it would be good to look at how they are handling retail/medical delivery to figure out what is working or not working	Licensing	Selection Method
6/1/2021	good to have council review public consumption - this is being worked out now in other cities. Maybe table this right now, but it would be good to prepare for the inevitability of this question in the future. Consider 420 hotels, buses, lounges where people can use cannabis freely	Licensing	Selection Method
6/1/2021	on the hospitality and delivery end, this is localized. In De Beque, for example, you have to go to the city and request permission, along with a special state license for both of those. Have to have security systems, company owned car, several other state regulations	Licensing	Selection Method
6/1/2021	If you legalize stores, some of those entities will ask to put an application in for something like delivery	Licensing	Selection Method
5/27/2021	scope of this meeting - is it retail only, or retail and medical?	Licensing	Selection Method
5/27/2021	On licenses - in a merit system it should be someone who is from Mesa County, not from out of state or even from Denver	Licensing	Selection Method
5/27/2021	Who gets the stores? I thought I had heard that those who adopted merit systems have lost in courts	Licensing	Selection Method
5/27/2021	I really don't want to see lawsuits based on our selection process - if we can avoid that, it would make sense not to reinvent the wheel	Licensing	Selection Method
5/27/2021	there is also a hybrid means of doing it - you start based on merit and then those who are qualified will move to a lottery system	Licensing	Selection Method
5/27/2021	if there was a lottery system, putting in the most that you could would increase your chances - get every friend you have and have them register as an LLC and game the system, win the lottery	Licensing	Selection Method

5/27/2021	I work as a research and modelling professional for both the industry and those against the industry - I'm glad council is asking for this specific advice. However, we also have to think holistically, let's think about this in terms of what the process looks like. One of the more successful processess I've seen is a combination merit/lottery system.	Licensing	Selection Method
5/27/2021	hope is what everyone in the industry is excited for so one way to address this is to add regulation that says "you didn't win a business this time, but we are going to look at it next year up to a certain amount of total licenses	Licensing	Selection Method
5/27/2021	I would recommend a merit-based selection of operators to try to encourage the best teams are awarded licenses	Licensing	Selection Method
5/26/2021	There are very few people still willing to rent, lease or sell to these businesses because of the federal legality status. If we impose more barriers on business owners, it becomes extremely difficult for them to find a location.	Licensing	Selection Method
5/26/2021	I am a firm believer in free market, but I do not want to bring down certain areas of the city. You can do your best to be a responsible owner in the city, but the stigma does not go away.	Licensing	Selection Method
5/26/2021	One of the issues council was worried about is being sued for their license selection process decisions. The process to prepare to apply for a license and set up a business is extensive, lots of money and agreements. So, to have a lottery end up selecting less qualified business could be a legal issue.	Licensing	Selection Method
5/26/2021	Once 'who' is getting a license is decided, we have everything ready to go and I'm caught cheating or violating and lose the license - what happens next? Does it go to another lottery, passed on? If it's a lottery, it should just go through it again, but if it is merit then there isn't any reason it couldn't just be passed to another person.	Licensing	Selection Method
5/25/2021	Kate Ramsay - support merit-based system for selection. This helps city ensure that the process is successful. The benefits of merit far outweight a lottery.	Licensing	Selection Method
5/25/2021	Filomeno Ochoa - with retail licensing in the city, are we also allowing cultivation?	Licensing	Selection Method
5/25/2021	Kim McGregor - Merit based is a good idea.	Licensing	Selection Method
5/24/2021	How will new operators be chosen? Merit-based approach would be good, they can set the example and be leaders in establishing the groundrules	Licensing	Selection Method
5/24/2021	I want to make sure there will be medical marijuana shops as it is difficult being a medical patient and only having one dispensary.	Licensing	Selection Method
6/1/2021	Perhaps you could partner with the school district to gather information on impact on youth. Information like #impairment, possession, and distriubution incidents	Public Health/Safety	Education/Outreach
5/26/2021	have you thought about education programs to educate the youth? These products will be in the homes of these children, so how do we teach them?	Public Health/Safety	Education/Outreach
5/26/2021	Right now, we have to educate our kids about other substances in the industry, marijuana is the most regulated item in the state and there is guidelines for things like safe storage of marijuana products.	Public Health/Safety	Education/Outreach

5/25/2021	Kim McGregor - from the perspective of a physician, prior resident of Oregon living through two cities adopting these regulations: A lot of studies show adverse effects on brain development, those studies were likely using less potent THC. Should be a huge consideration as THC content increases in retail stores. Looking at negative impacts on the community, how can that funding be funneled down to compensate for negative impacts of a drug?	Public Health/Safety	Education/Outreach
5/24/2021	Wanting to share some stats from the biannual report on marijuana. Specific to impacts on children - marijuana affects our children, has some negative impact. As it pertains to safety, there is concern about impact on driving. Any other enforcement to keep marijuana out of children's hands would be good.	Public Health/Safety	Education/Outreach
5/24/2021	Strongly in favor of legalization. Keeping our children safe really starts at home.	Public Health/Safety	Education/Outreach
5/24/2021	I think there should be more education for children through programs to inform them about the use of marijuana and other drugs - education could be for parents as well	Public Health/Safety	Education/Outreach
	education for children is important	Public Health/Safety	Education/Outreach
6/1/2021	I think marijuana is recognized as a drug of abuse and we need to have plans in place to track this information related to crime, teen use, etc. The City needs to work on addressing these concerns with data tracking	Public Health/Safety	Enforcement
5/26/2021	have other cities experienced major increases in crime?	Public Health/Safety	Enforcement
5/25/2021	Randy and Suzanne Sheiley - if we try to regulate THC levels above and beyond state limits, it will leave the city behind	Public Health/Safety	Enforcement
5/24/2021	traffic safety is my concern	Public Health/Safety	Enforcement
6/1/2021	I've heard of other jurisdications not allowing radio advertisement during timeframs that childern have been listening. Additionally, there should not be any packaging, or advertisement that is geared towards minors. E.g., no gummy bear shaped edibles, to kid cartoon packaging, no radio advertisement between 8am - 6pm	Public Health/Safety	General Comment
5/27/2021	I have a friend who is an addiction counselor - I have kids that went down that route, we do not want them enticing to younger people. The kids who get addicted early, he has no chance at life	Public Health/Safety	General Comment
5/24/2021	works for the school district, there are issues with marijuana in children's hands, children not coming to school, parents stoned.	Public Health/Safety	General Comment
6/1/2021	a lot of questions I've heard is how we are going to track the impacts on the economy, culture and children. Our community is unique compared to other communities we are trying to monitor, and the state data available is lacking.	Public Health/Safety	Use of Tax Revenue
6/1/2021	I would encourage you to keep the sales tax rate in the 4-5% range. It is a painpoint for many consumers and they will drive just to save a couple pennies. I would encourage you to stay in line with Palisade and De Beque	Taxation	Amount of Tax
6/1/2021	What is the tax rate in Palisade? DeBeque?	Taxation	Amount of Tax
6/1/2021	I believe the tax should be set to the minimum 5% special marijuana tax on retail cannabis sales. I think there will be plenty of tax revenue with the 5%. It would also be one of the highest in the state	Taxation	Amount of Tax

6/1/2021	Tax rate will drive peoples behavior.	Taxation	Amount of Tax
6/1/2021	The state charges 15% sales tax on mmj products. Does Mesa County have a mmj tax? Would that be in addition to the GJ City tax?	Taxation	Amount of Tax
6/1/2021	I agree with keeping the lowest tax rate. Many people don't realize that 5% is in addition to the all the other sales taxes already imposed. The single greatest reason that most dispensaries include sales tax in their prices to avoid the shock that most people encounter realizing that their $100 purchase is now $120 or more after sales taxes.	Taxation	Amount of Tax
6/1/2021	keeping tax rate at 5% is a smart move - higher will result in a continued black market, or drive consumers away to other towns	Taxation	Amount of Tax
6/1/2021	because our sales tax rate is a little higher than other communities, an additional 5% would set us at a high cumulative rate	Taxation	Amount of Tax
6/1/2021	with the state special tax, there will be some reimbursement from the state	Taxation	Amount of Tax
6/1/2021	the tax should be stuck as a percentage, avoid a transactional tax like Palisade	Taxation	Amount of Tax
6/1/2021	in a competitive landscape, having a small % tax rate would be better for business development	Taxation	Amount of Tax
5/27/2021	what are the tax rates compared to other communities?	Taxation	Amount of Tax
5/27/2021	if we want the businesses to be successful, it seems we should be at or below other communities	Taxation	Amount of Tax
5/27/2021	I would echo the tax rate at 5% - 5% would put us on par with De Beque	Taxation	Amount of Tax
5/27/2021	My opinion is that if the industry is going to be successful, we need to be competitive in order to get value out of it	Taxation	Amount of Tax
5/27/2021	the core community is really what needs to be served - do we want people who live next to a store to drive clear to Palisade or De Beque? Ideally, no.	Taxation	Amount of Tax
5/27/2021	I do not want it to be a huge growth industry - I'm not sure if there is a a huge value in staying low, tourism moves west, so we still capture this	Taxation	Amount of Tax
5/27/2021	if the money is slated toward something, it might be good think about changing percentages 1 o 2% based on community needs later	Taxation	Amount of Tax
5/26/2021	on tax, a small increase compared to other commmunities won't drive people to those areas, outside of GJ.	Taxation	Amount of Tax
5/26/2021	on taxes, I want some of those dollars to go toward certain things they are sleighted to go to, but if we push the tax rate high, we will see a higher black market. The higher the tax, the more likely people will try to dodge it. As much as I want a high tax rate, we should be cognizent of those who may not pay.	Taxation	Amount of Tax
5/26/2021	It's not always about the product you're selling, but the experience the businesses are providing. Regardless of the tax rate, I think people will pay it.	Taxation	Amount of Tax
5/26/2021	has there been discussion that if we are looking at a chain dispensary, we tax them at a higher rate?	Taxation	Amount of Tax
5/26/2021	I think we could offer tax incentives toward local businesses so it is less expensive for them to compete against chain dispensaries.	Taxation	Amount of Tax

5/26/2021	One of the items Council is looking for is what is the appropriate tax base that incentivizes people to purchase here and keep the funding in GJ. Do we start at 15% or a lower rate. I would recommend a lower tax rate. 5% would be ideal.	Taxation	Amount of Tax
5/26/2021	I agree on 5% rate, rather than the 15%,	Taxation	Amount of Tax
5/26/2021	Why would we want to stomp out businesses in all the small towns in the valley? If the tax rate is higher it might save those small retail marijuana shops.	Taxation	Amount of Tax
5/26/2021	We have the opportunity to bring tourism in to town, a high tax rate will be paid regardless	Taxation	Amount of Tax
5/25/2021	Justin Voyles - since we are starting higher than the state is averaging we should not start so low that it needs to be raised. Voters might forget that council has that power to raise later. Somewhere around 8-10% would be good but 15% is a bit high.	Taxation	Amount of Tax
5/25/2021	Stanislav Zislis - When we are talking about taxes, the 5-10% tax is in addition to other applicable taxes. State imposes 15% tax, plus county and city regular sales tax. Cumulatively, we are seeing an average between 23-26% cumulative. We are looking at consumers having to pay approximately 26% tax, already the highest across the state. Going higher than this give incentives to the black market. The whole point was to develop a regulated industry, so the city is at a disadvantage if we tax too high. I recommend a 5% tax. This also keeps people from moving to other municipalities for their marijuana.	Taxation	Amount of Tax
5/25/2021	Suzanne Sheley - On the sales tax - In De Beque, there is a 5% on top of other taxes. The other person is correct on the cumulative rates. If you tax higher than surrounding communities, it might be more possible for them to survive in competition. Tourism comes from West, so you might keep that in mind.	Taxation	Amount of Tax
	competitive tax rate would be best - otherwise consumers will drive to De Beque or Palisade resulting in less local revenues	Taxation	Amount of Tax
5/24/2021	Point-of-sale transaction? With banking being the issue, there is a possibility of stores underreporting sales	Taxation	Enforcement
5/26/2021	We also have the weird effect where we are the large town in the valley, but we have the tax base of the entire valley.	Taxation	General Comment
6/1/2021	there is also a certain amount of state taxes headed toward school districts	Taxation	Use of Tax Revenue
6/1/2021	The State also does underage compliance checks	General Comment	
6/1/2021	since I'm not an expert in the selling of marijuana, I'm sure you have reached out to other communities/cities that have done this. Can you comment on that? Will regs be determined by our feedback, or what works in other places?	General Comment	
6/1/2021	The workshop on June 7 is that open to the public?	General Comment	
6/1/2021	What is the timeline for finalizing the regulations for stores?	General Comment	
6/1/2021	Is the workshop in person only or online as well?	General Comment	
6/1/2021	how many surveys have you gotten now?	General Comment	
6/1/2021	do you think Monday's workshop will be online?	General Comment	
6/1/2021	have you looked at other communities?	General Comment	
6/1/2021	Is there any update as to a timeline for when regulations will be put into place and when applications be accepted?	General Comment	

6/1/2021	being on the border of Utah, you will see an explosion of customers, you'll be amazed	General Comment
5/27/2021	I've driven through dozens of towns that have this, some are doing really well - to ask us what we want, it might be better to look toward those other communities.	General Comment
5/27/2021	what is a ball park cost to open a store?	General Comment
5/27/2021	It would cost upwards of 250k to open a store, all factors included	General Comment
5/27/2021	I think industry should be listening, more than telling us how we should do this	General Comment
5/27/2021	let's find out where communities are succesful, then follow their lead	General Comment
5/27/2021	much of this is just personal values that we don't impose on other businesses	General Comment
5/27/2021	I really just want this process done - whatever the analysis paralysis we are stuck in should end. Use this information and do something, get it in place. GJ can use the revenue.	General Comment
5/26/2021	I was part of group that wanted to put in a rec center, I see this as a means of working toward a rec center now. But, looking at attendance, how are you ensuring that responses are actually being relayed accurately to council so they can make decisions based on actual community input?	General Comment
5/26/2021	If everyone is across the board on policy area responses and there is no common sentiment, will you keep closer to staff recommendations?	General Comment
5/26/2021	Mentioned you had reached out to other municipalities to avoid mistakes, my fear is that we haven't learned anything and will experience other issues such as crime increase in the community.	General Comment
5/26/2021	I worked with candidates for council in the most recent election, in our little town hall meetings the question of marijuana came up. In reflection of how many people are engaging in this process, I see that the sentiment is that "we don't care how it happens, just that it does happen".	General Comment
5/26/2021	non-institutional representatives would have been good - particularly because it could bring people in who typically do not participate in events held by an institution like the city.	General Comment
5/26/2021	we don't care how it happens, just as long as it does happens makes sense because there is no industry here.	General Comment
5/26/2021	I would have a concern that there is no safeguard on the online survey - this is a competitive industry and I wouldn't want to see out-of-towners gaming the survey by sending it in multiple times.	General Comment
5/26/2021	What is the use of the survey? Especially if it can be skewed?	General Comment
5/26/2021	It would be useful to look toward state regulations if there is disagreement on which direction to take.	General Comment
5/26/2021	I also think we can start with state regulations, which could help to streamline this entire process.	General Comment
5/25/2021	Kim McGregor - some people do not understand the potential for what all things mean, so it would be useful to pose questions or give context.	General Comment

5/25/2021	Stanislav Zislis - There is evidence that alcohol is far more destructive - city should be more accepting of the industry, given the impacts of marijuana are not at the level of alcohol	General Comment
5/24/2021	marijuana business owner - would like to reinforce that the MED does a lot for the community of De Beque - we are fortunate that we have a regulatory agency set up in the state designed to build safety nets to address many of the concerns being raised.	General Comment
5/24/2021	question about zoning - how would that work outside GJ boundaries, unincorporated areas?	General Comment
5/24/2021	Impact of the cash-based system? What plans do we have in place to handle this system?	General Comment
	do not think marijuana is a good idea for the city, in particular because it can already be bought in Mesa County.	General Comment
	Can you comment on specific cities you have consulted with?	General Comment
	Would stores be allowed to sell things like edibles?	General Comment

GJSpeaks Comments

Date	Commenter	Comment/Comment Summary	Category	Subcategory
6/1/2021	Kim McGregor	From my perspective I have seen normalization and legalization of recreational marijuana provide more harm than good. If profits from commercial/retail to our community is attractive that would require increased use which most certainly will involve increased use of intermediate users and new users including youth. This is clearly another drug of potential abuse, expensive, and often used by many of those who are the most vulnerable for addiction and/or economical hardships. The data this improves functionality, physical health, mental health, is essentially lacking. There is published data on negative impact. https://www.cato.org/policy-analysis/effect-state-marijuana-legalizations-2021-update#introduction and many more. As a physician, mother, former resident of Oregon I hope we control the roll out of this before we create something that changes the culture of the community. Access to marijuana hasn't been a problem so clearly this is for business/revenue generating. During the discussions we hear from many outsiders, industry experts, not local residents. They will also have the advantage to compete for licenses with more $ than our local people who are interested and/or had a prior marijuana interest.	Public Health/Safety	General Comment
5/20/2021	Joel Sholtes	I am supportive of marijuana sales in the City. Let's keep the additional City tax low. A total sales tax of 25% feels like reasonable upper limit (why don't we tax alcohol more????). We shouldn't rest our hat on funding community health and amenities on marijuana sales. Let's keep working to pass some bond measures to fund rec centers and the like!	Taxation	Amount of Tax

Survey Q10: What concerns or comments do you have regarding marijuana stores in Grand Junction?

Date	Comment/Comment Summary	Category (Taxation, Land Use, Public Health/Safety, or	Sub-Category
5/17/2021	They should be away from kids and current drug and high crime areas. Keep them away from addicts and the vulnerable populations.	Land Use	Buffering
5/17/2021	I want the shops as far away from schools, the mall, parks and family areas/residential - as possible. Incredibly disappointing that GJ made this choice.	Land Use	Buffering
5/17/2021	Having too many, too close to schools, selling to minors	Land Use	Buffering
5/17/2021	I do not want the smell of the product to be in pedestrian or family recreation areas. It is an unpleasant odor for anyone who is not a user. Alcohol use does not have the permeating stench that marijuana has.	Land Use	Buffering
5/17/2021	Keep it away from residential area, focus it in the existing business and commercial areas.	Land Use	Buffering
5/17/2021	The smell, traffic,crime, accessibility to those that should NOT have it. Not near children-schools, daycares, Make it hard to get to...don't make it easy	Land Use	Buffering
5/17/2021	I don’t want them near where my children go to school or in downtown GJ	Land Use	Buffering
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Land Use	Buffering
5/17/2021	Don't cluster them together and don't allow too many (more than 7) - allow successful and experienced operators to have licence - it should not be a 'learning experience' for any operator.	Land Use	Buffering
5/17/2021	Traffic congestion, closeness to schools, security and policing of area shops.	Land Use	Buffering
5/17/2021	The smell, people smoking outdoors, children having close contact, increased traffic, near residential areas, anywhere in the Redlands.	Land Use	Buffering
5/17/2021	Beyond distance limits from schools, there should not be much more regulation other than imposing a significant tax.	Land Use	Buffering
5/18/2021	Keep the grow facilities separate from physical store front businesses and make sure in the language that city regulators have rights to inspection at anytime. Retail should be 1/2 mile from schools, rehab and homeless shelters. South Broadway turned into Pot Row and other small businesses could not complete with rising commercial property costs. Zoning for land use: grow facilities be cautious and tax accordingly. Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Land Use	Buffering
5/18/2021	ensure they aren't around single family properties due to risk of home values dropping; absolutely avoid K-12 school areas;	Land Use	Buffering
5/18/2021	too close together so that the area doesn't become saturated with vehicle and foot traffic	Land Use	Buffering

5/19/2021	Proximity to schools and any sort of business that caters to children and families. Please keep it to where consumption/use is confined to personal residence.	Land Use	Buffering
5/19/2021	I would also like a definition of how buffers will be measured. Every community does it differently. Some are measured as the crow flies from property line to property line, others measure door to door, and others still measure how a pedestrian would walk between properties.	Land Use	Buffering
5/28/2021	They should never be allowed downtown or near schools.	Land Use	Buffering
6/1/2021	Using buffering as a limiting factor rather than putting a cap on the number of stores has been very effective in multiple communities.	Land Use	Buffering
5/14/2021	I would hope the businesses would use existing space/building sites(unused) rather than building new structures…	Land Use	General Comment
5/14/2021	Keep them in accord with the stores, etc. around them in terms of building character, hours of business. Have them provide enough parking so as not to impose on surrounding businesses and no lingering or loitering on store property. Screen for appropriate age to prevent teen sales.	Land Use	General Comment
5/14/2021	Prefer that they look and present themselves as nice legitimate businesses, rather then some of the really ghetto looking fly by night shops that popped up during our first round of medical marijuana shops in the past.	Land Use	General Comment
5/17/2021	I would prefer that dispensaries appear cutting edge professional on the inside. Research examples in Greeley, CO. I would prefer that dispensaries appear updated, clean and almost clinical on the exterior and display a professional quality and tasteful sign. I would prefer not to see lines of people, waiting for their turn to enter the dispensarie. I've found it to be distracting in other cities and towns where there is a line of folks waiting to enter.	Land Use	General Comment
5/17/2021	Appearance of the building and vehicle traffic/parking.	Land Use	General Comment
5/17/2021	No 24 hour stores	Land Use	General Comment
5/22/2021	Hopefully the stores will have a tasteful appearance and come across as just another retail establishment.	Land Use	General Comment
5/25/2021	I think they should be subtle and attractive with substantial parking available and easy access to prevent traffic issues. I've noticed that compared to Oregon, Colorado marijuana stores are very garish and obvious and also seem to cause far more parking and traffic issues because they're located in places without convenient access or sufficient parking.	Land Use	General Comment
6/1/2021	Allow legal cannabis businesses to operate in Grand Junction under the same laws and regulations that apply to other retail stores in the city (zoning, inspections, building permits, business licensing, etc.)	Land Use	General Comment
5/14/2021	put limits on signage	Land Use	Signage
5/17/2021	That they be kept clean and tidy, interior and exterior. Signage is minimal, local vendors are used, parking is adequate, and all transactions are done inside said facilities, not on the street. And all funds go where they are supposed to, instead of lining someone’s pocket for preferential treatment.	Land Use	Signage
5/17/2021	I feel signage and other public advertising should be regulated as much as possible to minimize impact to children and teens.	Land Use	Signage

5/17/2021	The type of social and visual impact it will make on Grand Junction. North avenue CAN NOT become our new Colfax.	Land Use	Signage
5/17/2021	I'm concerned that the exterior of the buildings will advertise in a manner that is influential to children. I do not want to see magic mushrooms and pot leaves all over the building and on the sign out front. I don't want to see mascots dressed as blunts and someone twirling a sign by the road. Keep it classy, keep it honest, keep it away from kids.	Land Use	Signage
5/17/2021	The green +, is ugly and trashy. I would love to keep pot shops out of Mesa County. Parachute looks so trashy with all their shops, if they are coming then the amount to open should be very limited	Land Use	Signage
5/17/2021	It would be my preference to see very few stores & that they are inaccessible to youth, under 18, including not appealing in terms of "youth marketing". It would be ideal if they were not in your face when you drive by with huge drug culture graphics, but rather blend into the community.	Land Use	Signage
5/18/2021	Commercial property values and appearance. Mostly on appearance I specifically am concerned about giant pot leafs or kind of loud signage or advertising around town.	Land Use	Signage
5/19/2021	This survey represents that marijuana is inevitable so I guess my thought would be to minimize as much as possible the visibility and effect of these types of establishments	Land Use	Signage
5/24/2021	Unsightly or intrusive signage; possibility of cultivation in town with attendant odor issues; excessive number of outlets; danger to youth population	Land Use	Signage
5/28/2021	Mandate minimal signage allowances.	Land Use	Signage
5/14/2021	It would be nice to have them scattered around the city, so they are convenient to get to. Also, having someone who is knowledgable about topicals and edibles for medical purposes should be required for each store.	Land Use	Zone Districts/Location
5/14/2021	it's a good idea. put limits on signage. avoid putting them in industrial areas or trying to hide the stores. if you do that, they become seedy areas. instead put them in plain view where they arent going to be traffic problems.	Land Use	Zone Districts/Location
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Land Use	Zone Districts/Location
5/17/2021	Shops being put anywhere near downtown. Would love to keep it as it is.	Land Use	Zone Districts/Location
5/17/2021	Keep stores off our main roads and attractions. We have wonderful natural tourist attractions in Mesa County, don’t need pot store to be what we become known for	Land Use	Zone Districts/Location
5/17/2021	Should not be a place that provides easy access to the homeless population, e.g. downtown Main Street, Ute or Pitkin avenue, Horizon drive, etc.	Land Use	Zone Districts/Location
5/17/2021	Concerns regarding a concentrated number of stores in the downtown area. These are the places we are trying to market for visitors while blending residential aspects.	Land Use	Zone Districts/Location
5/17/2021	Use of marijuana in public places near retail stores.	Land Use	Zone Districts/Location
5/17/2021	Not to have stores in residential areas	Land Use	Zone Districts/Location

5/17/2021	I do not want to see North Ave, especially East go 12th street to Clifton become “dumping ground“. I don’t want to punish business owners by sending them to industrial zones. Possibly medical marijuana users will complain if not accessible either. These businesses are a part of change.	Land Use	Zone Districts/Location
5/17/2021	I would envision these being in separate areas of the city commercial shopping areas such as Redlands, Orchard Mesa, downtown, and near major interstate exits.	Land Use	Zone Districts/Location
5/17/2021	As for land-use, I think that whatever rules apply to liquor stores would probably be appropriate for marijuana dispensaries, as well.	Land Use	Zone Districts/Location
5/18/2021	I think they stores should be centralized to one location that could be supported by related establishments (smoke shops, sandwich shops, etc), rather than spread throughout town.	Land Use	Zone Districts/Location
5/18/2021	I think its great the only thing I have found at other marijuana stores ive been to is they get crowded and none habe adequate parking and also the ines in palisade you have to drive thru neighborhoods and alot of people are speeding and just tons of traffic. It would be nice to have the grand junction stores in easy access locations outside of neighborhoods,with lots of parking!	Land Use	Zone Districts/Location
5/18/2021	keep in in established commercial areas in core part of GJ	Land Use	Zone Districts/Location
5/18/2021	These retail establishments need to be kept out of residential areas; they should be placed in retail areas that need new businesses, such as North Avenue.	Land Use	Zone Districts/Location
5/18/2021	I think the city should look at allowing some alternate zoning criteria in order to keep the stores to the outlying areas and away from schools etc.	Land Use	Zone Districts/Location
5/19/2021	Keep marijuana stores in established large commercial areas. In other words, keep out of residential areas.	Land Use	Zone Districts/Location
5/19/2021	Too many stores on Horizon Drive, will make us look like a pot stop not a tourist center	Land Use	Zone Districts/Location
5/19/2021	Having stores in problem areas such as Witman park, North Ave, or near schools. I think they should be concentrated together in industrial areas away from residential, parks and places easily accessed.	Land Use	Zone Districts/Location
5/19/2021	Keep away from general public. Concentrate these businesses in industrial areas similar to strip joints.	Land Use	Zone Districts/Location
5/19/2021	Dispensaries should be allowed in all areas where all other retail uses are permitted in order to ensure maximum possible tax revenue and safety, provided such locations are not within a prohibitive distance of K-12.	Land Use	Zone Districts/Location
5/23/2021	Not located on entryways or high traffic ways. Modest signage and no highway/freeway billboards.	Land Use	Zone Districts/Location
5/24/2021	Perhaps set them near liquor and cigarette stores?	Land Use	Zone Districts/Location
5/24/2021	I'm hoping they are viewed as any other stores. I'm hoping their locations don't interfere with traffic flow.	Land Use	Zone Districts/Location
5/24/2021	I'm fine with marijuana, I just dont want a pot shop chain on every street corner. One of the reasons we left Denver!	Land Use	Zone Districts/Location
5/27/2021	We shouldn't have any period. But if we do, they need to be very far apart. We dont want to look like Parachute with one every block, every corner, thats all Parachute is known for now.	Land Use	Zone Districts/Location
5/27/2021	I have concerns about store being near single family residences	Land Use	Zone Districts/Location

5/28/2021	I think allowing sales in Grand Junction is fine. My recommendation would be to put them outside of city limits, they don't need to be right off the highway or downtown, sure they should be available but not advertised like a kids playground. I hope the city uses precaution and doesn't allow just anyone to own and operate these stores, in the wrong hands like anything it can be dangerous!	Land Use	Zone Districts/Location
5/28/2021	Please don't allow our beautiful city and retail areas to be highlighted with pot shops. Put them somewhere out of sight but within a reasonable distance for those that want to frequent them.	Land Use	Zone Districts/Location
5/28/2021	That they will become a dominate feature of our retail landscape. A couple in each area spread out would prevent market saturation and provide the highest rate of return. No retail shops on Main Street but one on Rood and one on Colorado could work.	Land Use	Zone Districts/Location
5/30/2021	I'm okay with marijuana sales in Grand Junction but please make shops a destination and unlike gas stations, on every single street corner.	Land Use	Zone Districts/Location
5/17/2021	Limit the number of locations	Licensing	Number of Licenses
5/17/2021	Wish this hadn’t passed but since it did - please keep locations minimal and removed from places folks are generally out in public (parks, riverfront,etc), And not downtown. Just generally not close to anywhere buyers would be inclined to consume their purchases.	Licensing	Number of Licenses
5/17/2021	I hope we keep the number of dispensaries to 5!	Licensing	Number of Licenses
5/17/2021	Few stores, and of small scale.	Licensing	Number of Licenses
5/17/2021	The number of stores should initially be kept to a minimum	Licensing	Number of Licenses
5/17/2021	Just because we CAN have these shops it does not mean we should have MANY of them. Just have a few and tax them appropriately.	Licensing	Number of Licenses
5/18/2021	I also worry about too many stores. I voted to have retail locations in GJ but it's still a small town for access and I'd rather have a couple quality stores than many mediocre ones.	Licensing	Number of Licenses
5/18/2021	Saturation of the city with Marijuana stores would change the flavor and perception of the city.	Licensing	Number of Licenses
5/18/2021	I would hate to see Grand Junction overtaken by marijuana stores like some front range cities. Please be smart with approving locations. Keep our city family friendly.	Licensing	Number of Licenses
5/18/2021	Denver’s biggest screw up was the amount of licensing they gave out. Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Licensing	Number of Licenses
5/18/2021	Too many stores. Stores too close to sensitive areas mentioned in my choices in this survey. Conformance with laws.	Licensing	Number of Licenses
5/18/2021	I hope there are enough stores to create a competition for prices. An ounce should not be over $120 for the highest of THC percentages.	Licensing	Number of Licenses

5/18/2021	I am not for the pot shops but I understand that many are. My only hope is you limit the number of them in our community. North Ave already looks like a mess with our weeds and homeless lets not destroy the rest of Grand Junction. I worry about the people that it is bringing to our community having friends from Parachute they said the crime went up and strange people started coming into town. They moved here and now have to deal with it all over again. I'm trying to be open minded but I'm not happy about all this when I know many businesses who have tried to start a business in our community and couldn't because of all the run around they got from the city and I know these shops will not get that same treatment. I hope there is a limit and I hope crime doesn't increase but I am a little doubtful. Thanks for allowing us to share our concerns.	Licensing	Number of Licenses
5/19/2021	I do not believe there should be a numerical cap on licenses. I think zoning is the way to allow and/or limit licensure rather than an arbitrary number. And allow free-market principles to dictate necessity.	Licensing	Number of Licenses
5/20/2021	I do not want do you see a marijuana shop on every corner but I do want to Have then just more than a couple options to buy medical marijuana right now there is only one option. There should be at least 7 medical shops spread around and 5 rec shops. I am tired of paying extra because there is no competition and there are no choices	Licensing	Number of Licenses
5/20/2021	Having too many stores.	Licensing	Number of Licenses
5/21/2021	I believe that the previous 6 licensed stores should have the opportunity to open first. These people lost sizable investments due to the moratorium	Licensing	Number of Licenses
5/23/2021	A small number off discrete stores.	Licensing	Number of Licenses
5/24/2021	would prefer there to be as few marijuana businesses in the city limits as possible and I hope that the businesses can operate as conspicuously as possible. And please keep them away from residences, schools and high quality businesses	Licensing	Number of Licenses
5/25/2021	Working for the past 6 years in the cannabis industry through the I-70 corridor I've seen a pattern in mass amounts of traffic transferring to the closest stores to the western border. That being said Grand Junction is the closest we can get and because most of that traffic is tourism, we should try to disperse that traffic to all areas possible within restriction with a fair amount of available licenses. (11-15 or15-20)	Licensing	Number of Licenses
5/25/2021	I am disappointed that voters approved this. I think only 1-2 stores should be allowed.	Licensing	Number of Licenses
5/25/2021	1 store per 10,000 people is a good rule of thumb	Licensing	Number of Licenses
5/26/2021	please do not over saturate the market. keep it limited.	Licensing	Number of Licenses
5/26/2021	**Since our community has allowed the genie out of the bottle or the smoke on the water. Please exercise the best possible good judgement and limit the amount stores allowed to sell marijuana. Carefully consider all of the negative impacts it will have on the surrounding neighborhoods.	Licensing	Number of Licenses
5/27/2021	If the small town of Parachute is able to have 5-6(+) marijuana stores why can't Grand Junction have any with a larger population?	Licensing	Number of Licenses
5/27/2021	Do not want an unlimited number of stores, but do not want to allow so few that politics, bribery and monopolies become a concern.	Licensing	Number of Licenses

5/27/2021	2. It seems essential that the number of stores be limited (non free-market), to help promote local success. However, the number of stores should also be numerous enough to support local demand as well as demand of non-local traffic.	Licensing	Number of Licenses
5/29/2021	Tracking of all money taken in by these businesses. With all cash businesses you must account for all money to get accurate taxes. MJ bring out interesting folks so limiting stores to lowest number is best.	Licensing	Number of Licenses
6/2/2021	Small start up/ locals should be able to get a store front before any Big chain dispensaries should	Licensing	Number of Licenses
5/14/2021	you can tax a lot but if you go to high people with shop in rifle or parachute, palisade is already expensive anyway and the shops there are bad. there is a lot of big money that wants to operate in the grand valley and they will throw around their experience as a reason to let them. ignore that. local owners can hire experts and they deserve a shot at this, plus its better for economic development to go local.	Licensing	Selection Criteria
5/17/2021	Don't cluster them together and don't allow too many (more than 7) - allow successful and experienced operators to have licence - it should not be a 'learning experience' for any operator.	Licensing	Selection Criteria
5/17/2021	Careful and thoughtful consideration of applicants. Ability for all citizens to obtain up to date information on who is applying and what criteria is used to determine applicant standards of acceptability.	Licensing	Selection Criteria
5/17/2021	That all dispensaries will eventually be owned and operated by the same small group of people from other areas. Security should be required and strong ID measures to ensure legal age purchasing.	Licensing	Selection Criteria
5/17/2021	They should be limited to existing citizens of GJ for ownership. Too many out of town interests as it is.	Licensing	Selection Criteria
5/17/2021	I would like to see people of the median income be able to operate a successful retail marijuana business. We should create a culture other than the rich just keep getting richer here in the valley. Also I would like to see the businesses be allowed to be a welcome part of the community. For example; sponsor sports teams just as liquor distributors are. Work to destigmitize the responsible use of marijuana and marijuana products.	Licensing	Selection Criteria
5/18/2021	Give priority to store's that were here prior to gj vote to shut down operations	Licensing	Selection Criteria
5/19/2021	Super important to select among the applicants to ensure that marijuana stores are only positive for the City of GJT	Licensing	Selection Criteria
5/23/2021	Make it a competitive, affordable market. Ensure all residents of the valley have access not only to medical but recreational cannabis.	Licensing	Selection Criteria
5/23/2021	This opportunity should be offered to local business operators first prior to offering opportunities to business operators outside of Mesa County.	Licensing	Selection Criteria
5/25/2021	Very concerned about corporate marijuana businesses in our area. We have lots of local interest and they should have preference.	Licensing	Selection Criteria
5/25/2021	Conisder 33% local (GJ rez) operators / 67% western slope experienced operators for best practices / successful operations	Licensing	Selection Criteria

5/25/2021	The use of a lottery is very concerning to me. This is an emerging market that will have a very close eye on its development from the community members and government. The lottery system is basically just throwing seed in the air and seeing which ones succeed, with the merit-based application process is far superior in helping to ensure that new programs are successful by placing the most qualified, most likely to succeed groups in a place to do so. Local ownership should be at least 50-75% of the business equity with residency in Mesa County of at least 5 years. This will help to minimize the influence of outside big business. The parameters outlined above are very good. I would recommend that there be some sort of priority given to teams that are locally based. There are going to be a lot of "big box" cannabis stores that will be paying close attention to this process and have huge amounts of capital to throw around. This is an opportunity to make a niche local market that maintains the unique flavor of the area rather than having another Livewell roll in without a soul or local interest. These entities will bring front-range staff with them because they are already established so the local job creation impacts will be less than it could be. The speaker representing the front range dispensaries doesn't want a license cap because his group has a ton of money to throw around they will submit numerous applications with the intention of increasing their chances of getting a license. This is how big cannabis businesses dominate new markets. Vicente Seldberg - Renee Grossman referenced them - is one of the leading cannabis legal teams in the US, the big guys are watching and trying to sway things to favor them.	Licensing	Selection Criteria
5/25/2021	prioritize local teams (at least mesa county residents) to reduce Denver-based corporations from taking over	Licensing	Selection Criteria
5/26/2021	None. It’s about damn time ! Prefer local owners over larger corps.	Licensing	Selection Criteria
5/27/2021	Don't want out of city limits habitant allowed to own a business.	Licensing	Selection Criteria
5/27/2021	That the buddy backdoor system will result in licenses going to only those with large liquid assets available. This business should be available to new entrepreneurs with a vision for new models in business.	Licensing	Selection Criteria
5/27/2021	Grand Junction has a tendency to allow markets to be overrun by the wealthiest in the community. This is an opportunity for the city to allow business access to other citizens.	Licensing	Selection Criteria
5/27/2021	3. Operators should be able and willing to offer free education on proper use, storage, safety measures and product information. Education is a critical avenue to help cannabis products end up with responsible users with best use practices. Thanks!	Licensing	Selection Criteria
5/28/2021	My concern is that the average person wanting to open a shop will not be able to compete with already established BIG MONEY players in the game.	Licensing	Selection Criteria
5/28/2021	None of these decisions should be based off “equity.”	Licensing	Selection Criteria
5/30/2021	Please give caregivers the ability to be taxed and regulated by the city by prioritizing licenses to these individuals. There are some very large caregivers who operate in city limits who the city is not getting taxes from because legally they are not allowed to operate in a regulated manner... Let's create jobs and get more taxes for the city.	Licensing	Selection Criteria
6/1/2021	I feel we should consider all applicants fairly while also recognizing experience in the industry and business educated individuals.	Licensing	Selection Criteria

6/1/2021	Consider social equity in the licensing structure - Use the state Marijuana Enforcement Division rules to guide the creation of city rules - Encourage licensed cannabis retailers to engage with the community where they are located - Consider allowing walk-up and drive-thru pickup services at cannabis retail stores. I do not believe this would require an additional license from the state licensing authority and could be allowed under the same zoning and building requirements regulating these additions for other retail stores. -	Licensing	Selection Criteria
6/2/2021	Honestly I would just like there to be accessibility to anyone who wants or needs it, and responsible owners, with tax proceeds that go back to the community. There's no reason to not have dispensaries, considering they are cleaner and nicer than most of the "smoke shops" or "head shops" in grand junction.	Licensing	Selection Criteria
6/2/2021	I am concerned that big business will come in and monopolize and privatize the industry.	Licensing	Selection Criteria
6/2/2021	The process for awarding licenses for retail marijuana stores in Grand Junction should be merits-based. The evaluation by the local licensing authority should prioritize applicants with (i) an extensive past experience in successfully operating a marijuana store; (ii) an ownership suite who have years of experience in conducting marijuana business; (iii) a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and (iv) a level of community involvement that includes making donations to charities that aim to help people through marijuana-related medical treatment.	Licensing	Selection Criteria
6/2/2021	The process for awarding licenses for retail marijuana stores in Grand Junction should be a merits-based. The evaluation by the local licensing authority should prioritize applicants with (i) an extensive past experience in successfully operating a marijuana store; (ii) an ownership suite who have years of experience in conducting marijuana business; (iii) a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and (iv) a level of community involvement that includes making donations to charities that aim to help people through marijuana-related medical treatment.	Licensing	Selection Criteria
6/2/2021	Awarding licenses for marijuana stores in Grand Junction should be merits-based. The evaluation by the local licensing authority should prioritize applicants with a past experience in successfully operating a marijuana store; an ownership suite who have years of experience in conducting marijuana business; a history of compliance with Colorado MED Rules and all applicable local laws and regulations; and a level of community involvement that includes making donations to charities.	Licensing	Selection Criteria
5/15/2021	Let free enterprise work and regulate itself out, as it's always done	Licensing	Selection Method
5/17/2021	My fear is that (once again) the government is going to attempt to mandate morality. Like other types of businesses, if the owner thinks they can make a go of it and can create competition, they should be allowed to open their business. I am not a purchaser or user of marijuana, but it is legal and I feel that those that want it should be able to get it. Plus, the taxes will benefit our community.	Licensing	Selection Method
5/17/2021	My concern is that limiting the licenses to 6 doesn't give a fair opportunity to everyone. Also fees for licensing make it difficult for "new business " owners to even try when they're so high. Anyone that applies for a license and does not obtain one should be reimbursed, similar to the hunting licensing.	Licensing	Selection Method

5/17/2021	Not putting a stigma on marijuana users. I think wherever you allow a liquor store a retail marijuana store should have same rights.	Licensing	Selection Method
5/17/2021	Marijuana stores currently operate under very strict guidelines. I'm not aware of any issues with current stores in other parts of the state so more restrictive guidelines do not need to be put in place. That's why it is important to have prior experience in managing this type of store and not play the "good ole boys (and girls) club" GJ politicians tend to lean towards.	Licensing	Selection Method
5/17/2021	That after the moratorium returned no results or findings whatsoever, by default we should have to allow all stores that apply at this point. The free market can decide which stores last by how they take care of the residents and their neighborhoods.	Licensing	Selection Method
5/17/2021	I am concerned that there will be too many limitations set that will make barriers to entry high. The more free market principles are applied, the more value will be given to customers. There are already onerous restrictions in place that make the purchase of marijuana products by minors impossible, especially as compared to alcohol. There is no evidence to suggest that more retail outlets equate to greater crime rates; in fact, there is evidence to support the idea that greater access to marijuana results in a decrease in the use of more dangerous drugs, such as opiates. Allow marijuana retail stores to establish anywhere, without restriction.	Licensing	Selection Method
5/17/2021	Don't get wrapped around the axle and treat them like liquor stores or anywhere that sells cigarettes.	Licensing	Selection Method
5/17/2021	No concerns. Let free market place determine how many stores can operate within our population base.	Licensing	Selection Method
5/17/2021	I would expect regulations similar to liquor stores. The tax revenue will be great, but I don't want to see the town overrun with dispensaries.	Licensing	Selection Method
5/19/2021	We must allow local business owners that have capital to target multiple verticals in cultivation, manufacturing, and retail to keep profits in the GV not ship them to Denver	Licensing	Selection Method
5/19/2021	GJ should require that applicants have possession of a conforming property when submitting submitting an application. Applicants should demonstrate financial ability in excess of at least $1M per dispensary location. Because there are no established starting points to measure distances between potential new dispensaries, if two or more applicants end up within a potentially prohibited distance of each other, a merit based point system should be used to determine who gets to operate. Merit based point system shall be made available prior to making applications available.	Licensing	Selection Method
5/19/2021	The only concern (which would likely be temporary) is that we may see quick absorption of vacant commercial buildings/suites, which could push rent prices up for other businesses. I think the free market approach will eventually dictate the number of marijuana stores that can remain in business, based on profitability and market saturation. That approach may negatively affect other businesses in the short term though until that saturation point is hit. On the flip side, if we limit the number of stores, I don't think there is a clear and equitable strategy as it relates to picking the retailers. Even a random lottery system has flaws.	Licensing	Selection Method

5/25/2021	One of the other issues is license flipping, there really should be a one to two-year period these licenses should not be transferable. There are many groups that will go into a new market, win a license and immediately sell the rights at which point you may not even have the same team you approved the license for on staff.	Licensing	Selection Method
5/25/2021	It is a very positive development in GJ. The unregulated usage of black market marijuana products in GJ creates more issues than regulated presence of multiple stores will. Since GJ is not an early adopter, fear of negative consequences is natural but should soon be put to bed as has happened in many municipalities around the state. In my opinion you don't need both medical and retail stores. There are only a few medical products (higher potencies) not allowed to be sold in retail stores and medical stores create access for the 18-20 year old population. In areas where only retail stores exist, stores carry medical products (higher dosage CBD and CBN) as well as purely recreational products. Due to the investment required to open a mmj store, setting an initial limit to ensure a viable ROI for the store owners would be advised. Future expansion of the number of stores is always an option. Creating a 'wait 'list' of applicants who didn't get a store license in the first round would be a fair process. A merit based application process allows for the City to set some quality standards for applicants. By allowing a limited number of stores at the outset, the City will minimize impact, allow the community to get used to the stores, and gives the City the opportunity to expand in the future.	Licensing	Selection Method
5/25/2021	I think that free market principles will allow there to be a rush and then market will dictate number of stores that survive.	Licensing	Selection Method
5/25/2021	Learn from other municipalities and don't try to re-invent the wheel: 1 store per 10,000 people is a good rule of thumb; Merit based selection resulted in more successful businesses; prioritize local teams (at least mesa county residents) to reduce Denver-based corporations from taking over; Don't extend this process any more than needed. The longer we wait in this pre-application process, the more money will be wasted by teams that don't win a license.	Licensing	Selection Method
5/27/2021	None really. I figure we treat them similar to liquor stores. I personally don't feel there should be any real restrictions. Let the market decided how many it wants to support and where.	Licensing	Selection Method
5/27/2021	Treat it like liquor stores. Same laws and rules should apply.	Licensing	Selection Method
5/27/2021	Let qualified operators open first, then open it to those with no experience. Let good standards be set, then others can get licensing.	Licensing	Selection Method
5/27/2021	1. I would recommend a merit based system for selection of operators in the hopes that it would result in the best, most capable candidates be awarded licenses.	Licensing	Selection Method
5/28/2021	Regulations should be similar to the regulations liquor stores follow.	Licensing	Selection Method
5/29/2021	I don’t use marijuana, but, now that it is legal, I see no reason marijuana shops should be treated any differently from liquor stores.	Licensing	Selection Method

6/1/2021	I am Worried about big cannabis companies over powering local entrepreneurs. People who have worked with building Mesa county and businesses in grand junction should have the opportunity to open stores. Business owners who have a history of community involvement should be given priority in a merit based system. It should be a merit based and not lottery or hybrid. Why would the city evaluate businesses and not award the highest applications with businesses? I don't think the city should award businesses to teams that they don't judge to be the best opportunity even if the met the bare minimum requirements. They should choose the best local opportunities. This includes having a location selected that appear to be the highest earning potential with adequate or excess parking. Merit after location should local team with history of businesses in Grand junction, Mesa county residence, and cannabis industry experience. Store take a lot of work to set up and manage properly awarding applications without this all in place will create an unprofessional appearance which will reflect on the city and city councils choices. Thanks for your time reviewing this considering my comments.	Licensing	Selection Method
6/2/2021	Open to anyone who wants to start a business. Let capitalism prevail.	Licensing	Selection Method
6/2/2021	I feel locals should have the first opportunity to open within city limits.	Licensing	Selection Method
6/2/2021	If Grand Junction wants to make itself out to be "business friendly," then that needs to apply to the cannabis industry as well. As few limitations and government based red tape as possible needs to be the standard. One cannot be a free market person while at the same time pushing for limits on a market. Let businesses succeed or fail on their own merits, and keep the government out of the way. It is not the government's job to protect anyone.	Licensing	Selection Method
5/15/2021	This shouldn't have passed, now that it did, public safety and helping those with addiction should be the priority, not the greed of taxes	Public Health/Safety	Education/Outreach
5/24/2021	keeping pot away from minors	Public Health/Safety	Education/Outreach
5/26/2021	4) I'm concerned about underage use and it's effects on our youth in Grand Junction and the surrounding towns. Mesa County has the highest suicide rate in the state of Colorado and the city is now going to allow the sale of a drug that acts on the central nervous system as a depressant (slowing brain function). How will this effect the teen suicide rate in the valley? What plan does the city have in place to combat underage use? How will the city help the schools to keep kids on track and learning if they show up to school high?	Public Health/Safety	Education/Outreach
5/27/2021	Protect residential areas from these business. Protect minors from gaining access to these products by enforcement of extreme consequences for business that sale products to minors. (1st time you lose your business, period) Create an education program for minors.	Public Health/Safety	Education/Outreach
5/27/2021	We need to save money to educate the children on safe Marijuana	Public Health/Safety	Education/Outreach
5/27/2021	Biggest concern is for our youth and the impact on availability for them	Public Health/Safety	Education/Outreach
5/29/2021	My concerns regarding legal sale of marijuana in Mesa county, is that the public will be under educated and misguided about the bennifits this industry has to offer to it's people and the community. My concerns are, people will misinform the public and the younger generations that only druggies and losers use marijuana, instead of supporting local businesses and education on the many bennifits this industry has to offer this community. I'd like more education on consumption and keeping it out of the hands of pubescent minors.	Public Health/Safety	Education/Outreach

6/1/2021	Protect youth from black market sales and use with evidence-based policies (e.g. education and public health campaigns; after-school programming for youth k-12; fostering healthy parent-child relationships)	Public Health/Safety	Education/Outreach
5/14/2021	Crime crime crime. This has already been proven to be a problem in areas where it has become local. This is ultimately going to make the homeless situation worse, vagrancy is going to follow where these business happen. By having them in the city there is going to be more stress on the police and sheriff offices so tax money should be allocated to increase hiring for them. This is going to be an unmitigated disaster.	Public Health/Safety	Enforcement
5/14/2021	I voted against it, but it's here. The best I can hope for is that the city approaches this regulatory task seriously. Please don't treat dope shops like an "amenity." They're not. They're not a tourist attraction. They sell addictive substances that can easily harm people. This community already has terribly high rates of substance abuse and addiction, and the last thing we need is to encourage more, or make living here even more difficult for those with substance abuse issues. Set the bar high for dope dealers, enforce regulations to the letter, and make sure that enforcement and addiction treatment are funded adequately with pot tax revenue before spending what's left on parks and rec.	Public Health/Safety	Enforcement
5/17/2021	The visibility/access to minors, the smell, the possible increased abundance of DUI drivers. The increase in abundance of marijuana and the correlation of the increase chance that my kids waste their 20's like I did.	Public Health/Safety	Enforcement
5/17/2021	Access to marijuana by under age users. Increase in Driving under the influence. Increase in visitors solely for marijuana use. Second hand smoke.	Public Health/Safety	Enforcement
5/17/2021	Safety and security for everyone. Do not define our town by the product. Not everyone is a huge fan of this but does believe in libertarian principles. Sufficient cops to keep this as safe as possible, Keep outside interests at Bay and keep it local. Don't let it add to the crime Numbers.	Public Health/Safety	Enforcement
5/17/2021	DUI, public consumption, increased crime, Odor, more grow locations with increased Odor, increase of other drugs, more and younger people strung out/ stoned all the time, reduction of available work force who are not using pot all the time, degradation of society.	Public Health/Safety	Enforcement
5/17/2021	I am allergic to marijuana and this causes medical concerns for me. I am also concerned with Grand Junction becoming like Denver, where everywhere reeks of marijuana. With as busy as the police are I can see open use of marijuana being an issue that the police would not be able to handle.	Public Health/Safety	Enforcement
5/17/2021	People driving while high, more crimes committed so these stoners can get money to by their dope	Public Health/Safety	Enforcement
5/17/2021	Not considerate to those with allergies, asthma, or other health issues exacerbated by smoke. Teenage drug addiction Increased DUIs and unsafe roads	Public Health/Safety	Enforcement
5/17/2021	Broken Window Theory-if we condone this gateway drug and don't provide consequences for use of narcotics, we open the doors for greater crimes.	Public Health/Safety	Enforcement
5/17/2021	The past history of enforcement of Rules, Regulations, and Code Enforcement has been near the lower end of the effective and priority scale.	Public Health/Safety	Enforcement
5/17/2021	Strict enforcement of rules, just like for liquor stores, should be enforced.	Public Health/Safety	Enforcement

5/18/2021	I would like to see smoking of any kind banned in public, except in designated smoking areas. This would make it easier for the police to manage.	Public Health/Safety	Enforcement
5/20/2021	The increase in homeless population, and the increase in crime.	Public Health/Safety	Enforcement
5/20/2021	Turn into a XXXXX like Denver is now . Availability to teens is a SEVERE PROBLEM. WITH 21 year olds buying it for teens. Tourism of junkies. I'm in the travel business for 32 years. Many families don't come to COLORADO BECAUSE OF MARIJUANA. Don't want their kids around it.	Public Health/Safety	Enforcement
5/22/2021	We voted it down twice, there's no way it was voted in properly this time. Strick police enforcement of smoking in cars and around children and in non-smoking areas.	Public Health/Safety	Enforcement
5/26/2021	3) Increased crime rates - as it stands now our law enforcement agencies spend millions of dollars on drug related crime prevention and enforcement and by allowing the sale of marijuana inside city limits we will only use more of the city's resources. This will cost our community more than it's worth for a little extra tax revenue.	Public Health/Safety	Enforcement
5/27/2021	So many concerns, I feel this is a mistake and crime will go up, not enough oversight and accountability!!	Public Health/Safety	Enforcement
6/1/2021	The inability of the city to provide adequate public enforcement of regulations. You currently can go to events and local establishment and there is no regulation of marijuana smokers.	Public Health/Safety	Enforcement
5/17/2021	Safety of salespersons and consumers.	Public Health/Safety	General Comment
5/17/2021	Have NO doubt that our underage population and marijuana use will increase dramatically. I have lived it and seen it happen. We opened the pandora's box and will live with the consequences.	Public Health/Safety	General Comment
5/17/2021	Homeless coming to grand junction for pot and mental health concerns and addiction	Public Health/Safety	General Comment
5/17/2021	Really, really bad idea. High schoolers and children are going to get it. Better plan on funding more substance abuse treatment centers and mental health (schizophrenic treatment centers.	Public Health/Safety	General Comment
5/17/2021	Crime, exposure to children	Public Health/Safety	General Comment
5/17/2021	Monitored for safety for drivers and pedestrians, no tolerance for violence, really anything that can disrupt the confidence citizens have to live without additional negative issues in GJ and surrounding area. This is in relationship to marijuana users and sellers.	Public Health/Safety	General Comment
5/17/2021	Vagrants hanging around outside.	Public Health/Safety	General Comment
5/17/2021	Concerned about young people using it. Would like to keep it away from young people.	Public Health/Safety	General Comment
5/17/2021	I am highly concerned that marijuana stores are going to congregate people who are users to areas that will increase crime. Low income areas of the city already struggle and this will only make it worse. The city of Grand Junction will be a giant dumpster before long.	Public Health/Safety	General Comment
5/17/2021	I have concerns with keeping out of the hands of children, increase of crimes, traffic issues/impaired drivers, and overall public safety.	Public Health/Safety	General Comment
5/17/2021	Marijuana is and always has been a gateway drug. Drug use among many, but especially the younger population, and crime are the two highest concerns. Communities with approved dispensaries have shown to become less productive and see spikes in crime.	Public Health/Safety	General Comment
5/17/2021	This is not a great thing for our City. It brings in criminals and degraded the great place we live in. Keep these away from our kids and youth.	Public Health/Safety	General Comment

5/17/2021	The smell, my autistic child can't stand it! Crime- or the type of non-residents it attracts- I won't stop in Parachute anymore, it smells and I have seen people do disgusting things like pee in front of one of their pot shops, yuck,and begging in the Wendy's drive thru. The shops should be required to hold so.e standards.	Public Health/Safety	General Comment
5/17/2021	Although tax income would be helpful in advancing certain GJ aspects, it does tend to bring in scrupulously characters and increase the local crime rate.	Public Health/Safety	General Comment
5/18/2021	CONCERN: History shows crime will increase with easy access and widespread usage. Those driving under the influence will become an additional traffic safety hazard. Does Grand Junction seriously want to become a hub for "recreational pot?"	Public Health/Safety	General Comment
5/18/2021	As a physician, I think marijuana use in a general is a public health threat, and there is scientific literature to support this. I was so disappointed to see this pass in Grand Junction. I wish there was a way to undo this, but since that isn't possible for the time being, I hope that it's presence can be minimized to as great an extent as possible.	Public Health/Safety	General Comment
5/18/2021	We're concerned about raising our children in a community/culture that teaches them that marijuana use is acceptable. We value giving the next generation healthy tools to deal with personal problems, not teaching them it's ok to numb unhealed pain via substances, and calling it "recreation". We invite you to rethink the consequences of what it looks like to normalize this for the upcoming generation.	Public Health/Safety	General Comment
5/18/2021	Appropriate testing for what is being sold.	Public Health/Safety	General Comment
5/18/2021	I feel that children should not be exposed to marijuana publicly.	Public Health/Safety	General Comment
5/18/2021	Older ppl buying for those younger than 21, Safety of the surrounding community	Public Health/Safety	General Comment
5/18/2021	The increase in substance abuse asking with violence, theft, and other crimes.	Public Health/Safety	General Comment
5/19/2021	I am concerned that this gateway drug will increase drug use!	Public Health/Safety	General Comment
5/19/2021	Marijuana is a gateway drug and Grand Junction will see more abuse of it and other drugs. Should remain illegal.	Public Health/Safety	General Comment
5/19/2021	I don't think we need more mind altering drugs in our community. There are enough problems for our local police as it is. I don't think anything good will come out of selling marijuana in our lovely city. I did not vote for it, as you might have guessed. We need a recreation center instead of more vises!	Public Health/Safety	General Comment
5/20/2021	Affect on our traffic, crime and identity of GJ as a community. Many visitors are here for outdoor recreation and will be using marijuana and driving or interacting in these locations.	Public Health/Safety	General Comment
5/23/2021	More violence	Public Health/Safety	General Comment
5/24/2021	Avoiding a conflict of interest between accomodating our homeless/transient population, drug/addiction issues, and serving the public	Public Health/Safety	General Comment
5/25/2021	I feel the council members should consider more than the economic aspect of these sales; that safety of our community should play as important a role. I am also concerned about the impact on our kids. I do not think edibles should allowed to be sold at these stores.	Public Health/Safety	General Comment

5/25/2021	I have seen the downfall of the abuse, the quality of tourists, increased crime, attracting outside states coming in for profit only intents, and the fear of the increased uses. Normalization of this with well documented significant health impact will disrupt this community. If everyone is comfortable with having their physicians, their bus driver, their teachers, their surgeons, their pilots, all high on THC I am beyond words. Yes alcohol could potential he have the same concerns however it's easier to regulate this and people can seem to be stoned all day which is hard to detect. People can't just drink past a certain point they tend to just pass out. The impairment from THC is much harder to visualize and or measure. The use of potent edibles and other forms is much harder to pick up on. additionally like alcohol we know there can be significant impacts and damage however rather than reversing decisions there we are using that argument to add yet another form of addiction and substance of abuse with no real documented health benefits or community benefits outside profits from sales. Where should the priority be?	Public Health/Safety	General Comment
5/27/2021	Sales, Crime rate, Increase in minors use, rising mental health issues.	Public Health/Safety	General Comment
5/30/2021	I also hope that law enforcement has a lot to say on what is decided. The burden of policing this falls on them. Thanks for allowing feedback from the community.	Public Health/Safety	General Comment
5/30/2021	Yes marijuana has been legalized in Colorado for some time, but it has not provided the economic windfall that it promised as there are many underlying social and economic downsides. There have been significant tax revenues raised in the state, however there are also significant secondary expenses that negate much of this benefit. There are multiple reasons why allowing dispensaries is not good for Grand Junction. One major reason is that this would put Grand Junction as the city furthest to the west in the state of Colorado along a major interstate. With that, there would be an increased influx of intestate travel to Grand Junction to purchase marijuana where it is not legal in neighboring states (Utah). While that sounds like it might be a benefit for the local economy, hotels, restaurants, etc, we must reflect if it is a good idea to attract individuals whose motivation to travel here is to purchase a drug that is not legal in their state and which remains illegal on the Federal level. If we as a community want to attract out of state dollars it should be from promoting what makes our area great and not trying to capitalize on drug sales. From first hand knowledge I have seen that in every community that has legalized dispensaries which tax the sale of marijuana there has been a significant increase in the black market sale of marijuana. The presence of legal dispensaries and growers provide excellent cover for black market unregulated marijuana (criminal enterprises). Generally individuals who utilize marijuana tend to live a more sedentary, unmotivated and less healthy lifestyle than non-drug users. Several studies have shown that use of marijuana by children and young adults can have negative impacts on their development. This link to the following .pdf highlights many of the negative impacts marijuana can have on youth and young adults https://www.dea.gov/sites/default/files/2018-07/DEA-Marijuana-Prevention-2017-ONLINE.PDF This is not a good move and will only serve to create another reason for people to come to our community for the wrong reasons. If this is allowed maximum regulation must be imposed and stored must be widely dispersed.	Public Health/Safety	General Comment

6/1/2021	Marijuana is an addictive drug and having it so available and visible will hurt our future generations, hurt families, and hurt our communities.	Public Health/Safety	General Comment
6/1/2021	As a society, alcoholism is rampant and one we can't seem to control, promoting the sale of a drug known to depress an individual's ability to function, increased exposure and access to young children, social issues and increased pressure on law enforcement systems is insane.	Public Health/Safety	General Comment
6/2/2021	Impact on the community and YOUTH. Drug use is on the rise and these types of establishments increase youth drug abuse.	Public Health/Safety	General Comment
6/2/2021	They are a terrible influence on the community, they bring more law enforcement problems, more accidents more driving while impaired and put the whole community at risk. But hope you're happy, you just keep putting the same issues on the ballot over and over again until you get your way. Way to represent the people.	Public Health/Safety	General Comment
6/2/2021	Increase in crime. Increased use amongst youth.	Public Health/Safety	General Comment
6/2/2021	Not good. It will degrade our City. Concerned about it getting into children's hands. Yes it's the parent responsibility then we need to be able to fine the parents.	Public Health/Safety	General Comment
5/18/2021	controlling the smell, underage sales, Regarding question 4, the survey will not allow "other" to be used. It rejects it as not an acceptable format when you press Done.	Public Health/Safety	Odor Concerns
5/18/2021	I am saddened that we are going to have these stores here. It has been lovely to not be a town that reaks of pot smoke and I am concerned about the message it sends to people under 24 and their brain development. But it is done, so I hope it is done as well as can be hoped for. Thanks.	Public Health/Safety	Odor Concerns
5/19/2021	Do not want to have to smell any of it while out in public.	Public Health/Safety	Odor Concerns
5/20/2021	Sales to minors and young adults; effect of smell of Mj on people who do not use it, standards should be similar to tobacco	Public Health/Safety	Odor Concerns
5/24/2021	I am concerned about the kind of people who consume marijuana. In my experience those who use marijuana are not very responsible citizens and they do not care for themselves or those around them. Is having marijuana businesses in the city limits going to attract more of this crowd? I am also concerned about the smell of marijuana. To me it smells like skunk spray. I'm not looking forward to more of that smell than is already present!	Public Health/Safety	Odor Concerns
5/26/2021	2) Air pollution - marijuana reeks when it is burned & I don't want to smell it coming through my swamp cooler because someone is walking through my neighborhood or next to my business and lights up	Public Health/Safety	Odor Concerns
5/27/2021	The grow houses in Denver smell horrible. I hope GJ Donets start smelling like that	Public Health/Safety	Odor Concerns
5/28/2021	The smell is a concern.	Public Health/Safety	Odor Concerns
5/21/2021	I am quite concerned about the unintended consequences of retail sales including; increased need for Law enforcement, open use and degraded air quality of outdoor public use (It would be a shame if Downtown and Horizon Drive smelled like weed), increase ease of access to substance abuse to our young people, etc.	Public Health/Safety	
5/17/2021	Beyond distance limits from schools, there should not be much more regulation other than imposing a significant tax.	Taxation	Amount of Tax
5/17/2021	Tax the same as Palisade.	Taxation	Amount of Tax

5/17/2021	Given that GJ is a population center, we can tax higher than other surrounding communities. Residents will pay a premium for proximity and convenience. Gas to Palisade is expensive.	Taxation	Amount of Tax
5/17/2021	Sales tax allocation seems to be tricky with all cannabis tax revenue, in terms of the way it can be allocated. Additionally, if the taxes are too high, Grand Junction simply is not going to see a huge return in tax revenue because people will continue to travel as far as Parachute for their more well-established stores, which also have a lower tax rate. De Beque already sees a ton of traffic from people who were not jazzed about the excise tax in Palisade, coupled with the outrageously long lines and waits at those stores.	Taxation	Amount of Tax
5/17/2021	Needs to match what other towns are doing or GJ people will continue to go elsewhere	Taxation	Amount of Tax
5/17/2021	Also I would hope that the prices would be competitive so that people are more willing to shop local.	Taxation	Amount of Tax
5/18/2021	The tax rate should be set at the maximum to provide future benefits to all residents.	Taxation	Amount of Tax
5/18/2021	Just please don't raise the sales tax too much just because it's within the city.	Taxation	Amount of Tax
5/19/2021	There shouldn’t be any extra tax on it, my biggest concern is the misuse of funds taxed on purchases by people in positions of power. If the citizens voted a certain way it should be upheld to that without any exceptions.	Taxation	Amount of Tax
5/23/2021	Ensure maximum tax revenues for the city and state.	Taxation	Amount of Tax
5/27/2021	Im concerned the price of cannabis will be effected and inflated as not allow those who depend on it medically for anxiety or pain not able to afford it.	Taxation	Amount of Tax
5/27/2021	Lodging tax is 9% and I think additional sales tax on marijuana should be higher at least 10%	Taxation	Amount of Tax
6/2/2021	The high tax rate that can be increased anytime without another vote.	Taxation	Amount of Tax
6/2/2021	Allow more business with lower taxes. There will still be large quantities of sales that will boost taxes just from the base taxes alone any included ones will just be icing on top.	Taxation	Amount of Tax
5/23/2021	Owners should contribute to fund (above tax rate) to support law enforcement, mitigate negative effects around store location.	Taxation	Education/Outreach
5/28/2021	I don’t think they are needed and won’t bring the tax revenue promised. The police will have to deal with more crime associated with them. Require them to donate to narcotics anonymous and other drug treatment facilities. As a local business owner who employees many people it is going to have an adverse affect on hiring in GJ.	Taxation	Education/Outreach
5/17/2021	This leaves $ in GJ. This takes $ from Palisade and DeBeque, they might cause a stink...	Taxation	General Comment
5/17/2021	Make sure tax statues are standard for the entire fiscal/calendar year, taxing changes leave small business owners blind-sided and unable to operate. I saw it happen often with Denver small-business start-ups in 2008.	Taxation	General Comment
5/18/2021	Cash payments for taxation: you will want to have extra security on hand for when tax payments are due.	Taxation	General Comment
5/25/2021	I don't think having a slightly higher tax rate compared to De Beque is going to make a difference to consumers. They are going to purchase where is convenient. They are not going to drive an additional 30 - 50 miles to save $5.00 in taxes.	Taxation	General Comment
6/2/2021	Banking issues and use of card vs cash to insure roper accounting	Taxation	General Comment
5/17/2021	The taxes should go to repair schools.	Taxation	Use of Tax Revenue
5/17/2021	The tax revenue should be used for Mesa County schools.	Taxation	Use of Tax Revenue

5/17/2021	All taxes collected should go to D51 schools. We need to invest in our schools and children. I wouldn't mind it going to a new rec center. Since people don't want to pay more taxes for one.	Taxation	Use of Tax Revenue
5/17/2021	I hope the city assists D51 in passing bonds and applying for BEST grants. If the city wants to sell pot, they better support the community in helping get those tax dollars to build schools. Here we are roughly 10years after legalizing pot and in D51 we have 1 new school from a BEST grant. Where's the money going to go?	Taxation	Use of Tax Revenue
5/17/2021	Looking forward to tax revenue being used towards public education, park development&upkeep, transportation, and general care and growth of our city.	Taxation	Use of Tax Revenue
5/17/2021	Increased crime for GJ and the ballot made it so only 1 extra Marijuana officer would be added to GJPD with majority of profit be used for parks and rec. More $ should be prioritized to the law enforcement needed for managing pot consumption, driving under influence, and other pot related crime.	Taxation	Use of Tax Revenue
5/17/2021	Helps the community/schools	Taxation	Use of Tax Revenue
5/18/2021	We have had medical marijuana stores within Grand Junction before and it should be a welcoming transition to return the medical plus the recreational into our community. The convenience of having them local will be awesome but being able to utilize the taxes to better our schools, parks and other venues that we all use at one point or another would be amazing. We see the marijuana sales bringing in huge benefits for those smaller communities and I believe it is time for Grand Junction to have a part of that too. Lord knows we need it.	Taxation	Use of Tax Revenue
5/25/2021	It's more about the tax revenue than anything and that it mostly going to GJ parks and rec! Not a fan of the plan. I understand some of the money going to them but the city has alot of other needs as well. Say for instance school buildings, competitive salaries for educators, roads and on and on. The rec center is going to turn into nothing more than a middle class day care like the Fruita's and Delta's. I appreciate you taking county residents thoughts into consideration since we spend a fair amount within the city.	Taxation	Use of Tax Revenue
5/26/2021	Grey market / access to state banks that allow financial transactions so the city is not laundering drug revenues which are illegal federally. Tax revenue to police and rehab for increased activity	Taxation	Use of Tax Revenue
5/26/2021	Instead of spending this new found magic tax revenue on city projects think about leaving all of the collected taxes in those neighborhoods to help mitigate the negative impacts of marijuana use. Allow those most effected to use the money to fix the problems that will arise by such a short sited financial boom. Below are some of my concerns around the legal sale of marijuana inside the Grand Junction city limits. 1) I don't want it sold or used next to my business or home.	Taxation	Use of Tax Revenue
5/27/2021	How the city will spend all of the funds that will be available to them and how transparent they will be with the accounting of the funds.	Taxation	Use of Tax Revenue
5/27/2021	A portion of the revenue from sales should go to police, rescue squads, and Mind Springs	Taxation	Use of Tax Revenue

6/1/2021	How will taxes and revenue be used to pay for treatment of cannabis use disorder and increased utilization of mental health and medical services that correspond with increased cannabis consumption so that businesses and insurance providers are not saddled with the increase in costs? How will revenue be used for youth/young adult education regarding risks/benefits? What limitations will be placed regarding the advertising of cannabis, particularly high content THC products that have higher risks.	Taxation	Use of Tax Revenue
6/2/2021	City wasting the tax revenue. They need to be better about where our tax money is spent.	Taxation	Use of Tax Revenue
6/2/2021	I honestly think Grand Junction should add a $5-10 fee, similar to Palisade, but to be used to help address the homeless situation here. Expand the shelter and transitional housing, job training, child care, etc.	Taxation	Use of Tax Revenue
5/25/2021	With regards to cultivation operations, I think that these operations should be permitted and approved in very close proximity to the retail stores, early purchasing relationships become easier to maintain and will help keep the industry developing as much as possible. If retail stores are forced to buy products from the front range, it will be harder for local cultivations to establish relationships with the retail stores. Cultivations are also at a disadvantage because there are typically long periods of time before they have a salable product, there is a facility construction time and then another 4-6 months before they have a product they can sell. For entities that do not already have some sort of greenhouse or warehouse cultivation, this business model is very expensive and has a huge amount of upfront risk. It is a horse before the cart situation. Purchasing locally could be incentived in some way either via reduced tax rate on the wholesale sales, or some other tax incentives on returns. With regards to cultivations, typically in city settings greenhouses with odor control systems are required. The statement made by one of the listeners that "people would not be able to plant hay" is positively absurd, the only crop that would be impacted is hemp which cross-pollinates with adult-use cannabis and makes both products inferior. Cannabis and Hemp do both have a strong odor, but I can assure you, no one planting adult use, or medical cannabis, is going to want to risk crop failure by planting outside. The winds are too intense here and cross pollination is prolific.	General Comment	Cultivation Comment
5/25/2021	keep the grows in Grand Junction city limits also	General Comment	Cultivation Comment
6/1/2021	I also feel we should consider offering cultivation licenses to keep revenues from the supply chain local as well.	General Comment	Cultivation Comment
5/14/2021	Very disappointed that this issue was passed. Praying that it doesn't destroy my town.	General Comment	
5/14/2021	None! Tax it and use it to better our city!	General Comment	
5/15/2021	I voted against this so I want none of it or the ramifications it will bring to this City. Pot is an escape method for people dealing with real life and it trickles down to children who have parents smoking it and then turn out to be unfit parents and their kids wind up in foster care. When it becomes all about money, the results are costly. There's a reason that money is the root of all evil..	General Comment	
5/16/2021	I think that it is really important that children not be allowed in stores and that sales should be limited to adults. I want to make sure as well that products are safe	General Comment	

5/17/2021	I think marijuana stores in grand junction are a bad idea. Grand Junction has always been a classy place to live and I think they would ruin the clean, classy image we have.	General Comment
5/17/2021	I think they send a bad message to kids and should be kept out of view as much as possible.	General Comment
5/17/2021	Please do not make it visible or overly accessible to high school students.	General Comment
5/17/2021	Can we have one with a drive through? I like getting stoned, but I am essentially a monk at this point cause I hate sitting around waiting to go into the shops and talking to weirdos. Same reason I hate bars.	General Comment
5/17/2021	bad effects on the area around it	General Comment
5/17/2021	I am completely against marijuana stores in Grand Junction. I would like to see the strictest regulations placed on them to lessen the negative effects that are guaranteed to harm our community due to their presence in Grand Junction.	General Comment
5/17/2021	We had better not allow them to open, just to close them down again, like we did with the dispensaries before. That would be another dagger to our local business acumen	General Comment
5/17/2021	Don't make it as hard as Palisade has, cause the better owners will just go elsewhere.	General Comment
5/17/2021	My concern is the City over-regulating what I as an adult can or can’t do or buy. And, DO NOT regulate the THC potency!!!!! Because quite frankly, it’s NONE of your business	General Comment
5/17/2021	I am highly concerned that we will encourage outside revenue and resources and not do enough to make sure that citizens of Grand Junction reap the benefits of introducing these highly profitable businesses into our community	General Comment
5/17/2021	The teens in my neighborhood already sell and smoke marijuana. We will see even more drug problems in schools because of this decision. May as well tax the heck out of the sales. Not happy to have marijuana in G.J. at all.	General Comment
5/17/2021	I hate see Grand Junction turn into Denver. The smell of pot every where and homeless people moving here because of the legality	General Comment
5/17/2021	It's going to make it impossible to go anywhere without smelling it and exposing our kids to it.	General Comment
5/17/2021	Availability to teens. Impact on job performance.	General Comment
5/17/2021	Keep children under 18 away from them	General Comment
5/17/2021	Good luck snakeskin cowboys! The psychic 420 locaters…	General Comment
5/17/2021	Too many to write.	General Comment
5/17/2021	None; excited we’re moving forward!	General Comment
5/17/2021	NO Concerns except usual nepotism	General Comment
5/17/2021	I am opposed to them, but the voters were in favor, so this is my input.	General Comment
5/17/2021	Very Few Concerns.	General Comment
5/17/2021	Lets not overthink this. Many communities have succesfully and discreetly implemented recreational sales.	General Comment
5/17/2021	Medical marijuana stores should have been here years ago. There are many sports injuries and people with arthritis that can benefit from the use of the salves. Most doctors cannot prescribe use of the salves etc unless for ailments like cancer.	General Comment
5/17/2021	Follow Denver’s practices.	General Comment
5/17/2021	None. If it’s legal treat it like alchohol sales and stop making it a bigger deal than it is.	General Comment
5/17/2021	This will destroy our fragile small town culture. Leadership should stop this.	General Comment

5/17/2021	No concerns. It will be great tax revenue for the city. I don't smoke but support other's right to do so.	General Comment
5/17/2021	I absolutely DO NOT WANT ANY Marijuana sales in Grand Junction	General Comment
5/17/2021	Hate it :/ not having any locations has been one of the best things about living in Grand Junction. What a shame it passed on the ballot.	General Comment
5/17/2021	Allow the marijuana business to flourish without compromising established local businesses.	General Comment
5/17/2021	I don't like the idea of having marijuana businesses in town very much at all.	General Comment
5/17/2021	Try not to over think this… it's less harmful than alcohol and tobacco products which are both sold at GROCERY STORES.	General Comment
5/17/2021	It's about time	General Comment
5/17/2021	I am very disappointed that voters allowed this to happen in our city. This is not good for children or families.	General Comment
5/17/2021	Just do it already. Take the tax revenue. Every other border town in Colorado has done it. There are 2 dispensaries 10 minutes away in Palisade so what difference does it make? Oh and better expunge allllll marijuana related crimes in Mesa County while you're at it. I should not that I am not a marijuana user in any sense of the word, but c'mon; it's time to stop appeasing conservative boomers. Who cares.	General Comment
5/17/2021	There once was a thriving medical marijuana industry in Grand Junction. The public now demands retail marijuana be available in Grand Junction.	General Comment
5/17/2021	Medical marijuana is the same as recreational marijuana, so don't think that calling it by a different name you're making it a good thing for our community. Also, marijuana is a gateway drug. Period.	General Comment
5/17/2021	My kids attend Bookcliff middle. Those kids and Grand Mesa Middle have enough problems with drugs in their homes and families. I want the business owners treated with respect. There are too many students In d51 with enough issues on their plates to encourage access to marijuana; my biggest concern. I think I might suggest d51 and GJ police or prosecutors having input regarding everything in this survey. I'm not anxious to gain financially from drug use.	General Comment
5/17/2021	None. It's been needed here for a long time. We need the tax money.	General Comment
5/17/2021	None. Im glad we will be able to taje advantage of the taxes on this industry.	General Comment
5/17/2021	Get them up & running ASAP, we need the tax revenue.	General Comment
5/17/2021	None. Should be legal just like alcohol is.	General Comment
5/18/2021	Producing evidence supported data that it can be of beneficial to many health aspects. Keeping an open mind while maintaining structure with the allowed business. Also mandating a recycle program with containers used for product sold.	General Comment
5/18/2021	I have no personal concerns. I worry about the hand wringers who will see the end of civil society if we let pot shops exist next to their liquor stores…	General Comment
5/18/2021	The City needs to get the regulations done. The people have voted and the city council needs to not drag its feet in getting this off the ground. It is good revenue via taxes for the community but taking too long and making it difficult to apply and "qualify" will deter potential applicants. Get this done sooner than later!	General Comment

5/18/2021	That those in City government will influence who gets licenses that unduly benefit a select few or that they will make it unduly difficult to obtain a license.	General Comment
5/18/2021	I do not feel like it should be allowed in the city limits at all. There is such a drug and addiction problem here already. The housing market is way too expensive and this is creating areas for long term residents to not afford to live in their home anymore	General Comment
5/18/2021	About time these stores were approved! The city has lost a great deal of revenue from a lack of forward thinking!	General Comment
5/18/2021	None, really. I doubt if I'll ever shop there, but it is a legitimate business, and one that brings fewer social ills than liquor stores.	General Comment
5/18/2021	Its going to take to long to get up and going	General Comment
5/18/2021	Don''t think they should be in Grand Junction at all.	General Comment
5/18/2021	None. It is widely used and it would keep our money here in town. It would be no more trouble than the breweries and people drinking and driving	General Comment
5/18/2021	I personally don’t think this is a good idea. Medical marijuana has some use but other factor should be considered.	General Comment
5/18/2021	Glad it’s finally happening!	General Comment
5/18/2021	I fear it will attract trouble and lower the standards in town	General Comment
5/18/2021	I don't believe in this.... even though we live in Grand Junction we are outside of city limits so didn't get to vote on it. Even though it is going to directly affect us. Please redo this and send a ballot to all residents in the Mesa County Area. I am sure I am not the only one who feels this way!	General Comment
5/18/2021	I fear it will attract trouble and lower the standards in town	General Comment
5/18/2021	None at all. This will be great for our community we need the tax money and it helps people be able to purchase Marijuana products safely	General Comment
5/18/2021	Glad that this has happened, its needed for grand junction to grow	General Comment
5/19/2021	Absolutely against it - there are long term consequences that are part of this ridiculous decision passed by a small majority.	General Comment
5/19/2021	Thank you for being so thoughtful!	General Comment
5/19/2021	Wish it wouldn’t have taken so long. We can do a lot with that tax money!	General Comment
5/19/2021	What's taking so long?	General Comment
5/19/2021	Making people stupider.	General Comment
5/19/2021	Too many in county now. Don't need more	General Comment
5/19/2021	Maximize those tourist and I-70 purchases to produce as many tax dollars as possible!	General Comment
5/20/2021	It will trash this town.	General Comment
5/20/2021	I did not vote in favor of this. Our children deserve better.	General Comment
5/20/2021	None. It is about time Grand Junction joined the rest of the state.	General Comment
5/20/2021	Lets not reinvent the wheel. Many communities have years of experience with this, lets learn from them and not start from square one. Ask them, "what would you have done differently? What works and what doesn't"? Copy the best and leave the rest.	General Comment
5/21/2021	It's about damn time.	General Comment
5/21/2021	No concerns. It's about time city of GJ takes advantage of these revenues.	General Comment

5/22/2021	Very supportive, the tax benefits will have a direct, positive impact on the community.	General Comment
5/22/2021	Having moved from a city that allowed for too many marijuana store, I hope that GJ considers that marijuana sales are not the end all be all. Social implications far outweigh the possiblity of revenue. Setting tighter limits at first can help see where problems might arise. Limits can always be eased but are difficult to implement once stores and sales have begun.	General Comment
5/23/2021	none.... I have concerns about the current mismanagement of the city. The high taxes going to a bloated police and fire dept as well as the city handing out money to Non Profits. Think about it... the city spent 1 million dollars on the Phase 1 of North Ave project....and what did end up with....is Gray Plastic Trash Cans at the bust stops and no benches....	General Comment
5/24/2021	There are ways to effectively and safely deploy marijuana retail locations in a community as demonstrated in other parts of Colorado. Reach out to representatives of those areas to find out what has worked well for them and cherry pick the best ideas for zoning, taxes, etc. to apply to Grand Junction.	General Comment
5/24/2021	I'm excited to see GJ pick it up. I'd like to put a dispensary in and take a swing at recreational cannabis sales.	General Comment
5/24/2021	Have an open mind and just do it already! Use the tax revenue wisely!	General Comment
5/25/2021	No concerns. Do it, let's finally capitalize on this market. There are plenty of other cities in Colorado that have figured this out. Just take inspiration from those cities and get this going.	General Comment
5/25/2021	This is a regressive tax, earmarked for unrelated family-use facilities recreation improvements/purposes. It puts the city in position of explaining away its tacit encouragement for further use of mind-altering chemicals, gateway drug use for underage persons, and increased crime. Retail stores should never be allowed to see the light of day in this community.	General Comment
5/25/2021	Please Allow! I need medicine	General Comment
5/25/2021	I think this is a good thing and it’s long over due.	General Comment
5/25/2021	Branding should be in good taste!	General Comment
5/25/2021	The people voted for it so now they will have to live with it. Put the tax money to good use.	General Comment
5/25/2021	They look trashy	General Comment
5/26/2021	I am a fourth generation resident, and I do not have any concerns. I think GJ is behind the times, and it's time to let go of old ways of thinking here. It's time to open our minds and provide new avenues for innovation and creativity.	General Comment
5/26/2021	If people are driving to Palisade to buy then why not just have GJ get the revenue instead?	General Comment
5/26/2021	Don't do it!!! But if you have to then locate the dispensaries next to city hall or your own personal residence!	General Comment

5/26/2021	1.5 million dollars spent on land for a retail store on horizon shutting down a beloved restaurant, yet reportedly no licenses have been issues. Already can see the good old boys setting up their scummy government backed for profit monopoly. After 100 years of being public enemy number 1 due to hate, discrimination and lies by the government. We now get to be abused more for your profit. Why? Number 1 way to die in mesa county is falling yet hikers and bikers aren't taxes like we are, instead we pay for their trails and medical costs, their search and rescue, not ours. Mean while we cant write off cannabis as a medicine and lay immoral taxes, about 60% with 280e federal XXXXX. Its wrong. Shame on GJ City council. May God have mercy on your souls and may you never be treated as we have been. Once more you choose to not allow ANY medical shops. You are evil people.	General Comment
5/26/2021	None. The voters have spoken. Let capitalism do its job. Quit being a dinosaur	General Comment
5/26/2021	I believe that the tax revenues will benefit the community.	General Comment
5/26/2021	5) Quality of life. How will the City of Grand Junction continue to promote the area as a great place to live and raise a family if our crime rates go up as they have in every community that has allowed the legal sale of marijuana? I could go on and on about the negative impacts of legalizing marijuana. And, all of my concerns come from choosing to use the drug when I was a teenager here in the Grand Valley. I witnessed the first hand side effects of a drug that just makes the user dumber than they already are. There is a reason why marijuana is referred to as "dope." Marijuana effects a person's cognitive functions and there is no way to only get a little high. When marijuana is used it turns a person into a complete slow motion dope. Sadly we will soon see the negative impacts of our choices to legalize marijuana sales in Grand Junction. I believe that we have sold our soul just to make an extra dollar and it truly makes me sad.	General Comment
5/27/2021	That people here try to force the ideas on the rest of us. It is legal now and they should get over it.	General Comment
5/27/2021	None, it's passed time for them to be in town!	General Comment
5/27/2021	It is a drug and affects families in a bad way.	General Comment
5/27/2021	I believe that the sale of cannabis should be welcomed because the store in Palisade is constantly busy. Our community would greatly benefit from the revenue. Marijuana is far less detrimental to people in comparison to alcohol and is a safe substance.	General Comment
5/27/2021	It becoming more available to children	General Comment
5/27/2021	Attracting more homeless populations	General Comment
5/27/2021	We shouldn't have them here.	General Comment
5/27/2021	Let's start getting them opened as soon as possible	General Comment
5/27/2021	The way it will change the landscape of our city. I'm also concerned that it will attract more people to our area specifically for the purpose of purchasing/smoking marijuana.	General Comment
5/27/2021	Why have you waited so long! Bring on the weed!	General Comment
5/27/2021	I would highly recommend we look at Dr. Pramenko's idea of having a locally owned shop that ties profits to local organizations and funding. NOW IS THE TIME TO THINK OUTSIDE THE BOX.	General Comment
5/27/2021	NONE! Its about time we allow it! Other towns are upgrading while we sit on our hands!	General Comment

5/27/2021	None! I think this is a great idea. Limiting so many opportunities in this town is doing nothing but hurting the growth in Mesa County. So many great opportunities and new business ideas were passed up and truly would have impacted Mesa County in a positive way for all ages not just the retirement age.	General Comment
5/27/2021	I'm curious about the timing	General Comment
5/27/2021	We do not need them in grand junction. It's not legal Federally	General Comment
5/27/2021	Not good	General Comment
5/28/2021	That everyone else in the state is benefiting from this industry, except us.	General Comment
5/28/2021	It is a good source of revenue and is less dangerous than alcohol.	General Comment
5/28/2021	Implement it already. We are 9 years behind the rest of the state. Tired of driving to Parachute to get a decent price	General Comment
5/28/2021	Have a marijuana store in Grand Junction isn't going to change much. Only difference you will see is the tax dollars coming in. Pot is already legal thought the state and if someone wants it they can just go the town over, so why not keep the tax dollars where we live?	General Comment
5/28/2021	My biggest concern is that city council will try to intervene and regulate everything. The voters of Mesa County have spoken. This should should be a free market with minimal interference from any groups of people who disagree with having Marijuana stores in city limits.	General Comment
5/28/2021	I have no concerns. It would be nice to have my medicine closer and conrtibuting to where i live that any where else.	General Comment
5/28/2021	What took so long?	General Comment
5/28/2021	My biggest concern is that our city will try and reinvent the wheel - there are enough successful marijuana communities out there for us to be one too!!!	General Comment
5/28/2021	it's about time what a backwards community	General Comment
5/28/2021	I don't want Marijuana but my spouse loves the idea.	General Comment
5/28/2021	Less limitations. We need the tax revenue that can be provided for the city.	General Comment
5/29/2021	It's about time, long overdue. It's good tax revenue that's been missed out on for years.	General Comment
5/30/2021	It's about time.	General Comment
5/30/2021	I hope council considers Community issues raised by expansion of Front Range cannabis businesses. Take a drive over the hill.	General Comment
6/1/2021	Hurry up already! We voted for it, now let's make it happen and get that tax money.	General Comment
6/1/2021	Just want nice looking stores not sleazy cheap stores	General Comment
6/2/2021	I think most other parts of the state do a great job with recreational marijuana sales. I would just like Grand Junction to continue that trend.	General Comment
6/2/2021	Ensuring incoming businesses have a full understanding of legal operations in CO. MED laws and regulations, as well as their constant updates and rule changes. METRC seed to sale tracking. Responsibile Vendor Training. Any business needs to come in with up to date Standard Operating Procedures as the MED uses these on any investigation to ensure you are operating legally and properly. Ensuring the business understands they may not display anything on the outside of their building that could appear enticing to children.	General Comment
6/2/2021	Finally, let's move into the future Instead of being stuck In the past. Next can we have cleaner tap water and fiber internet as a standard?	General Comment

6/2/2021	Follow Dr. Parmrenko's recommendation for a non-profit.	General Comment
6/2/2021	No concerns. I think this will be a benefit for the community as long as the taxes stay in the community and help with schools and infrastructure	General Comment
6/2/2021	I think this is Monumental to our economy. And will provide excellent tax revenue for our wonderful Outdoors of Western Colorado	General Comment
6/2/2021	Let people smoke marijuana. It helps medicinally in so many ways and allowing retail improves the local job market and economy triple fold	General Comment
6/2/2021	None. There are a lot of drunks in this town. Pot will make little difference except when it comes time to spend the revenues.	General Comment
6/2/2021	Do not associate them with smoke shops they are entirely different businesses with different crowds of customers.	General Comment
6/2/2021	Be sure to work with Palisade and other communities that have enjoyed a positive and financial outcome	General Comment
6/2/2021	No concerns, it's about time we (Grand Junction) catch up with the rest of Colorado	General Comment
6/2/2021	I say congratulations GJ welcome to the cutting edge of medicine, and money and education for our community	General Comment
6/2/2021	I have no concerns with it at all. However, it would be extremely convenient If I didn't have to drive out of town every time I needed to stock back up. I dont see legalization or marijuana sales as being a negative thing for Grand Junction, or even Mesa County as a whole. Its a great thing actually! Imagine the amount of Tax Revenue the city/county would be able to collect each year, the amount of money we could funnel back into the local education institutions would be quite significant, and you can't sit there and tell me you don't think we need that. You'd be investing in the future minds and leaders of this county and of this country. I see that as a win-win.	General Comment
6/2/2021	I support this and believe it will better this community and it's residents. We need the income and jobs cities around us have been benefiting from. It's time.	General Comment
6/2/2021	I have many friends who are residents of, and/ or work/ go to school in Grand Junction. Marijuana is a psychoactive plant that also has very real medicinal value. I think it ought be available to all communities, kept away from kids (individual responsibility), financially aid schools and the communities at large via taxation, and operations should be par with the local and state laws with operators that have been loyal and honest in their time in the industry; all marijuana stores deserve an equal chance to thrive- be that by location or means to hire or past criminal history that has been rectified by expungement, etc., or whose offenses are not recognized as those presently legally restricted to work in the industry.	General Comment

6/2/2021	So moving away from grand junction was super eye opening. I lived there 20 years before moving to Denver and work in the Marijuana industry. Theres a dispensery every few blocks at most through most of Denver. High traffic areas are super common places for them to appear and they bring in a ton of money. I know the tax rate at my store is 27% anything higher than that a lot of people won't shop for those prices. Marijuana is working its way across the country and the way the profit in Colorado is calculated the state and city gets far more than the company itself. Its a worth while industry to have in the city and I know a lot of stones would be super grateful to not have to travel an hour or more to get their weed and thered be far less illegal sales in junction.	General Comment
6/2/2021	I am concerned about it becoming another identifying culture statement. Please don't allow it to make a big celebratory splash in the community many citizens are not rejoicing.	General Comment
6/2/2021	It is about time. Celebrate our agriculture and go for it.	General Comment
6/2/2021	We have finally legislated marijuana sales! Let’s embrace the opportunity to grow the western slope and support the business people who are already here to do it. Stigma, red tape, and ostracism are over, people (or should be).	General Comment

Survey Q3: What factors should be prioritized in determining how many marijuana stores should be permitted to operate?

Date	Comment/Comment Summary
5/14/2021	Limit to a set number of locations.
5/14/2021	Do not exceed your ability to strictly enforce all mj regulations.
5/14/2021	Away from schools, churches, businesses, recreation areas
5/15/2021	More police officers hired to control the issues that will come from this issue
5/15/2021	Public safety, not near schools
5/17/2021	Minimizing the number of stores allowed in a given area. For example, i'd rather no one street be taken over by dispensaries
5/17/2021	Keep away from schools
5/17/2021	Priority should be given to local residents with a history of living here.
5/17/2021	Location of schools. Keep them away.
5/17/2021	Police Funding raised per marijuana store opening
5/17/2021	I don't support marijuana usage is getting out of hand. It makes the area unlivable for those with allergies. There have been multiple instances in the last few years I have ended up in the ER because of secondhand smoke triggering off allergy attacks then asthma in public situations such as waiting at public transportation transfers, and even at my apartment from neighbors doing it in and out with inadequate ventilation causing smoke to travel.
5/17/2021	protection from underage teens/children view
5/17/2021	Keep away from schools and community centers
5/17/2021	Considering a diverse business downtown and not letting too many empty buildings turn into marijuana stores
5/17/2021	Zero would be the appropriate number.
5/17/2021	As few factors as possible. Open it up!
5/17/2021	Businesses should be more than 1000 ft from any K-12 School and the colleges.
5/17/2021	Nothing near neighborhoods or schools. Should be out of the way places.
5/17/2021	Read and follow Dr Primenko op-ed in GJ Sentinel
5/17/2021	Maximize distance from schools, recreation facilities (private & public), parks & childcare facilities
5/17/2021	local ownership and community members
5/17/2021	Distance from schools, daycares, not over-saturating lower-income areas
5/17/2021	Should not be near schools or parks where kids play
5/17/2021	Protecting kids!!!!
5/17/2021	whoever wants to open a store should be able to open a store
5/17/2021	Location far away from schools

5/18/2021	I don't believe in this.... even though we live in Grand Junction we are outside of city limits so didn't get to vote on it.
5/18/2021	Safety of/to the neighborhood
5/18/2021	Prefer no Main Street Locations
5/18/2021	I personally hope that as our city you don't go crazy with pot shops. I have friends who moved from Parachute down here because of them up there and the people it brought into town.
5/18/2021	Keeping locations away from schools.
5/18/2021	In light of highly suspected recent voter FRAUD, 37% of the vote to pass pot inside the city of GJct came from voters OVER the age of 65 seems highly suspicious.
5/18/2021	Out of mainstream traffic areas, not on North Avenue or Downtown. I think the outlying areas would be best
5/18/2021	limit it to the lowest number
5/19/2021	Limit numbers to 5-10 stores to create better business
5/19/2021	Not near schools or churches or parks
5/19/2021	Protecting child access, >2 miles from schools
5/19/2021	Businesses that have good standings in their respective communities and good relationships with the state authority
5/20/2021	Minimizing the quantity of sales locations allowed
5/21/2021	Grandfathering of previous business
5/21/2021	I would avoid major areas of tourist interest/travel: Horizon Drive, Downtwon (Main Street and Colorad Ave), Patterson, North Ave, Los Colonias area
5/23/2021	Restrict proximity to schools and other public gathering locations
5/23/2021	Since you already have the marijuana stores selected, please stop pretending that your constituents feedback actually matters.
5/23/2021	Since you already have the marijuana stores selected, please stop pretending that your constituents feedback actually matters.
5/24/2021	Balanced Growth
5/24/2021	public health and safety
5/25/2021	Locals should get first opportunity for licenses
5/25/2021	Start with just a few stores! (It is always easier to increase rather than decrease number of establishments)
5/25/2021	Given the population of the city and the fact that we are the largest city on this side of the Rockies we should allow for at least 10-15 retail stores.
5/25/2021	Ensuring that this program is implemented properly with good eductional resources for it's residents, concerned individuals, and parents
5/25/2021	minimizing the shops period!
5/26/2021	Tasteful and somewhat discreet signage.

5/26/2021	Stop taxing medicine, you and dare lied to the people now you want us to fund your scummy government. Fuck you! Stop discrimination and hate, I pay 8-16 times the taxes you do because I need cannabis for medical use. The hate youve shown us, the failed raids, and terror youve caused our kids is evil and should be criminal. Shame on Mesa County and GJ. The fake property is already being bought on horizon for a cannabis shop shows the good old boys are already at work securing their control and getting diva status just like in palisade. Its pure filth.
5/26/2021	Please consider the smell of burning marijuana and the neighborhoods that will be negatively impacted by people lighted up where ever they feel like it. And, please conside each location and the distances to local schools & the college.
5/26/2021	Protection from minors and education program
5/27/2021	Revenue generated from local and non-local communities.
5/27/2021	Keep them out
5/27/2021	Proximity to tourism as it will likely deter business from lodging
5/27/2021	Licenses should be provided to those that can show community inclusion and be available to local residents first
5/27/2021	This industry tends to be self regulating. The demand or lack of demand will also be a regulating factor. The only official regulations that want to see in place are the type that ensure public safety and quality of life for residents that live near a marijuana business. Other than that I think that the city should stay as hands off as possible. We live in a generally conservative community and this approach is the “conservative” social and political ethos.
5/27/2021	None, there should be none. That should be the priority
5/30/2021	No stores should be permitted in Grand Junction. This is a terrible move for our community.
5/30/2021	There are several caregivers who operate in this area who should be prioritized in getting licenses.
5/30/2021	Demand
6/1/2021	Enough stores to create competition to keep prices down.
6/1/2021	Businesses that have good standings in their respective communities and good relationships with the state authority
6/1/2021	Locals should have preference
6/1/2021	Dangers and social concerns of promoting marijuana in Mesa Co
6/2/2021	Distancing stores from schools, doctor's offices, playgrounds, as well as from each other has been beneficial for the community in some areas. Areas with "green miles" (strips of dispensaries in the same compacted area). Having stores too close together can encourage customers into purchasing their limit from each store and possessing illegal amounts.
6/2/2021	Making sure the licenses aren’t for only the rich and powerful.
6/2/2021	As few as possible. Don't want them here.
6/2/2021	Product testing to ensure safety of materials. No THC limits.
6/2/2021	12 is just right
6/2/2021	We need them to be readily available or easy to access for members of the community that use marijuana for its medicinal value. Mostly that only impacts those who were unable to attain a med card or just simply couldn't afford a doctor's appointment to get a referral. We still need the industry to be able to cater to the needs of everyone in the community without oversaturating the market and causing some locations to possibly go out of business.
6/2/2021	minimize the availability for easier access for minors!!

6/2/2021	Not imposing extra barriers is a priority. These are legitimate businesses, treat them as such.

Survey Q6: What types of land-use should be separated from marijuana sales locations?

Date	Comment/Comment Summary
5/17/2021	Rec centers
5/18/2021	Hospitals, Hiking trails
5/18/2021	Same as alcohol
5/18/2021	Higher crime areas
5/19/2021	2 mile buffer from residences / schools
5/20/2021	All the above
5/21/2021	Multi-Family Residential, Low Income housing
5/23/2021	Child care, preschool, medical offices and facilities
5/24/2021	Homeless services (shelters, soup kitchens, etc)
5/25/2021	I am owner of a store in Park County, where they apply the state buffer rules, plus a buffer with municipalities that do not allow marijuana stores. If a neighboring town does not allow stores, it would be wise for GJ to set a limit to the proximity of that town. My suggestion is to avoid writing too many rules outside the state rules to avoid over-regulation.
5/25/2021	places of family businesses like gymnastics,centers, community centers, bananas , water parks, and anywhere else you wouldn't want an adult store . I favor that versus using liquor store restrictions.
5/25/2021	Daycares are typically included in these parameters as well, or any entitity that has a population center of more than 51% of minors
5/25/2021	Day Care facilities
5/26/2021	Same as liquor stores.
5/27/2021	All
5/27/2021	Same restrictions as alcohol sale
5/30/2021	None
6/1/2021	Many other cities and municipalities in Colorado have determined what types of land use should be separated from marijuana sales locations. Marijuana sales locations are typically prohibited from operating in public parks, k-12 schools, and in strictly single family neighborhoods.
6/1/2021	Tourism spots such as downtown and hotels
6/2/2021	Family Practitioners
6/2/2021	Not sure this matters. Use the liquor license process.
6/2/2021	1000 ft rule should apply with no limited zoning

6/2/2021	Again, these are legal, legitimate businesses. Treat them as such.

Survey Q7: What minimum distance between marijuana stores should be established?

Date	Comment/Comment Summary
5/17/2021	3000
5/30/2021	# of stores, not distance
5/14/2021	>5 miles
5/17/2021	0.5 miles
5/14/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/17/2021	1 mile
5/18/2021	1 mile
5/18/2021	1 mile
5/26/2021	1 mile
5/28/2021	1 mile
5/28/2021	1 mile
5/30/2021	1 mile
6/1/2021	1 mile
6/2/2021	1 mile in any direction
5/17/2021	1 mile+
5/17/2021	1 per area described above.
5/18/2021	1 square mile
5/18/2021	1 square mile
5/28/2021	1 square mile
5/18/2021	1 store per Council district with a cap of 5 stores total
5/14/2021	1/2 mile
5/28/2021	1/2 mile
5/18/2021	1/4 mile
5/22/2021	10 miles
5/29/2021	10 miles
5/20/2021	100 miles
5/17/2021	100 miles!
5/17/2021	2 miles

5/17/2021	2 miles
5/17/2021	2 miles
5/23/2021	2 miles
5/26/2021	2 miles
5/27/2021	20 miles
5/17/2021	2000 ft
5/17/2021	2000+
5/27/2021	2-3 miles between stores
5/17/2021	25 miles
5/17/2021	3 - 4 miles apart
5/25/2021	3 miles
5/18/2021	3000 feet
5/19/2021	3000 feet
5/17/2021	5 mi radius
5/17/2021	5 miles
5/17/2021	5 miles
5/17/2021	5 miles
5/19/2021	5 miles
5/23/2021	5 miles
5/28/2021	5 miles
5/15/2021	5 to 10 miles
5/25/2021	5-10 miles
5/14/2021	A couple miles
5/17/2021	A lot farther than 1000 feet
5/17/2021	a mile
5/20/2021	A mile
5/18/2021	As far as possible over 1000ft
6/2/2021	As far as you can and as few as you can. We didn't want them, voted them down, but you just kept pushing until people gave up.
5/18/2021	As few stores allowed as possible
5/18/2021	at least 1 - 2 miles
5/16/2021	At least 1 mile
5/17/2021	At least 1 mile
6/2/2021	At least 2 miles
5/25/2021	Bigger than 1000 feet
5/18/2021	Blocks
5/18/2021	Blocks
5/20/2021	calculate by population such as you would for determining if you should put in another McDonalds

5/26/2021	Concentrate store locations
5/19/2021	Concentrate them in a few locations
5/14/2021	Consider lumping a small number of stores together in a sort of "head district." They'd all be together, and some supporting shops might also move into the the immediate vicinity.
6/2/2021	Different sections of the city
5/25/2021	Different towns and municipalities around Colorado have implemented different strategies. Spreading stores out throughout the community allows for easy access to local residents. If you don't set a minimum distance, the tourist destinations will see a high concentration of stores.
5/27/2021	Do not want them to exist
6/2/2021	Doesn't matter. The more regs, the more need to to regulate which defeats the purpose.
6/2/2021	Far enough apart that the customer would need to drive to each location. Discouraging them from easily walking out of one store to another and exceeding their legal possession limits.
6/2/2021	How are other businesses separated? What models for this already exist?
6/2/2021	I don't care. let them fight it out.
5/18/2021	I feel like we dont need one on every corner like gas stations but still enough not to clog up traffic in areas
5/17/2021	I would envision a distance appropriate to keep shop separated across the community except downtown where it would be convenient to have several in walking distance.
5/24/2021	I would honestly prefer that there were no marijuana stores in grand junction at all, but since there must be, there should be a minimum of .25 miles between stores
5/17/2021	IF they are in an industrial area, as I responded to that being appropriate, then separation wouldn't matter. At least 1000 feet or more if elsewhere, so we don't have a 'marijuana strip' in family use areas like the mall, North Avenue or downtown.
5/14/2021	let's not create marijuana ghettos
6/2/2021	Like 2 miles
5/17/2021	Look at regs on liquor stores. I would expect similar regs
5/14/2021	max 1 per block or street
5/19/2021	Mile radius
6/2/2021	miles
5/17/2021	Miles, not feet
5/27/2021	Miles. It should really be no stores, but at least separated by 5 miles.
5/25/2021	more than 1 mile unless we could find a way to restrict them all to one part of town you could choose to avoid if desired .. also choose to have your own business front and be protected from one opening up next to you
5/17/2021	Much larger area b/t
6/1/2021	No marijuana
6/1/2021	NO marijuana stores!
5/27/2021	no more than 1 within a mile of each other
5/26/2021	no need to saturate the market, then nobody wins. keep the distance reasonable.
5/27/2021	No shops at all

5/14/2021	One mile at least
5/18/2021	One per four blocks
6/2/2021	One per zip code
5/19/2021	One store per 2 MILES
5/17/2021	one to two miles depending on accessibility
5/17/2021	Parachute is an example of how not to space out cannabis businesses. It hurts the businesses individually and over-saturates an already over-saturated market. I personally do not believe that Grand Junction NEEDS dispensaries, but since we are getting them, I sincerely hope that they space them out evenly instead of dumping six retail stores within a two mile radius on North Avenue. Also, for context, I work in the cannabis industry, so I have experienced how this over-saturation of dispensaries affects the industry as a whole.
5/17/2021	Put them all in one location for easier monitoring and police presence and less impact to all of gj
5/17/2021	Restrictions should be set based on volume in a given area, creating an opportunity for the businesses to thrive, not just compete
5/18/2021	same as liquor stores
5/28/2021	Same regulations as Liquor stores
5/25/2021	several miles
5/20/2021	Should be separated by miles not feet
5/17/2021	Should be separated completely from each other. None visible from one to another.
5/18/2021	The City should analyze data from other cities to determine what is appropriate.
5/18/2021	The should not even be near each other
5/15/2021	This shouldnt be the focus, quality and safety distance from children should be
5/17/2021	Unless ALL marijuana stores will be in one location - miles should separate them instead of feet.
5/17/2021	what is the separation between liquor stores? Use that distance
5/30/2021	Whatever the rule is for liquor stores
5/17/2021	Zero stores

Survey Q8: If selection of marijuana business operators is not entirely random, what qualifications should be prioritized in the selection of marijuana business operators?

Date	Comment/Comment Summary
5/14/2021	Financial history and business experience
5/15/2021	To use any of these qualifications is government overrreach
5/17/2021	Mesa county residents should have priority to own and operate a dispensarie in Grand Junction.to keep business local.
5/17/2021	Level and field of education or relevant work experience.
5/17/2021	We should endeavor to keep as much of the profit from these businesses here as possible. Up to and including tax incentives for locals
5/17/2021	None. Stop over-regulating.
5/17/2021	Please do not let the “big guy” chain establishments from Denver open in Grand Junction. If we get something like a LivWell, we can pretty much expect to see any locally owned businesses tank within the first year of operation. Additionally, I do not believe that licenses should ONLY be issued to first timers if they are taking the steps to work with a compliance company to ensure their business is set up to operate within the laws, and with continued support once the business is open.
5/17/2021	ANYTHING other than so-called "Social Equity Factors"
5/17/2021	This is a poorly written question. I don’t care about experience, I don’t want previous offenders, social equity is important, and energy efficiency (?I what other business would you ask that of? Local with no serious criminal history record
5/17/2021	Valley resident
5/17/2021	Current business owners
5/17/2021	Desire to not open.
5/17/2021	No foreign country can own business.
5/17/2021	Just to clarify, no criminal history
5/17/2021	Security Issues (robbery etc.)
5/17/2021	A good background to insure we know where the money is coming from and where it is going.
5/17/2021	Retail store experience
5/17/2021	Security Issues (robbery etc.)
5/17/2021	A good background to insure we know where the money is coming from and where it is going.
5/17/2021	Retail store experience
5/17/2021	To me "criminal history" means NO prior criminal history!
5/17/2021	LOCAL $ ALL LOCAL

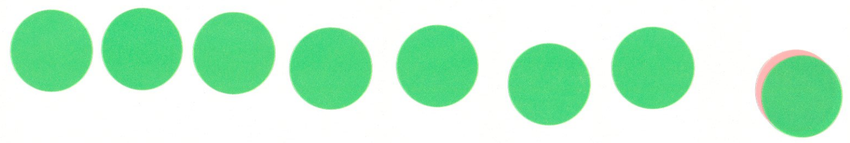
5/17/2021	Same codes as licquor license
5/17/2021	County residency for 9mo/yr. required
5/17/2021	strong business presence in Grand Junction
5/17/2021	College education
5/17/2021	Background checks not just limited to high crimes.
5/17/2021	LOCAL BUSINESS OWNERS
5/17/2021	Local business, NOT a large corporate entity with marijuana businesses in other states.
5/18/2021	Residency in county
5/18/2021	Keep it non-racial and non-political
5/18/2021	No selection criteria
5/18/2021	nothing
5/19/2021	None
5/19/2021	financial means to open and operate, history of community engagement, suitability of the location, minority/woman-owned businesses
5/19/2021	Local Business owners with proven success
5/21/2021	Some of these listed "qualifications" are so ridiculous they are offensive.
5/21/2021	Preference to Veteran run business
5/21/2021	I don't see this as an equitable strategy or an effective use of staff resources to research the legitimacy of each business operator application.
5/22/2021	We should disqualify those with Criminal History and Enforcement violations.
5/23/2021	It’s already not random.
5/23/2021	Adequate funding resources , mitigation expense for crime, mental health, etc…
5/24/2021	Knowledge of the plant and products
5/24/2021	Highly prefer local ownership
5/25/2021	In previous applications in different municipalities in Colorado a merit based system has included previous experience, local residency (within 10 miles of city limits), appropriate business plan, understanding of the rules & regulations, and background checks. Minimum requirement should be approval of mmj business ownership by the MED. All other qualifications depend on GJ's priorities. A transparent point system attached to the application will ensure a fair process while allowing GJ to get the best candidates.

5/25/2021	Business plan
5/25/2021	no one should be able to have a criminal history in an Industry with so much power and potential for manipulation. Locals should benefit especially those that had a prior license before it was restricted. We need to prevent outside interest from having a business only a few of our community. That will devastate the hope for community priorities.
5/25/2021	Community engagement
5/25/2021	Western Slope based experience
5/25/2021	Individuals with experience Managing or working in a retail store but not owning one
5/25/2021	Prior Agrisciences experience specifically cannabis
5/26/2021	No one connected to local government, tim foster or any of you scummy good old boys should be allowed a lic. NO one not your family, not in your dogs name. Ban all local good old boys and diva from abusing the people more with monopolies we know youll setup. 0 faith i your ability to govern ethically. Shame on GJ and Mesa County. Pure hate and discrimination.
5/27/2021	Local residency within County limits
5/27/2021	Keep them out
5/27/2021	Mesa county residents
5/27/2021	Grow houses should not be placed near residential areas due to the smell
5/27/2021	None. If someone wants to operate a business legally, allow them too.
5/28/2021	None
5/28/2021	NO Chain Stores
5/30/2021	Medical marijuana caregivers should be given priority
6/1/2021	Mesa county should be considered local
6/1/2021	Prior retail business experience/ business education backround
6/2/2021	CO residents of at least 10 years with financing coming from CO residents. People coming in with intent to open a store and not just buy a license to sit on and sell to the highest bidder. Established CO businesses could be ideal as they have a full understanding of legal operations in CO. If considering brand new operations, just ensure they have gone through all MED regulation as well as METRC state monitoring training and have a full knowledge of legal seed to sale tracking.
6/2/2021	None
6/2/2021	None
6/2/2021	None
6/2/2021	Very harsh crimes only
6/2/2021	Regulatory Compliance History; and Statewide Community Involvement
6/2/2021	History of regulatory compliance and statewide community involvement.
6/2/2021	Regulatory compliance history and statewide community outreach.
6/2/2021	Regulatory Compliance History; and Statewide Community Involvement
6/2/2021	Regulatory compliance history; statewide community involvement

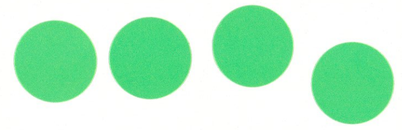
6/2/2021	regulatory compliance history, statewide community involvement

WHAT FACTORS SHOULD BE PRIORITIZED IN DETERMINING HOW MANY MARIJUANA STORES CAN BE PERMITTED TO OPERATE?

ENSURING AVAILABILITY TO ALL AREAS OF COMMUNITY



MINIMIZING SIZE /TRAFFIC IMPACTS OF INDIVIDUAL LOCATIONS



OTHER:

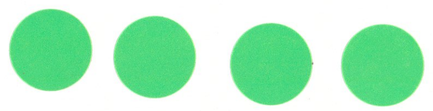
Start low and grow slow
0, +to ↑

MAXIMIZING TAX REVENUES

FREE MARKET PRINCIPLES

MINIMIZING PUBLIC VISIBILITY OF MARIJUANA SALES LOCATIONS

POPULATION

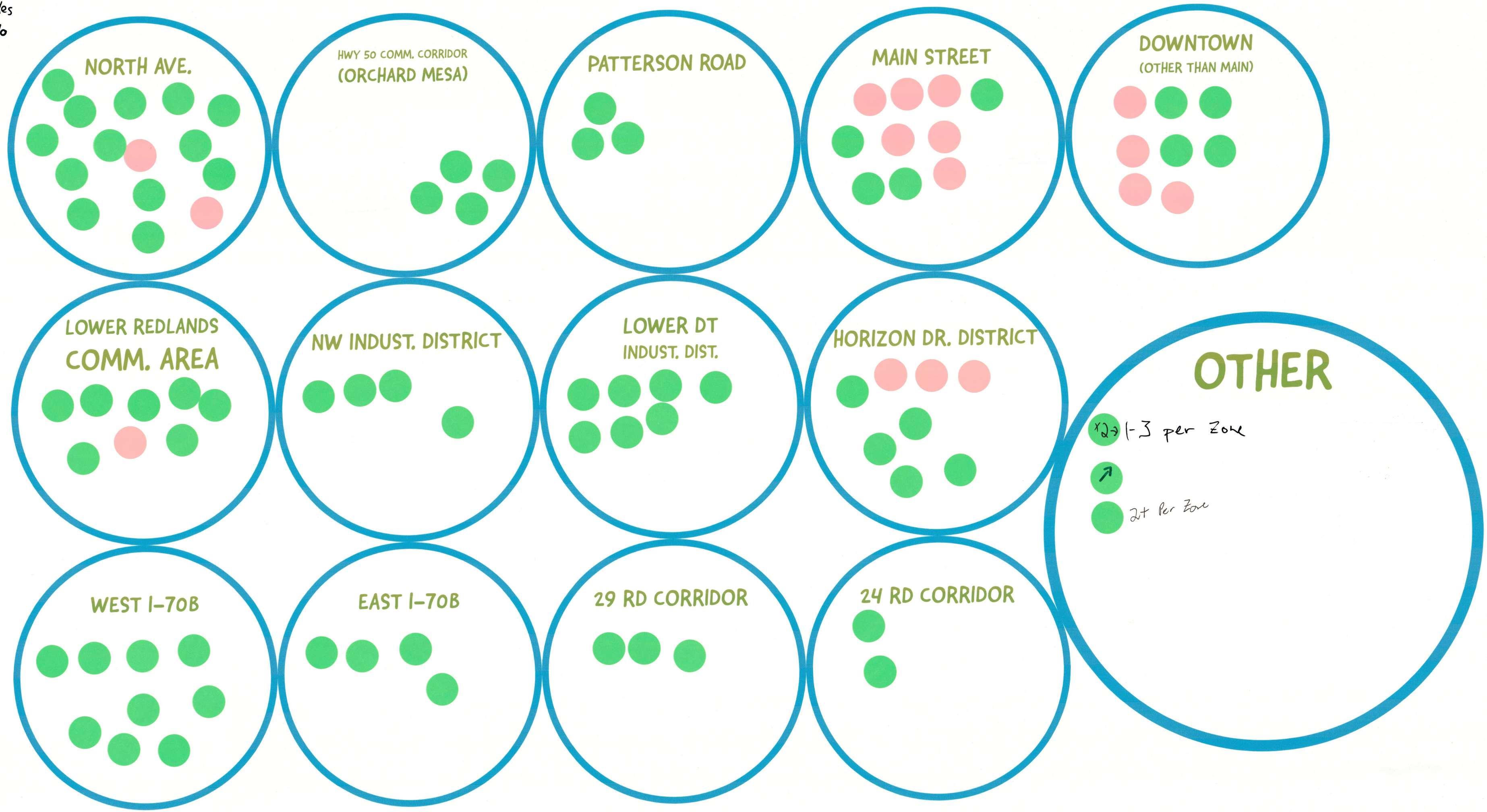


WHAT IS THE MAXIMUM NUMBER OF MARIJUANA STORES THAT WOULD BE APPROPRIATE IN GRAND JUNCTION CITY LIMITS?

NO LIMIT	1 – 5 STORES
6 – 10 STORES	11 – 15 STORES
16 – 20 STORES	MORE THAN 20 STORES

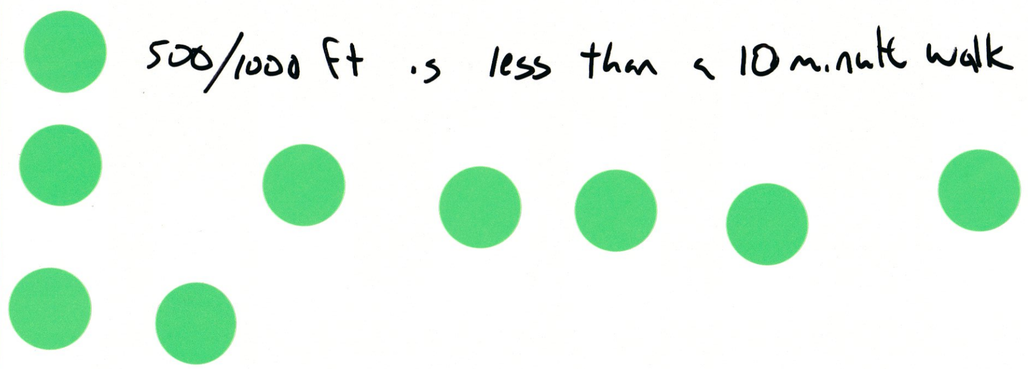
IN WHAT AREAS OF THE COMMUNITY WOULD MARIJUANA STORES BE GENERALLY APPROPRIATE?

Green = Yes
Orange = No



WHAT MINIMUM DISTANCE BETWEEN MARIJUANA STORES SHOULD BE ESTABLISHED?

NO MANDATORY SEPARATION BETWEEN STORES



500 FEET BETWEEN STORES

1000 FEET BETWEEN STORES

OTHER

IF SELECTION OF MARIJUANA BUSINESS OPERATORS IS NOT ENTIRELY RANDOM, WHAT QUALIFICATIONS SHOULD BE

PRIORITIZED IN THE SELECTION OF MARIJUANA BUSINESS OPERATORS?

PRIOR EXPERIENCE OPERATING MARIJUANA SALES BUSINESS

PRIOR EXPERIENCE OPERATING A MEDICAL MARIJUANA BUSINESS IN GJ

ENERGY EFFICIENCY AND/OR GREEN BUILDING STANDARDS

SOCIAL EQUITY FACTORS

CRIMINAL HISTORY

OTHER:

- Active Community engagement
- Those who have prior industry experience

Minority ownership on teams

They should help support drug rehab programs

LOCAL RESIDENCY STATUS

PRIOR CODE ENFORCEMENT VIOLATIONS

WHAT CONCERNS OR COMMENTS DO YOU HAVE REGARDING MARIJUANA STORES IN GRAND JUNCTION?

Ditto Concerned about High School students getting ahold of it!

The potency of the marijuana

No Dabs.

No Edibles ← ditto

Providing Education to Youth Free

over 2,500 from schools + parks

NO

DON'T REINVENT THE WHEEL — DO WHAT HAS WORKED ELSEWHERE

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council
City Councilmembers Elect Reitz, Herman, and Simpson

FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director

DATE: April 20, 2021

SUBJECT: Regulation of Marijuana Businesses

Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for marijuana businesses. This memorandum offers a broad summary of progress toward developing local marijuana business regulations to date as well as a selection of forthcoming considerations related to marijuana businesses. Topics include business types, licensing, taxation, land-use, and enforcement.

Background Information – The City has actively investigated approaches to regulating marijuana businesses for the better part of a year. Preliminary conversations on this topic by the City Council began on July 13, 2020, followed by a public comment session at the September 14, 2020 City Council Workshop. A staff team has engaged in the topic since September 2020; this effort included an in-depth issue identification exercise with a working group of approximately 20 community and industry members in November and December of 2020. At the City Council's public hearing of January 20, 2021, Council referred measures 2A and 2B to the ballot. Subsequently, the Planning Commission discussed zoning and other land use concerns at a series of five workshops from January 21, 2021 to February 18, 2021.

A staff update to City Council on March 1, 2021 included an overview of research and the outreach process, as well as a summary of policy tools and a draft timeline for regulatory processes, pending the result of the April 6, 2021 election. Subsequently, the results of the election lifted the moratorium on marijuana businesses and established the City's authority to tax those businesses. Thus, the City Council is now empowered to craft and adopt relevant regulations. To be comprehensive and aligned with practices by other Colorado municipalities, a regulatory approach would include permitting, licensing, and enforcement procedures and standards for business types, taxation, land-use, and other considerations.

To help facilitate public understanding of this evolving topic area, staff has established a webpage on the City website. That page – accessed at https://www.gjcity.org/1091/Marijuana-Business-Licensing-and-Regulat – will be continually updated to keep the public informed of new developments and upcoming public hearings or workshops.

In order to move forward with regulation development, several key questions should be addressed in the near future:

- *Will staff be directed to develop regulations? If so, will the regulations be on multiple license types simultaneously or to address only stores in a first process?* To date,

direction has been to develop regulations for retail and medical marijuana stores first, and to leave cultivation and products manufacturing for later consideration.

- *What is the target date for adoption of an ordinance and opening of a permitting process for marijuana businesses?* To date, the target date for beginning issuing licenses for stores has been January 1, 2022 with other business types staggered in approximate 6 month increments thereafter.
- *Will a numerical cap be placed on the number of stores?* The recitals for the referred ballot question indicated 6 stores.
- *If a numerical cap is placed on the number of stores, should the selection process be a competitive (e.g., merit-based) process, a lottery (e.g., random selection) process, or a hybrid process using a lottery involving applicants that meet a set of minimum standards?* Colorado communities have found success in a hybrid approach that first establishes minimum requirements and then those qualified business are moved into a lottery selection process.
- *What is Council's preferred approach to public engagement on this topic?* For example, special City Council meetings could be scheduled as listening sessions, focus groups could be held, or regulations could be first drafted and then meetings and/or hearings scheduled to receive comments on the draft(s). .
- *Shall Council adopt the baseline taxation rate based on the authority created by ballot measure 2A (e.g., special marijuana sales tax of 5% and special marijuana excise tax of 3%)?* The working group had recommended a 3% excise tax rate and a 5% sales tax rate. An alternative is to establish a tax rate that exceeds the baseline rate, up to the maximum amount established by 2A (10% excise tax, 15% sales tax).
- *Are there policy goals that should be prioritized in the development of criteria for selection of licensees' marijuana stores?* This will be relevant in the event that Council pursues a merit-based process, or a minimum qualifications review followed by a lottery, to select a limited number of operators.
- *What elements should be included in the development of a land-use framework for marijuana businesses?* Planning Commission and public engagement identified land use related issues and that have resulted in preliminary recommendations.

License Types – A meaningful discussion of regulatory options and taxation must be informed by an understanding of the business types that comprise the regulated marijuana industry. Each business type requires a different license type, which must be issued by both the state and the local jurisdiction. Each license type may be issued as either a medical or retail (e.g., recreational) license. A municipality may allow only medical, only retail, both, or a mix of both for different license types. While there are more than ten license types, the Council has only seriously considered three types to date: *Stores*, *Cultivation*, and *Products Manufacturers*.

Stores – It is staff's opinion that the general perception of the marijuana business issue focuses primarily on the sale of marijuana. The marijuana store license, which leads to the establishment of a physical store or dispensary location, may sell marijuana to persons over the age of 21 or, in the case of medical stores, to any person holding a valid medical marijuana license. An individual cannot purchase more than 1 ounce of retail marijuana or 2 ounces of medical marijuana. A store may also sell marijuana concentrates, infused products (edibles), ointments, balms, lotions and other topical products. A store may only operate between the hours of 8 a.m. – midnight, or as further restricted by the municipality. Marijuana stores are associated with the collection of sales taxes. Question 2A concerning taxation of marijuana was

adopted by the voters on April 6, 2021. It established a special marijuana sales tax of 5% (for a total of 8.25%) and authority to rase that 5% rate up to 15%.

Cultivation – Cultivation licenses are granted to entities that cultivate, prepare, and package marijuana and transfer marijuana to sales businesses, products manufacturers, research facilities, and some other license types, but not to consumers. Marijuana cultivated by a retail cultivation license can only be transferred to other retail licenses, and vice versa for medical cultivation. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a relatively large number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

Products Manufacturers – These businesses manufacture marijuana products that are intended for consumption in concentrated form for smoking, or for consumption other than by smoking, such as edible products, ointments, and tinctures. These businesses may vary widely in terms of their products and processes, and they may include hazardous uses which in Grand Junction would currently require a Conditional Use Permit requirement. Medical products manufacturers may transact only with medical marijuana cultivation and sales licenses, and vice versa for retail. These businesses also generate a substantial number of jobs for processing and packaging activities, depending on the type of product manufactured and the degree of automation. There is no sales or excise tax on manufactured products.

Other Licenses – The City currently allows marijuana testing facilities. No testing facilities, which require a testing license, exist locally at this time. Several other business types may be considered but have not been identified by Council as desirable options. Transport licenses can be issued to independent businesses that transports marijuana among other businesses. Research and Development businesses can be licensed for study of marijuana. Hospitality Business licenses permit businesses to allow consumption of marijuana products on-site, either selling marijuana for on-site consumption, or allowing consumers to bring their own. Delivery licenses permit businesses that deliver marijuana and marijuana products from sales locations to residences. Business Operator Licenses are for marijuana-related professional services and management businesses.

Taxation – Taxation of marijuana includes sales and use tax and excise tax, both of which are typically a combination of local and states taxes. Sales and use tax is applied to sales in stores and excise tax is applied to the raw marijuana product transferred from cultivation businesses. Question 2A established both a local sales and use tax rate and a local excise tax rate, including baseline rates and authority to increase those rates up to specified limits without returning to the voters. These tax rates would need to be finally set by amendment of the City's tax code.

The special sales and use tax rate for marijuana and marijuana products may be set at a baseline 5% but can be raised up to 15%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 8.25% to 18.25%. The baseline rate of 5% (cumulatively 8.25%) would exceed the total rate of up-Valley communities such as De Beque, Rifle, and Parachute, but be less than that of Palisade. Broadly, staff considers this a viable rate. An additional 15% State Marijuana Sales Tax (which absorbs the baseline State of Colorado Sales Tax of 2.90%)

will be applied automatically to retail marijuana, 10% of which is subsequently shared back to the collecting municipality.

The special excise tax rate for marijuana and marijuana products may be set at a baseline 3% but can be raised up to 10%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 6.25% to 16.25%. Additionally, a 15% State Marijuana Excise Tax will be applied automatically to any unprocessed marijuana transferred from a cultivation facility. Broadly, staff considers this a competitive rate.

Based on this information, City staff prepared an estimate of $2,900,000 in City tax revenue in the first year of sales and excise tax on marijuana products. This estimate was requisite for TABOR obligations and was thus included in 2A. This revenue is dedicated to the enforcement related to marijuana business regulations and to the highest priorities of the 2020 Parks, Recreation, and Open Space Master Plan.

Licensing – All marijuana businesses require licensing by both the State and the local jurisdiction. All licenses require annual renewal. State licensing processes are routinely updated through a rule-making process that includes feedback from local jurisdictions, but otherwise the primary interaction between the two licensing processes is mutual confirmation of eligibility and granting of license.

Local licensing processes reflect a wide range of detail, with some jurisdictions being highly discriminatory based on policy aims, and others undertaking a far more limited review. Beyond the level of detail at which licensing requests are reviewed, and the policy aims that would drive a decision-making process, the primary classifications of licensing processes relate to the method of selection. Three general categories of process can be said to exist: random; competitive; and a hybrid thereof. A random or lottery process establishes an application window, and, at the closure of that time-period, a number of licenses are randomly award to a specified number of applicants. A competitive process, sometimes described as a merit-based or RFP (request for proposals) process, establishes a system of criteria and ratings based on policy aims. A hybrid process establishes a baseline set of criteria for eligibility, and randomly selects among those businesses deemed to be eligible. Staff considers the feasibility of a fully competitive or merit-based process to be potentially unfeasible due the anticipated volume of applications, which appears highly likely to exceed 50 applications. Staff therefore encourages Council to seriously consider a hybrid approach, using a set of minimum qualifications and a lottery thereafter.

The policy goals that are secured through a merit-based or hybrid process vary widely throughout the state. Proportion of local ownership is a common requirement, as are experience, quality of business and operating plans, records of past violations, and goals related to sustainability, safety, and quality of built environment. Staff will seek direction from Council on this topic to inform the development of selection criteria. Staff has also contracted with Laura Bauer, a former City Clerk for Commerce City who is widely regarded as an expert on marijuana business licensing in the state, to assist staff in developing a licensing system.

The City Clerk is typically one of the primary entities responsible for the management of license applications and any selection process. A Marijuana Licensing Authority, similar to a Liquor Licensing Authority, may be established as a non-biased body to oversee essential elements of the application review process. The exact length of this process hinges upon the review time

associated with each component and may be anticipated to take between three and six months in total. The process typically resembles the following sequence:

License Availability – The city clerk will post a notice of license availability on the city's website, opening an application period for the filing and acceptance of new applications.

Pre-Application Meeting – A mandatory preapplication meeting between the licensing jurisdiction and the applying entity is scheduled and held.

Application Filed – An application, with all fees and forms, is filed by the applicant.

Fingerprinting – All controlling beneficial owners, owners, and managers are fingerprinted.
Lottery – If there are more applicants than available sites, a public lottery is conducted among the qualified applicants, presided over by a Marijuana Licensing Authority.

Community Development and Building Department Reviews – Upon being selected in the lottery, the applicant initiates and completes review pertaining to the development of the site and structure where the business is proposed to be located.

State Licensure – Upon being selected in the lottery, the applicant proceeds with obtaining a state-issued marijuana business license and files evidence of licensure with the City Clerk.

Local Licensure – Upon receipt of the conditional state license and Certificate of Occupancy, and successful inspections, a local license is issued and business operations may begin.

Land Use – As a component of licensure, as well as a process pertinent to any business operation in the City, land use is a primary consideration related to marijuana businesses. Land use considerations diverge substantially depending on the license type. The following summary reflects recommendations and remaining questions from Planning Commission and City staff and highlights a number of outstanding questions. For example, as described above, the regulation of marijuana stores hinges substantially on the decision of whether to set a numerical cap on such businesses, and, if so, at what number.

Marijuana Stores – Medical and retail (e.g., recreational) marijuana stores must be licensed separately by both the state and municipality. The Planning Commission recommends that all medical sales be required to be co-located with a retail location and not be counted as a separate license for purpose of the cap if a cap is put in place.

Marijuana stores are commonly permitted in a subset of zone districts that would allow other retail operations, often with additional restrictions. Currently, the zone districts that allow for general retail sales are the C-1 (Light Commercial), C-2 (General Commercial), B-1 (Neighborhood Business), B-2 (Downtown Business), M-U (Mixed Use), MXS (Mixed Use Storefront), and MXOC (Mixed Use Opportunity Corridor) zone districts. Planning Commission has recommended that marijuana sales be restricted to these zone districts, excluding the B-1 zone district.

Planning Commission recommends that marijuana sales be buffered 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW). Other uses commonly buffered from in the state include parks and places of worship. Planning Commission also recommends:

- Mechanisms to deter or prevent clustering of multiple stores in close proximity;
- That site development to conform to standards of Zoning and Development Code;
- That the parking ratio for High Volume Retail Sales and Services (1 parking stall per 300sf of structure) subject to further research by planning staff;
- On-site signage consistent with existing sign regulations;
- Hour of operation as limited by the State (8 a.m. to midnight, Monday through Sunday); and,
- BMPs for odor mitigation.

These recommendations assume that a cap on the number of stores would be in place. A cap would have multiple effects, including:

- Decreased needs need for tools such as buffering or overlays;
- An increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking; and,
- Need for further regulation to deter dormant licenses, such as to require operations to begin with 12 months of licensing and/or a minimum timeframe of 24 months before license can be traded.

Marijuana Products Manufacturers – Unlike marijuana stores, marijuana products manufacturers are primarily industrial in function. Planning Commission recommendations for regulating this land use reflect that distinction. To date, no discussion has been made of a cap on the number of these businesses; such a cap is extremely uncommon throughout the state. The Planning Commission recommends that such businesses be limited to areas where general manufacturing and food products manufacturing are allowed, depending on the nature of the specific business, to include I-O (Industrial – Office), I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial) zone districts. Where a particular operation is determined to be a hazardous uses (H Occupancy) per Fire Code, that operation would require a conditional use permit (CUP) to be permitted to operate I-O, I-1, and I-2 zone districts under current Code standards.

Cultivations – Cultivation licenses, when indoors, are primarily industrial in function, rather than agricultural. To date, no discussion has been made of a cap on the number of these businesses; such a cap is uncommon throughout the state. Permit both medical cultivation licenses and retail cultivation licenses. Planning Commission has recommended that these businesses be restricted to indoor operations. This is vital to the management of odor impacts and is also important to limit possible genetic contamination of hemp crops, which are vulnerable to contamination with THC-producing varieties of the *Cannabis sativa* plant, in which event a contaminated hemp harvest would be required to be destroyed per State law. Given the relatively high potential for odor impacts, even when using BMPs, these are recommended to be allowed only the I-1 (Light Industrial) and I-2 (General Industrial) zone districts. Particular attention should be paid to odor and light management for these businesses. Likewise, due to potentially high demand on utilities, further investigation of possible approaches to electrical, wastewater, and water impacts is anticipated.

Enforcement – After reviewing the regulatory enforcement function of marijuana in several municipalities Staff is recommending one or two full time sworn police officer(s). The actual number will depend greatly upon the number and types of licensing the City decides upon allowing. Enforcement will be focused on monitoring compliance with the City's and the State's

regulatory requirements for licensing, inventory control, transportation, and sale to underage individuals. This last point may involve such things as sting operations utilizing underage operatives and/or people with fraudulent identification documents.

Staff also recommends funding be allocated to the investigation and enforcement of black and gray market marijuana. Black market marijuana is currently prevalent in Grand Junction and Mesa County and local law enforcement resources are too limited to address the complaints of grows, use and sales. The funding of one or two full-time police officer position(s) to investigate and enforce state law regarding black and gray market marijuana is, per Grand Junction Police Department leadership, critical to addressing this problem in Grand Junction. This funding was secured through the language of question 2A, which provides dollars for enforcement.

The legal marijuana industry has been broadly demonstrated to be supportive of addressing those competing with their business through illegal means. Other Colorado municipalities that have been consulted by City staff have underscored the importance of relationship building with marijuana business owners. This facilitates a positive flow of information and appears to reduce the likelihood of criminality associated with marijuana. Staff recommends forming an ongoing roundtable of operating marijuana businesses for the purpose of issue identification and regulatory updates.

Product quality is largely enforced by the State. Legal marijuana is distinct from illegal marijuana in that it is stringently tested for quality and purity. Retail and medical marijuana sold in Colorado is required to be tested not only for its THC-content but also for a range of contaminants, including the heavy metals lead, arsenic, cadmium, and mercury, as well as molds and microbial contaminants. While marijuana is itself proven to have developmental and other negative impacts, depending on the manner and frequency of use, the harm reduction associated with this testing system has clear societal benefits relative to the existing illegal and widespread use of unregulated marijuana.

Other enforcement entities generally work closely with local law enforcement to ensure that regulations are followed and updated in accordance with State law. A primary point of contact is the Marijuana Enforcement Division of the Department of Revenue (MED). The MED provides training opportunities at the request of local law enforcement on a range of topics, and also conducts background checks and varying levels of monitoring of license owners, operators, and marijuana business employees. Likewise, municipal law enforcement is encouraged to work with the Colorado Bureau of Investigation, State Highway Patrol, and adjacent law enforcement agencies such as the County Sheriff’s office.

Staff will continue to present information and questions to the City Council on this topic and will seek direction from the City Council on the questions highlighted in this memorandum at the May 3, 2021 City Council Workshop. Staff will continue to develop materials and based on Council’s direction.

C. Department Directors

Marijuana Regulation Proposed Timeline

DRAFT

Marijuana Business Land Use and Operations Regulations Outline

A) ENFORCEMENT, OPERATIONS, AND SECURITY

a. Convene a multi-disciplinary City staff team to address implementation and enforcement
    i. Additional staff may be needed to assist with licensing, license renewals, inspection and enforcement

b. Local Enforcement Mechanisms to be Implemented
    i. Addition of staff (currently estimated at 1 FTE PD Officer)
    ii. Coordination with Marijuana Enforcement Division (MED) at State level
    iii. Establish regular inspections of all facilities
    iv. Covert enforcement
    v. Evaluate establishing a local marijuana business issues identification group
    vi. Additional background investigation conducted by City Police Department into all principals of business or corporation (establish mandatory standards for acceptable history)

c. All State operations and security requirements as provided for by State Marijuana Enforcement Division and Colorado Marijuana Rules (1 CCR 212-3 and subsequent revisions)[1] shall apply, including but not limited to:
    1. METRC Seed-to-Sale inventory tracking of all THC products
    2. Universal Symbol Graphics for THC-content warning labels on all products
    3. Criminal history evaluations of employees, applicants, and licensees; employees must renew license every two years
    4. Security locks, surveillance, and alarms required for all points of ingress/egress
    5. Surveillance cameras required for all operations areas including restricted access areas; all footage available to Local and State authorities upon request; 40-day minimum footage retention
    6. Disposal of all marijuana waste must render materials unusable and unrecognizable
    7. No products visible from public right-of-way
    8. Retail sales limited to 21+; medical sales limited to 18+ when separate entrance and purchase space are provided
    9. No sale or consumption of alcoholic beverages on premises
    10. Licensee must permit Local and State inspection at any time during all business hours and hours of apparent activity

B) STORES

a. Licensing
    i. Capped at _____ retail sales licenses
        1. All medical sales will be required to be co-located with a retail location and will not be counted as a separate license for purpose of the cap

[1] The statutory authority for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(1)(g), 44-10-203(2)(g), 44-10-203(2)(h), 44-10-203(2)(i), and 44-10-1001(2), C.R.S. Authority also exists in the Colorado Constitution at Article XVIII, Subsection 16(5)(a)(VII).

2. Requires both State and Local license
3. License requires annual renewal

ii. Selection through a competitive RFP process
1. RFP process would be open for response August 2021
2. Submittal August 1; review and initial selection September 1
3. Reserve lottery option if more than capped licenses are qualified candidates
4. Point-based assessment to include
a. Proportion of local ownership
b. Track record, experience, and past violations
c. Operating plan
d. Other policy-derived aims

iii. Once selected, business may apply for a License (see3, below); Local license applications and processing beginning September 1, 2021
1. Required both State and Local license
2. 45-day State licensing period
3. Estimated 60-day Local licensing period
4. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration
5. Final determination by Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)

b. Land Use/Zoning
i. Allowed in all zone districts that currently allow for retail sales (i.e. in C-1, C-2, B-2, MU, MXS, MXOC zone districts)
ii. Buffering, 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW)
iii. Mechanism to deter or prevent clustering of multiple stores in close proximity
iv. Site development to conform to standards of Zoning and Development Code
v. Parking ratio for High Volume Retail Sales and Services to apply; currently requires 1 parking stall per 300sf of structure
vi. A cap decreases the impact/need of tools such as buffering or overlays
vii. A cap is likely to increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Treatment of off-premise signs (aka Billboards)
iii. Hour of operation – State limits operations from 8 a.m. to midnight, Monday through Sunday
iv. Require BMPs for odor mitigation

d. Additional Regulatory Considerations

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i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana sales
iii. Fire Codes to address building and life safety issues related to marijuana sales
iv. Regulations to deter dormant licenses
    1. Require operations to begin with 12 months of licensing
    2. Establish minimum timeframe of 24 months before license can be traded

C) PRODUCT MANUFACTURERS

a. Licensing
    i. Not capped for number of licenses
    ii. Permit both medical product manufacturer licenses and retail product manufacturer licenses
    iii. Open applications for licenses February 2022
    iv. Requires both State and Local license
    v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
    vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use Framework
    i. Allowed in all areas where manufacturing/food products are allowed in current land use Code (i.e. I-O, I-1, I-2, C-2 zone districts)
    ii. Hazardous uses (H Occupancy) as determined by the Fire Code requires a conditional use permit (CUP) and is conditionally allowed only in I-O, I-1, and I-2 zone districts

c. Use Specific Standards
    i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
    ii. Require BMPs for odor mitigation
    iii. Other site-specific standards to be consistent with Zoning and Development Code requirements for indoor industrial operations

d. Additional Regulatory Considerations
    i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
    ii. Building Codes as adopted to address building and life safety issues related to these uses
    iii. Fire Codes as adopted to address building and life safety issues related to these uses
    iv. Utility impacts
        1. Electrical demand management

DRAFT

2. Wastewater pretreatment (IPT) requirements

D) CULTIVATIONS

a. Licensing
   i. Not capped for number of licenses
   ii. Permit both medical cultivation licenses and retail cultivation licenses
   iii. Open applications for licenses August 2022
   iv. Required both State and Local License
   v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
   vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use/Zoning
   i. Allowed for indoor cultivation only
   ii. Allowed in I-1, I-2 zone districts

c. Use Specific Standards
   i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
   ii. Require BMPs for odor mitigation
   iii. Other site-specific standards to correspond to Zoning and Development Code requirements for indoor industrial operations

d. Additional Considerations
   i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
   ii. Building Codes to address building and life safety issues related to marijuana cultivation
   iii. Fire Codes to address building and life safety issues related to marijuana cultivation
   iv. Utility impacts
      1. Electrical demand management
      2. Water demand
      3. Wastewater pretreatment (IPT) requirements
   v. Structure material requirements to mitigate light pollution

E) OTHER LICENSE TYPES

a. No other license types to be allowed at this time except for stores, products manufacturers, cultivations, and testing facilities
   i. License and permit types to be explicitly prohibited include hospitality business, delivery, business operator, research & development, transporter
b. Continue to permit testing facilities with no cap on number of licenses
   i. Currently an allowed use in B-2, C-1, C-2, MU, BP, I-O, I-1, and I-2 zone districts
c. Further license types could be permitted by act of Council in future, as these are not specified in ballot language

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F) TAXATION

a. Establish taxation at levels approved by ballot measure (if approved)
    i. Special Marijuana Sales and Use Tax of 5%
    ii. Special Marijuana Excise Tax of 3%
b. Reserve consideration of tax increases as permitted by ballot measure
    i. Special Marijuana Sales and Use Tax may be increased up to 15%
    ii. Special Marijuana Excise Tax may be increased up to 10%
    c. Implementation shall require update/amendment to City Tax Code

DRAFT

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Aguilar								
Akron								
Alamosa				√			5% sales tax on retail sales (not currently allowed)	moratorium in place until ordinance allowing sales is finalized as of July 2019
Alma	√	√	√	√				
Antonito	√							
Arriba								Permanent moratorium.
Arvada								
Aspen	√	√	√	√				
Ault								
Aurora	√	√	√	√			5% excise tax, 4% sales tax on retail with authority up to 10%	
Avon								
Basalt	√						5% sales tax on retail marijuana	
Bayfield							$10 per retail transaction (sales not currently allowed)	
Bennett								
Berthoud	√						7% sales and excise tax on retail sales	
Bethune								
Black Hawk	√						5% sales on retail and medical	
Blanca		√	√				5% excise on sale or transfer of unprocessed retail marijuana	
Blue River								
Boone								
Boulder	√	√	√	√			5% excise tax, 3.5% sales tax	
Bow Mar								
Branson								
Breckenridge	√	√	√				5% excise tax on all sales of marijuana	
Brighton								
Brookside								
Broomfield				√				Prohibition ordinance to automatically repeal on 2/1/21
Brush								
Buena Vista								
Burlington								
Calhan								
Campo								
Cañon City							5% excise and sales, authority up to 10%	Moratorium with Ordinance 7-2014

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Carbonate								
Carbondale	√	√	√	√			sales tax 5%, excise tax 5%	
Castle Pines								
Castle Rock								
Cedaredge								
Centennial								
Center								Defeated by voters 11/19
Central City	√						5% on retail sales	
Cheraw								
Cherry Hills Village								
Cheyenne Wells								
Coal Creek								
Cokedale								
Collbran								Permanent moratorium
Colorado Springs						√		Colorado Springs Municipal Code
Columbine Valley								
Commerce City	√	√	√	√			7% sales tax, 5% excise tax	
Cortez	√	√		√				
Craig	√	√	√	√			4% sales tax	Approved by voters 11/19
Crawford							5% sales with authority up to 10, 5% excise (sales not currently allowed)	
Creede								
Crested Butte	√		√	√				
Crestone	√						5% sales tax	
Cripple Creek								
Crook								
Crowley								
Dacono								
De Beque	√	√	√	√			5% excise tax on sale and cultivation	
Deer Trail								
Del Norte								
Delta							5% excise, 2% sales (sales not currently allowed)	
Denver	√	√	√	√		√	5% excise and authorized up to 15%	Link to Denver's Marijuana Business Licenses Page
Dillon	√						5% sales tax; 5% excise	
Dinosaur	√	√	√	√			5% excise, 5% sales	
Dolores	√	√	√	√			$5 occupation tax per sales transaction; 5% excise	Approved by voters 4/20
Dove Creek								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Durango	√			√			3% sales tax	
Eads								
Eagle	√	√	√	√			2.5% sales and 2.5% excise each increasing .5%/year up to 5%	
Eaton								
Eckley								
Edgewater	√	√	√	√				
Elizabeth								
Empire	√	√	√				$5/transaction	
Englewood	√						3.5% with authority up to 5%	
Erie								
Estes Park								
Evans								
Fairplay								
Federal Heights	√	√	√	√			5% sales tax with authority up to 10%, 5% excise tax with authority up to 10%	
Firestone								
Flagler								
Fleming								
Florence				√			5% excise tax on wholesale	Permanent moratorium except testing
Fort Collins	√	√	√	√				
Fort Lupton								
Fort Morgan								
Fountain								
Fowler								
Foxfield								
Fraser	√						5% sales tax	
Frederick								
Frisco	√	√	√				5% sales tax	
Fruita							5% excise tax	
Garden City	√	√	√	√				
Genoa								
Georgetown	√		√				$5/transaction	
Gilcrest								
Glendale	√	√	√	√		√		
Glenwood Springs	√	√	√	√			sales tax: 5% up to 15%, excise tax: 5%	
Golden								
Granada								
Granby								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Grand Junction				√				
Grand Lake								
Greeley								
Green Mountain Falls								
Greenwood Village								
Grover								
Gunnison	√	√	√	√			5% sales tax	
Gypsum								
Hartman								
Haswell								
Haxtun								
Hayden	√	√					7.5% excise tax with authority up to 15%	
Hillrose								
Holly								
Holyoke								
Hooper								
Hot Sulphur Springs								
Hotchkiss							2% sales tax (up to 10%) in event sales are permitted by election	
Hudson								
Hugo								
Idaho Springs	√	√						
Ignacio								
Iliff								
Jamestown								Permanent moratorium
Johnstown								
Julesburg								
Keenesburg								
Kersey								
Kim								
Kiowa								
Kit Carson								
Kremmling								
La Jara								
La Junta								
La Salle								
La Veta	√	√	√	√				
Lafayette	√	√	√	√			sales and excise tax 5%; up to 10%	
Lake City								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Lakeside								
Lakewood								
Lamar								
Larkspur								
Las Animas	√	√	√	√			5.75% sales tax	
Leadville	√	√	√	√			5% excise tax, up to 10%	
Limon								
Littleton							Special 3% sales tax on retail	
Lochbuie								
Log Lane Village	√	√	√	√			5% excise tax	
Lone Tree								
Longmont	√						3.5% sales tax; 3% excise tax with authority up to 15%	
Louisville	√	√		√			5% excise tax on cultivation	
Loveland								Defeated by voters 11/19
Lyons	√	√	√	√			3.5% sales; 5% excise tax; both up to 10%	
Manassa								
Mancos	√	√	√	√			occupation tax up to $10/transaction	
Manitou Springs	√			√			6%, authority up to 10%	cultivation and manufacturing prohibited
Manzanola								
Marble								
Mead								Defeated by voters 11/19
Meeker								
Merino								
Milliken	√	√	√	√			occupation tax up to $10/transaction	
Minturn								
Moffat	√	√	√				2% sales tax first year, increasing to 5% in year two	
Monte Vista							18% excise tax, 18% sales tax	
Montezuma								
Montrose								
Monument								
Morrison								
Mountain View	√	√	√	√			5% sales tax	
Mountain Village								
Mt. Crested Butte								
Naturita	√	√	√	√			2% sales tax, with authority up to 10; excise tax of 5%	

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Nederland	√	√	√				3.75% sales tax	
New Castle								
Northglenn	√	√	√				4% sales tax, up to 10%	
Norwood	√		√	√			2% sales tax, up to 10%; 5% excise tax	Approved by voters 4/20
Nucla								
Nunn		√					5% excise tax	
Oak Creek	√	√	√	√				
Olathe								
Olney Springs								
Ophir								
Orchard City							up to 5% sales tax, up to 5% excise tax, up to $10 occupation tax for each sale transaction	
Ordway	√		√	√				
Otis								
Ouray							5% with authority up to 10%	
Ovid								
Pagosa Springs	√	√						
Palisade	√	√	√	√			5% excise tax; Occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more	
Palmer Lake		√					5% sales tax with authority up to 10% (sales not currently allowed); 5% excise tax with authority up to 10%	
Paoli								
Paonia							excise and sales tax of 5%, both with authority up to 10%	
Parachute	√	√	√	√	√	√	5% excise tax	
Parker								
Peetz								
Pierce								
Pitkin								
Platteville								
Poncha Springs							5% sales tax; 5% excise tax (sales not currently allowed)	
Pritchett								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Pueblo	√	√	√	√			8% excise tax with authority up to 15%	
Ramah								
Rangley								
Raymer								
Red Cliff	√	√	√	√			5% sales tax, 15% excise tax	
Rico	√	√	√	√			10% sales and 10% excise on unprocessed retail marijauna sold or transferred from cultivation facility to retail facility	
Ridgway	√	√	√	√				
Rifle	√	√					5% excise tax	
Rockvale								
Rocky Ford	√						6% sales tax with authority up to 8%	
Romeo								
Rye								
Saguache								
Salida	√							
San Luis	√	√	√					
Sanford								
Sawpit								
Sedgwick	√	√	√	√			5% sales tax; 2% excise tax on cultivation; occupation tax of $5-$25 per wholesale manufacturing transaction	
Seibert								
Severance							7% sales tax (sales not currently allowed)	
Sheridan							5% excise	
Silt	√	√	√	√			3.5% retail sales	
Silver Cliff								
Silver Plume	√						4% and no greater than 8%	
Silverthorne	√	√					5% excise tax on mj and products	
Silverton	√	√	√	√			1% sales tax and 3% excise tax	
Simla								
Snowmass Village	√						5% sales tax, up to 15%	
South Fork							5% sales tax	
Springfield								
Starkville								
Steamboat Springs	√	√	√	√				
Sterling								
Stratton								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Sugar City								
Superior					√			
Swink								
Telluride	√	^	√	√				
Thornton	√			√			5% sales tax	
Timnath								
Trinidad	√	√	√	√			5% sales tax	
Two Buttes								
Vail								
Victor								
Vilas								
Vona								
Walden								
Walsenburg	√	√	√	√			5% excise tax	
Walsh								
Ward								
Wellington								
Westcliffe								
Westminster								
Wheat Ridge	√	√	√	√			3.5% sales tax	
Wiggins								
Wiley								
Williamsburg								
Windsor								
Winter Park								
Woodland Park								
Wray								
Yampa								
Yuma							5% sales tax with authority up to 10 (sales not currently allowed)	

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council
City Councilmembers Elect Reitz, Herman, and Simpson

FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director

DATE: April 20, 2021

SUBJECT: Regulation of Marijuana Businesses

Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for marijuana businesses. This memorandum offers a broad summary of progress toward developing local marijuana business regulations to date as well as a selection of forthcoming considerations related to marijuana businesses. Topics include business types, licensing, taxation, land-use, and enforcement.

Background Information – The City has actively investigated approaches to regulating marijuana businesses for the better part of a year. Preliminary conversations on this topic by the City Council began on July 13, 2020, followed by a public comment session at the September 14, 2020 City Council Workshop. A staff team has engaged in the topic since September 2020; this effort included an in-depth issue identification exercise with a working group of approximately 20 community and industry members in November and December of 2020. At the City Council's public hearing of January 20, 2021, Council referred measures 2A and 2B to the ballot. Subsequently, the Planning Commission discussed zoning and other land use concerns at a series of five workshops from January 21, 2021 to February 18, 2021.

A staff update to City Council on March 1, 2021 included an overview of research and the outreach process, as well as a summary of policy tools and a draft timeline for regulatory processes, pending the result of the April 6, 2021 election. Subsequently, the results of the election lifted the moratorium on marijuana businesses and established the City's authority to tax those businesses. Thus, the City Council is now empowered to craft and adopt relevant regulations. To be comprehensive and aligned with practices by other Colorado municipalities, a regulatory approach would include permitting, licensing, and enforcement procedures and standards for business types, taxation, land-use, and other considerations.

To help facilitate public understanding of this evolving topic area, staff has established a webpage on the City website. That page – accessed at https://www.gjcity.org/1091/Marijuana-Business-Licensing-and-Regulat – will be continually updated to keep the public informed of new developments and upcoming public hearings or workshops.

In order to move forward with regulation development, several key questions should be addressed in the near future:

- *Will staff be directed to develop regulations? If so, will the regulations be on multiple license types simultaneously or to address only stores in a first process?* To date,

direction has been to develop regulations for retail and medical marijuana stores first, and to leave cultivation and products manufacturing for later consideration.

- *What is the target date for adoption of an ordinance and opening of a permitting process for marijuana businesses?* To date, the target date for beginning issuing licenses for stores has been January 1, 2022 with other business types staggered in approximate 6 month increments thereafter.
- *Will a numerical cap be placed on the number of stores?* The recitals for the referred ballot question indicated 6 stores.
- *If a numerical cap is placed on the number of stores, should the selection process be a competitive (e.g., merit-based) process, a lottery (e.g., random selection) process, or a hybrid process using a lottery involving applicants that meet a set of minimum standards?* Colorado communities have found success in a hybrid approach that first establishes minimum requirements and then those qualified business are moved into a lottery selection process.
- *What is Council's preferred approach to public engagement on this topic?* For example, special City Council meetings could be scheduled as listening sessions, focus groups could be held, or regulations could be first drafted and then meetings and/or hearings scheduled to receive comments on the draft(s). .
- *Shall Council adopt the baseline taxation rate based on the authority created by ballot measure 2A (e.g., special marijuana sales tax of 5% and special marijuana excise tax of 3%)?* The working group had recommended a 3% excise tax rate and a 5% sales tax rate. An alternative is to establish a tax rate that exceeds the baseline rate, up to the maximum amount established by 2A (10% excise tax, 15% sales tax).
- *Are there policy goals that should be prioritized in the development of criteria for selection of licensees' marijuana stores?* This will be relevant in the event that Council pursues a merit-based process, or a minimum qualifications review followed by a lottery, to select a limited number of operators.
- *What elements should be included in the development of a land-use framework for marijuana businesses?* Planning Commission and public engagement identified land use related issues and that have resulted in preliminary recommendations.

License Types – A meaningful discussion of regulatory options and taxation must be informed by an understanding of the business types that comprise the regulated marijuana industry. Each business type requires a different license type, which must be issued by both the state and the local jurisdiction. Each license type may be issued as either a medical or retail (e.g., recreational) license. A municipality may allow only medical, only retail, both, or a mix of both for different license types. While there are more than ten license types, the Council has only seriously considered three types to date: *Stores*, *Cultivation*, and *Products Manufacturers*.

Stores – It is staff's opinion that the general perception of the marijuana business issue focuses primarily on the sale of marijuana. The marijuana store license, which leads to the establishment of a physical store or dispensary location, may sell marijuana to persons over the age of 21 or, in the case of medical stores, to any person holding a valid medical marijuana license. An individual cannot purchase more than 1 ounce of retail marijuana or 2 ounces of medical marijuana. A store may also sell marijuana concentrates, infused products (edibles), ointments, balms, lotions and other topical products. A store may only operate between the hours of 8 a.m. – midnight, or as further restricted by the municipality. Marijuana stores are associated with the collection of sales taxes. Question 2A concerning taxation of marijuana was

adopted by the voters on April 6, 2021. It established a special marijuana sales tax of 5% (for a total of 8.25%) and authority to rase that 5% rate up to 15%.

Cultivation – Cultivation licenses are granted to entities that cultivate, prepare, and package marijuana and transfer marijuana to sales businesses, products manufacturers, research facilities, and some other license types, but not to consumers. Marijuana cultivated by a retail cultivation license can only be transferred to other retail licenses, and vice versa for medical cultivation. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a relatively large number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

Products Manufacturers – These businesses manufacture marijuana products that are intended for consumption in concentrated form for smoking, or for consumption other than by smoking, such as edible products, ointments, and tinctures. These businesses may vary widely in terms of their products and processes, and they may include hazardous uses which in Grand Junction would currently require a Conditional Use Permit requirement. Medical products manufacturers may transact only with medical marijuana cultivation and sales licenses, and vice versa for retail. These businesses also generate a substantial number of jobs for processing and packaging activities, depending on the type of product manufactured and the degree of automation. There is no sales or excise tax on manufactured products.

Other Licenses – The City currently allows marijuana testing facilities. No testing facilities, which require a testing license, exist locally at this time. Several other business types may be considered but have not been identified by Council as desirable options. Transport licenses can be issued to independent businesses that transports marijuana among other businesses. Research and Development businesses can be licensed for study of marijuana. Hospitality Business licenses permit businesses to allow consumption of marijuana products on-site, either selling marijuana for on-site consumption, or allowing consumers to bring their own. Delivery licenses permit businesses that deliver marijuana and marijuana products from sales locations to residences. Business Operator Licenses are for marijuana-related professional services and management businesses.

Taxation – Taxation of marijuana includes sales and use tax and excise tax, both of which are typically a combination of local and states taxes. Sales and use tax is applied to sales in stores and excise tax is applied to the raw marijuana product transferred from cultivation businesses. Question 2A established both a local sales and use tax rate and a local excise tax rate, including baseline rates and authority to increase those rates up to specified limits without returning to the voters. These tax rates would need to be finally set by amendment of the City's tax code.

The special sales and use tax rate for marijuana and marijuana products may be set at a baseline 5% but can be raised up to 15%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 8.25% to 18.25%. The baseline rate of 5% (cumulatively 8.25%) would exceed the total rate of up-Valley communities such as De Beque, Rifle, and Parachute, but be less than that of Palisade. Broadly, staff considers this a viable rate. An additional 15% State Marijuana Sales Tax (which absorbs the baseline State of Colorado Sales Tax of 2.90%)

will be applied automatically to retail marijuana, 10% of which is subsequently shared back to the collecting municipality.

The special excise tax rate for marijuana and marijuana products may be set at a baseline 3% but can be raised up to 10%. Combined with existing local sales tax of 3.25%, this creates a taxation range of 6.25% to 16.25%. Additionally, a 15% State Marijuana Excise Tax will be applied automatically to any unprocessed marijuana transferred from a cultivation facility. Broadly, staff considers this a competitive rate.

Based on this information, City staff prepared an estimate of $2,900,000 in City tax revenue in the first year of sales and excise tax on marijuana products. This estimate was requisite for TABOR obligations and was thus included in 2A. This revenue is dedicated to the enforcement related to marijuana business regulations and to the highest priorities of the 2020 Parks, Recreation, and Open Space Master Plan.

Licensing – All marijuana businesses require licensing by both the State and the local jurisdiction. All licenses require annual renewal. State licensing processes are routinely updated through a rule-making process that includes feedback from local jurisdictions, but otherwise the primary interaction between the two licensing processes is mutual confirmation of eligibility and granting of license.

Local licensing processes reflect a wide range of detail, with some jurisdictions being highly discriminatory based on policy aims, and others undertaking a far more limited review. Beyond the level of detail at which licensing requests are reviewed, and the policy aims that would drive a decision-making process, the primary classifications of licensing processes relate to the method of selection. Three general categories of process can be said to exist: random; competitive; and a hybrid thereof. A random or lottery process establishes an application window, and, at the closure of that time-period, a number of licenses are randomly award to a specified number of applicants. A competitive process, sometimes described as a merit-based or RFP (request for proposals) process, establishes a system of criteria and ratings based on policy aims. A hybrid process establishes a baseline set of criteria for eligibility, and randomly selects among those businesses deemed to be eligible. Staff considers the feasibility of a fully competitive or merit-based process to be potentially unfeasible due the anticipated volume of applications, which appears highly likely to exceed 50 applications. Staff therefore encourages Council to seriously consider a hybrid approach, using a set of minimum qualifications and a lottery thereafter.

The policy goals that are secured through a merit-based or hybrid process vary widely throughout the state. Proportion of local ownership is a common requirement, as are experience, quality of business and operating plans, records of past violations, and goals related to sustainability, safety, and quality of built environment. Staff will seek direction from Council on this topic to inform the development of selection criteria. Staff has also contracted with Laura Bauer, a former City Clerk for Commerce City who is widely regarded as an expert on marijuana business licensing in the state, to assist staff in developing a licensing system.

The City Clerk is typically one of the primary entities responsible for the management of license applications and any selection process. A Marijuana Licensing Authority, similar to a Liquor Licensing Authority, may be established as a non-biased body to oversee essential elements of the application review process. The exact length of this process hinges upon the review time

associated with each component and may be anticipated to take between three and six months in total. The process typically resembles the following sequence:

License Availability – The city clerk will post a notice of license availability on the city's website, opening an application period for the filing and acceptance of new applications.

Pre-Application Meeting – A mandatory preapplication meeting between the licensing jurisdiction and the applying entity is scheduled and held.

Application Filed – An application, with all fees and forms, is filed by the applicant.

Fingerprinting – All controlling beneficial owners, owners, and managers are fingerprinted.
Lottery – If there are more applicants than available sites, a public lottery is conducted among the qualified applicants, presided over by a Marijuana Licensing Authority.

Community Development and Building Department Reviews – Upon being selected in the lottery, the applicant initiates and completes review pertaining to the development of the site and structure where the business is proposed to be located.

State Licensure – Upon being selected in the lottery, the applicant proceeds with obtaining a state-issued marijuana business license and files evidence of licensure with the City Clerk.

Local Licensure – Upon receipt of the conditional state license and Certificate of Occupancy, and successful inspections, a local license is issued and business operations may begin.

Land Use – As a component of licensure, as well as a process pertinent to any business operation in the City, land use is a primary consideration related to marijuana businesses. Land use considerations diverge substantially depending on the license type. The following summary reflects recommendations and remaining questions from Planning Commission and City staff and highlights a number of outstanding questions. For example, as described above, the regulation of marijuana stores hinges substantially on the decision of whether to set a numerical cap on such businesses, and, if so, at what number.

Marijuana Stores – Medical and retail (e.g., recreational) marijuana stores must be licensed separately by both the state and municipality. The Planning Commission recommends that all medical sales be required to be co-located with a retail location and not be counted as a separate license for purpose of the cap if a cap is put in place.

Marijuana stores are commonly permitted in a subset of zone districts that would allow other retail operations, often with additional restrictions. Currently, the zone districts that allow for general retail sales are the C-1 (Light Commercial), C-2 (General Commercial), B-1 (Neighborhood Business), B-2 (Downtown Business), M-U (Mixed Use), MXS (Mixed Use Storefront), and MXOC (Mixed Use Opportunity Corridor) zone districts. Planning Commission has recommended that marijuana sales be restricted to these zone districts, excluding the B-1 zone district.

Planning Commission recommends that marijuana sales be buffered 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW). Other uses commonly buffered from in the state include parks and places of worship. Planning Commission also recommends:

- Mechanisms to deter or prevent clustering of multiple stores in close proximity;
- That site development to conform to standards of Zoning and Development Code;
- That the parking ratio for High Volume Retail Sales and Services (1 parking stall per 300sf of structure) subject to further research by planning staff;
- On-site signage consistent with existing sign regulations;
- Hour of operation as limited by the State (8 a.m. to midnight, Monday through Sunday); and,
- BMPs for odor mitigation.

These recommendations assume that a cap on the number of stores would be in place. A cap would have multiple effects, including:

- Decreased needs need for tools such as buffering or overlays;
- An increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking; and,
- Need for further regulation to deter dormant licenses, such as to require operations to begin with 12 months of licensing and/or a minimum timeframe of 24 months before license can be traded.

Marijuana Products Manufacturers – Unlike marijuana stores, marijuana products manufacturers are primarily industrial in function. Planning Commission recommendations for regulating this land use reflect that distinction. To date, no discussion has been made of a cap on the number of these businesses; such a cap is extremely uncommon throughout the state. The Planning Commission recommends that such businesses be limited to areas where general manufacturing and food products manufacturing are allowed, depending on the nature of the specific business, to include I-O (Industrial – Office), I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial) zone districts. Where a particular operation is determined to be a hazardous uses (H Occupancy) per Fire Code, that operation would require a conditional use permit (CUP) to be permitted to operate I-O, I-1, and I-2 zone districts under current Code standards.

Cultivations – Cultivation licenses, when indoors, are primarily industrial in function, rather than agricultural. To date, no discussion has been made of a cap on the number of these businesses; such a cap is uncommon throughout the state. Permit both medical cultivation licenses and retail cultivation licenses. Planning Commission has recommended that these businesses be restricted to indoor operations. This is vital to the management of odor impacts and is also important to limit possible genetic contamination of hemp crops, which are vulnerable to contamination with THC-producing varieties of the *Cannabis sativa* plant, in which event a contaminated hemp harvest would be required to be destroyed per State law. Given the relatively high potential for odor impacts, even when using BMPs, these are recommended to be allowed only the I-1 (Light Industrial) and I-2 (General Industrial) zone districts. Particular attention should be paid to odor and light management for these businesses. Likewise, due to potentially high demand on utilities, further investigation of possible approaches to electrical, wastewater, and water impacts is anticipated.

Enforcement – After reviewing the regulatory enforcement function of marijuana in several municipalities Staff is recommending one or two full time sworn police officer(s). The actual number will depend greatly upon the number and types of licensing the City decides upon allowing. Enforcement will be focused on monitoring compliance with the City's and the State's

regulatory requirements for licensing, inventory control, transportation, and sale to underage individuals. This last point may involve such things as sting operations utilizing underage operatives and/or people with fraudulent identification documents.

Staff also recommends funding be allocated to the investigation and enforcement of black and gray market marijuana. Black market marijuana is currently prevalent in Grand Junction and Mesa County and local law enforcement resources are too limited to address the complaints of grows, use and sales. The funding of one or two full-time police officer position(s) to investigate and enforce state law regarding black and gray market marijuana is, per Grand Junction Police Department leadership, critical to addressing this problem in Grand Junction. This funding was secured through the language of question 2A, which provides dollars for enforcement.

The legal marijuana industry has been broadly demonstrated to be supportive of addressing those competing with their business through illegal means. Other Colorado municipalities that have been consulted by City staff have underscored the importance of relationship building with marijuana business owners. This facilitates a positive flow of information and appears to reduce the likelihood of criminality associated with marijuana. Staff recommends forming an ongoing roundtable of operating marijuana businesses for the purpose of issue identification and regulatory updates.

Product quality is largely enforced by the State. Legal marijuana is distinct from illegal marijuana in that it is stringently tested for quality and purity. Retail and medical marijuana sold in Colorado is required to be tested not only for its THC-content but also for a range of contaminants, including the heavy metals lead, arsenic, cadmium, and mercury, as well as molds and microbial contaminants. While marijuana is itself proven to have developmental and other negative impacts, depending on the manner and frequency of use, the harm reduction associated with this testing system has clear societal benefits relative to the existing illegal and widespread use of unregulated marijuana.

Other enforcement entities generally work closely with local law enforcement to ensure that regulations are followed and updated in accordance with State law. A primary point of contact is the Marijuana Enforcement Division of the Department of Revenue (MED). The MED provides training opportunities at the request of local law enforcement on a range of topics, and also conducts background checks and varying levels of monitoring of license owners, operators, and marijuana business employees. Likewise, municipal law enforcement is encouraged to work with the Colorado Bureau of Investigation, State Highway Patrol, and adjacent law enforcement agencies such as the County Sheriff’s office.

Staff will continue to present information and questions to the City Council on this topic and will seek direction from the City Council on the questions highlighted in this memorandum at the May 3, 2021 City Council Workshop. Staff will continue to develop materials and based on Council’s direction.

C. Department Directors

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Marijuana Business Land Use and Operations Regulations Outline

A) ENFORCEMENT, OPERATIONS, AND SECURITY

a. Convene a multi-disciplinary City staff team to address implementation and enforcement
   i. Additional staff may be needed to assist with licensing, license renewals, inspection and enforcement

b. Local Enforcement Mechanisms to be Implemented
   i. Addition of staff (currently estimated at 1 FTE PD Officer)
   ii. Coordination with Marijuana Enforcement Division (MED) at State level
   iii. Establish regular inspections of all facilities
   iv. Covert enforcement
   v. Evaluate establishing a local marijuana business issues identification group
   vi. Additional background investigation conducted by City Police Department into all principals of business or corporation (establish mandatory standards for acceptable history)

c. All State operations and security requirements as provided for by State Marijuana Enforcement Division and Colorado Marijuana Rules (1 CCR 212-3 and subsequent revisions)[1] shall apply, including but not limited to:
   1. METRC Seed-to-Sale inventory tracking of all THC products
   2. Universal Symbol Graphics for THC-content warning labels on all products
   3. Criminal history evaluations of employees, applicants, and licensees; employees must renew license every two years
   4. Security locks, surveillance, and alarms required for all points of ingress/egress
   5. Surveillance cameras required for all operations areas including restricted access areas; all footage available to Local and State authorities upon request; 40-day minimum footage retention
   6. Disposal of all marijuana waste must render materials unusable and unrecognizable
   7. No products visible from public right-of-way
   8. Retail sales limited to 21+; medical sales limited to 18+ when separate entrance and purchase space are provided
   9. No sale or consumption of alcoholic beverages on premises
   10. Licensee must permit Local and State inspection at any time during all business hours and hours of apparent activity

B) STORES

a. Licensing
   i. Capped at _____ retail sales licenses
      1. All medical sales will be required to be co-located with a retail location and will not be counted as a separate license for purpose of the cap
      2. Requires both State and Local license
      3. License requires annual renewal
   ii. Selection through a competitive RFP process
      1. RFP process would be open for response August 2021
      2. Submittal August 1; review and initial selection September 1
      3. Reserve lottery option if more than capped licenses are qualified candidates
      4. Point-based assessment to include

[1] The statutory authority for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(1)(g), 44-10-203(2)(g), 44-10-203(2)(h), 44-10-203(2)(i), and 44-10-1001(2), C.R.S. Authority also exists in the Colorado Constitution at Article XVIII, Subsection 16(5)(a)(VII).

a. Proportion of local ownership
b. Track record, experience, and past violations
c. Operating plan
d. Other policy-derived aims

iii. Once selected, business may apply for a License (see3, below); Local license applications and processing beginning September 1, 2021
1. Required both State and Local license
2. 45-day State licensing period
3. Estimated 60-day Local licensing period
4. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration
5. Final determination by Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)

b. Land Use/Zoning
i. Allowed in all zone districts that currently allow for retail sales (i.e. in C-1, C-2, B-2, MU, MXS, MXOC zone districts)
ii. Buffering, 500 feet from schools (public, private, and parochial) and from main campus of a university/college (closest distance along public ROW)
iii. Mechanism to deter or prevent clustering of multiple stores in close proximity
iv. Site development to conform to standards of Zoning and Development Code
v. Parking ratio for High Volume Retail Sales and Services to apply; currently requires 1 parking stall per 300sf of structure
vi. A cap decreases the impact/need of tools such as buffering or overlays
vii. A cap is likely to increase the volume of customers per store, increasing potential for site issues such as traffic circulation and parking

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Treatment of off-premise signs (aka Billboards)
iii. Hour of operation – State limits operations from 8 a.m. to midnight, Monday through Sunday
iv. Require BMPs for odor mitigation

d. Additional Regulatory Considerations
i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana sales
iii. Fire Codes to address building and life safety issues related to marijuana sales
iv. Regulations to deter dormant licenses
1. Require operations to begin with 12 months of licensing
2. Establish minimum timeframe of 24 months before license can be traded

C) PRODUCT MANUFACTURERS

a. Licensing
i. Not capped for number of licenses
ii. Permit both medical product manufacturer licenses and retail product manufacturer licenses
iii. Open applications for licenses February 2022
iv. Requires both State and Local license

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v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use Framework
i. Allowed in all areas where manufacturing/food products are allowed in current land use Code (i.e. I-O, I-1, I-2, C-2 zone districts)
ii. Hazardous uses (H Occupancy) as determined by the Fire Code requires a conditional use permit (CUP) and is conditionally allowed only in I-O, I-1, and I-2 zone districts

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Require BMPs for odor mitigation
iii. Other site-specific standards to be consistent with Zoning and Development Code requirements for indoor industrial operations

d. Additional Regulatory Considerations
i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes as adopted to address building and life safety issues related to these uses
iii. Fire Codes as adopted to address building and life safety issues related to these uses
iv. Utility impacts
1. Electrical demand management
2. Wastewater pretreatment (IPT) requirements

D) CULTIVATIONS

a. Licensing
i. Not capped for number of licenses
ii. Permit both medical cultivation licenses and retail cultivation licenses
iii. Open applications for licenses August 2022
iv. Required both State and Local License
v. Local license issued by Local Marijuana Licensing Authority (to be established similar to Liquor Licensing Authority)
vi. See appended document for State licensing fee schedule; local fee schedule to be determined based on estimated cost of administration

b. Land Use/Zoning
i. Allowed for indoor cultivation only
ii. Allowed in I-1, I-2 zone districts

c. Use Specific Standards
i. On-site signage consistent with existing sign regulations; the state requires that no marijuana business have any form of advertising that targets individuals under the age of 18 (medical) or age 21 (recreational)
ii. Require BMPs for odor mitigation
iii. Other site-specific standards to correspond to Zoning and Development Code requirements for indoor industrial operations

d. Additional Considerations

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i. Revise GJMC to clarify standards limiting odor nuisance in affected zone districts (Performance Standards throughout GJMC 21.03) and citywide (Title 8)
ii. Building Codes to address building and life safety issues related to marijuana cultivation
iii. Fire Codes to address building and life safety issues related to marijuana cultivation
iv. Utility impacts
    1. Electrical demand management
    2. Water demand
    3. Wastewater pretreatment (IPT) requirements
v. Structure material requirements to mitigate light pollution

E) OTHER LICENSE TYPES

a. No other license types to be allowed at this time except for stores, products manufacturers, cultivations, and testing facilities
    i. License and permit types to be explicitly prohibited include hospitality business, delivery, business operator, research & development, transporter
b. Continue to permit testing facilities with no cap on number of licenses
    i. Currently an allowed use in B-2, C-1, C-2, MU, BP, I-O, I-1, and I-2 zone districts
c. Further license types could be permitted by act of Council in future, as these are not specified in ballot language

F) TAXATION

a. Establish taxation at levels approved by ballot measure (if approved)
    i. Special Marijuana Sales and Use Tax of 5%
    ii. Special Marijuana Excise Tax of 3%
b. Reserve consideration of tax increases as permitted by ballot measure
    i. Special Marijuana Sales and Use Tax may be increased up to 15%
    ii. Special Marijuana Excise Tax may be increased up to 10%
        c. Implementation shall require update/amendment to City Tax Code

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Regulated Marijuana
Proposed Timeline

Business Type	2021									2022							
	Apr 6	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Stores	Vote		Tax Code Amendments	Ordinance to City Council	Issue RFP; Establish Local Licensing Authority		Proposals Due; Review Local License Applications			Estimated start of Issuance of Approved Local Licenses							
Products Manufacturer	Vote							Ordinance to City Council			Open Applications for Products Manufacturer Local Licenses						
Cultivation	Vote													Ordinance to City Council			Open Applications for Cultivation Local Licenses

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1. Medical Marijuana Businesses.

License Type	Application Fee	License Fee	Total Due at Application
Medical Marijuana Store	$5,000.00	$2,000.00	$7,000.00
Medical Marijuana Products Manufacturer	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Cultivation Facility Class 1 (1-500 plants)	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Testing Facility	$1,000.00	$1,500.00	$2,500.00
Medical Marijuana Transporter	$1,000.00	$4,400.00	$5,400.00
Medical Marijuana Business Operator	$1,000.00	$2,200.00	$3,200.00
Marijuana Research and Development Facility	$1,000.00	$1,500.00	$2,500.00

2. Retail Marijuana Businesses.

License Type	Application Fee	License Fee	Total Due at Application
Retail Marijuana Store	$5,000.00	$2,000.00	**Separate Checks** $4,500.00 State $2,500.00 Local
Retail Marijuana Products Manufacturer	$5,000.00	$1,500.00	**Separate Checks** $4,000.00 State $2,500.00 Local
Retail Marijuana Cultivation Facility Tier 1 (1-1,800 plants)	$5,000.00	$1,500.00	**Separate Checks** $4,000.00 State $2,500.00 Local
Retail Marijuana Testing Facility	$1,000.00	$1,500.00	**Separate Checks** $2,000.00 State $500.00 Local
Retail Marijuana Transporter	$1,000.00	$4,400.00	**Separate Checks** $4,900.00 State $500.00 Local

Retail Marijuana Business Operator	$1,000.00	$2,200.00	**Separate Checks** $2,700.00 State $500.00 Local
Marijuana Hospitality Business (Eff. Jan. 1, 2020)	$1,000.00	$1,000.00	**Separate Checks** $1,500.00 State $500.00 Local
Retail Marijuana Hospitality and Sales Business (Eff. Jan. 1, 2020)	$5,000.00	$2,000.00	**Separate Checks** $4,500.00 State $2,500.00 Local

B. Regulated Marijuana Business Renewal Application and License Renewal Fees.

1. Medical Marijuana Businesses.

License Type	**Application Fee**	**License Fee**	**Total Due at Application**
Medical Marijuana Store	$300.00	$1,500.00	$1,800.00
Medical Marijuana Products Manufacturer	$300.00	$1,500.00	$1,800.00
Medical Marijuana Cultivation Facility Class 1 (1-500 plants)	$300.00	$1,500.00	$1,800.00
Class 2 (501-1,500 plants)		$2,300.00	$2,600.00
Class 3 (1,501-3,000 plants)		$3,500.00	$3,800.00
Expanded Production Management (for each class of 3,000 plants over Class 3)		$3,500.00 [Plus $800 for each additional class of 3,000 plants over Class 3]	$3,800.00 [Plus $800 for each additional class of 3,000 plants over Class 3]
Medical Marijuana Testing Facility	$300.00	$1,500.00	$1,800.00
Medical Marijuana Transporter	$300.00	$4,400.00	$4,700.00
Medical Marijuana Business Operator	$300.00	$2,200.00	$2,500.00

Marijuana Research and Development Facility	$300.00	$1,500.00	$1,800.00

2. Retail Marijuana Businesses.

License Type	**Application Fee**	**License Fee**	**Total Due at Application**
Retail Marijuana Store	$300.00	$1,500.00	$1,800.00
Retail Marijuana Products Manufacturer	$300.00	$1,500.00	$1,800.00
Retail Marijuana Cultivation Facility Tier 1 (1-1,800 plants)	$300.00	$1,500.00	$1,800.00
Tier 2 (1,801-3,600 plants)		$2,300.00	$2,600.00
Tier 3 (3,601-6,000 plants)		$3,000.00	$3,300.00
Tier 4 (6,001-10,200 plants)		$4,500.00	$4,800.00
Tier 5 (10,201-13,800 plants)		$6,500.00	$6,800.00
Expanded Production Management (for each additional tier of 3,600 plants over Tier 5)		$6,500.00 [Plus $800.00 for each additional tier of 3,600 plants over Tier 5]	$6,800.00 [Plus $800.00 for each additional tier of 3,600 plants over Tier 5]
Retail Marijuana Testing Facility	$300.00	$1,500.00	$1,800.00
Retail Marijuana Transporter	$300.00	$4,400.00	$4,700.00
Retail Marijuana Business Operator	$300.00	$2,200.00	$2,500.00
Marijuana Hospitality Business (Eff. Jan. 1, 2020)	$300.00	$750.00	$1,050.00
Retail Marijuana Hospitality and Sales Business (Eff. Jan. 1, 2020)	$300.00	$1,500.00	$1,800.00

C. Owner Request for a Finding of Suitability, Owner License, and Owner Identification Badge – Initial Application and Renewal Fees.

1. Controlling Beneficial Owner Request for a Finding of Suitability Fee.

a. $800.00 per Natural Person

b. $800.00 for an Entity that is not a Publicly Traded Corporation, plus the fee in paragraph (C)(1)(a) and (C)(1)(b), for each associated natural person subject to suitability

c. $5,000.00 for a Publicly Traded Corporation, plus the fee in paragraph (C)(1)(a) and (C)(1)(b), for each associated natural person or Entity subject to suitability.

2. Passive Beneficial Owner Request for Finding of Suitability Fee. A Passive Beneficial Owner may, but is not required to, apply for an Owner License and Identification Badge, and if the Passive Beneficial Owner chooses to do so, must submit the fees required by subparagraph (C)(1).

3. Renewal Fee for an Owner License. All Controlling Beneficial Owners and licensed Passive Beneficial Owners - $500.00.

D. Employee License – Initial Fees and Renewal Fees.

1. Employee License Initial Application and License Fee – $100.00

a. Of the total Employee License application and license fee, $75.00 is the application fee and $25.00 is the license fee. An individual submitting an application for an Employee License may submit the total fee of $100.00 in one form of payment.

2. Employee License Renewal Fee – $75.00

a. Of the total Employee License Renewal fee, $50.00 is the application fee and $25.00 is the license fee. An individual submitting an application for an Employee License renewal may submit the total fee of $75.00 in one form of payment.

3. All Key Licenses and Support Licenses issued before January 1, 2020 will be converted to an Employee License upon the first license renewal following January 1, 2020.

E. Temporary Appointee Registration – Request for Finding of Suitability Fees.

1. Natural Person – $225.00

2. Entity – $800.00

F. Other Fees. The following other fees apply:

1. Permits.

a. Off Premises Storage Permit – $1,500.00

b. Transporter Off Premises Storage Permit – $2,200.00

c. Centralized Distribution Permit – $20.00

d. R&D Co-Location Permit – $50.00

e. Delivery Permit:

i. Initial Fee Business License that will expire in 6 months or less - $2,000.00.

ii. Initial Fee Business License that will expire in more than 6 months - $4,000.00.

iii. All Renewals - $2,000.00

f. Transition Permit – $250.00

2. Regulated Marijuana Business Changes. The following fees apply per license:

a. Change of Controlling Beneficial Owner – $1,600.00

b. Changes Exempt from Change of Owner Application Requirement – $800.00

c. Change of Trade Name – $50.00

d. Change of Location – $500.00

e. Modification of Licensed Premises – $100.00

3. Marijuana Research and Development Facility Research Project Proposal – $500.00

4. Responsible Vendor Provider Applications.

a. Responsible Vendor Program Provider Initial Application – $850.00

b. Responsible Vendor Program Provider Renewal Application – $350.00

5. Duplicate License, Identification Badge, Certificate, Regulated Marijuana Business License Reinstatement.

a. Duplicate Business License – $20.00

b. Duplicate Owner or Employee Identification Badge – $20.00

c. Responsible Vendor Program Provider Duplicate Certificate – $50.00

d. Reinstatement of Regulated Marijuana Business License - $250.00

G. When Fees are Due. All fees in this Rule are due at the time the application or request is submitted.

Basis and Purpose – 2-210

The statutory basis for this rule includes but is not limited to sections 44-10-202(1)(c), 44-10-202(1)(e), 44-10-203(1)(c), 44-10-203(1)(j), 44-10-203(2)(w), 44-10-305, 44-10-901(2), and 24-4-105(2) C.R.S. The purpose of this rule is to clarify the duties that Applicants and Licensees have when reporting to the State Licensing Authority information that is necessary for the issuance of a state license. These duties include but are not limited to reporting and keeping a mailing address current, reporting a felony conviction or other disqualifying event, cooperating with the State Licensing Authority and his or her employees, and notifying the State Licensing Authority of any change of registered agent in the State of Colorado. This rule further provides that all communications or notifications that the State Licensing Authority or Division send an Applicant or Licensee will be sent to the last known address. The Applicant's or Licensee's failure to notify the Division of a change of address does not relieve the Applicant or Licensee from timely responding to any correspondence or notification.

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Aguilar									Aguilar Municipal Code
Akron									Akron Municipal Code
Alamosa				√			5% sales tax on retail sales (not currently allowed)		Alamosa Municipal Code
Alma	√	√	√	√					Alma Municipal Code
Antonito	√								Antonito Retail Store
Arriba								Permanent moratorium.	Link to Town Ordinances
Arvada									Arvada Municipal Code
Aspen	√	√	√	√					Aspen Municipal Code
Ault									Ault Municipal Code, Chapter 9.34
Aurora	√	√	√	√	√		5% excise tax, 4% sales tax on retail with authority up to 10%		Aurora Marijuana Enforcement Division
Avon									Avon Municipal Code
Basalt	√						5% sales tax on retail marijuana		Basalt Municipal Code
Bayfield							$10 per retail transaction (sales not currently allowed)		Bayfield Municipal Code
Bennett									Bennett Municipal Code
Berthoud	√						7% sales and excise tax on retail sales		Berthoud Municipal Code (Retail marijuana not yet codified)
Bethune									
Black Hawk	√						5% sales on retail and medical		Black Hawk Municipal Code
Blanca		√	√				5% excise on sale or transfer of unprocessed retail marijuana		in CML files
Blue River									Blue River Municipal Code
Boone									
Boulder	√	√	√	√			5% excise tax, 3.5% sales tax		Boulder Municipal Code
Bow Mar									Bow Mar Municipal Code
Branson									
Breckenridge	√	√	√				5% excise tax on all sales of marijuana		Breckenridge Municipal Code
Brighton									Brighton Municipal Code
Brookside									Brookside Marijuana Ordinance
Broomfield				√			5% excise tax	Prohibition ordinance to automatically repeal on 2/1/21	Broomfield Municipal Code
Brush									Brush Municipal Code
Buena Vista	√						5% sales tax with authority up to 15%	Approved by voters November 2020	Buena Vista Municipal Code
Burlington									Burlington Municipal Code
Calhan									Calhan Zoning Code
Campo									CML Files
Cañon City							5% excise and sales, authority up to 10%	Moratorium with Ordinance 7-2014	Canon City Ordinances
Carbonate									
Carbondale	√	√	√	√			sales tax 5%, excise tax 5%		Carbondale Municipal Code
Castle Pines									Castle Pines Zoning Ordinance Section 206
Castle Rock									Castle Rock Municipal Code
Cedaredge	√						5% sales tax	Approved by voters November, 2020	Cedaredge Municipal Code
Centennial									Centennial Municipal Code
Center								Defeated by voters 11/19	
Central City	√						5% on retail sales		Central City Municipal Code

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Cheraw									
Cherry Hills Village									Cherry Hills Municipal Code
Cheyenne Wells									CML Files
Coal Creek									CML Files
Cokedale									
Collbran								Permanent moratorium	Collbran Municipal Code
Colorado Springs						√			Colorado Springs Municipal Code
Columbine Valley									
Commerce City	√	√	√	√			7% sales tax, 5% excise tax		Commerce City Municipal Code
Cortez	√	√		√					Cortez Municipal Code
Craig	√	√	√	√			up tp 4% sales tax	Approved by voters 11/19	Craig Municipal Code
Crawford							5% sales with authority up to 10, 5% excise (sales not currently allowed)		Crawford Marijuana Ordinances
Creede									Creede Ordinance 375
Crested Butte	√		√	√					Crested Butte Municipal Code
Crestone	√						5% sales tax		CML Files
Cripple Creek									Cripple Creek Municipal Code
Crook									
Crowley									
Dacono									Dacono Municipal Code
De Beque	√	√	√	√			5% excise tax on sale and cultivation		Marijuana Page on De Beque Website
Deer Trail									
Del Norte									Del Norte Municipal Code
Delta							5% excise, 2% sales (sales not currently allowed)		Delta Municipal Code
Denver	√	√	√	√		√	5.5% sales tax, authorized up to 15%		Link to Denver's Marijuana Business Licenses Page
Dillon	√						5% sales tax; 5% excise		Dillon Municipal Code
Dinosaur	√	√	√	√			5% excise, 10% sales		Dinosaur Ordinance 3
Dolores	√	√	√	√			$5 occupation tax per sales transaction; 5% excise	Approved by voters 4/20	
Dove Creek									
Durango	√			√			3% sales tax		Durango Municipal Code
Eads									
Eagle	√	√	√	√			2.5% sales and 2.5% excise each increasing .5%/year up to 5%		Link to Eagle Marijuana Regulations Page
Eaton									Eaton Municipal Code
Eckley								Voted down 11/2020	
Edgewater	√	√	√	√					Edgewater Municipal Code
Elizabeth									Elizabeth Municipal Code
Empire	√	√	√				$5/transaction		Empire Ordinance 238
Englewood	√						3.5% with authority up to 5%		Englewood Municipal Code
Erie									Erie Municipal Code
Estes Park								Voted down 12/19	Estes Park Municipal Code
Evans									Evans Municipal Code
Fairplay									Fairplay Municipal Code
Federal Heights	√	√	√	√			5% sales tax with authority up to 10%, 5% excise tax with authority up to 10%		Federal Heights Marijuana Ordinance
Firestone									Firestone Municipal Code
Flagler									Prohibited (per email)
Fleming									

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Florence				√			5% excise tax on wholesale		Florence Municipal Code
Fort Collins	√	√	√	√					Link to Fort Collins Marijuana Page
Fort Lupton	√						3.1% sales tax with authority up to 10%	Approved by voters November, 2020	Fort Lupton Municipal Code
Fort Morgan									Fort Morgan Municipal Code
Fountain									Fountain Municipal Code
Fowler									Fowler Municipal Code
Foxfield									Foxfield Municipal Code
Fraser	√						5% sales tax		Fraser Municipal Code
Frederick									Frederick Municipal Code - Chapter 6
Frisco	√	√	√				5% sales tax		Frisco Taxation Code
Fruita							5% excise tax		Fruita Ordinance 2013-13
Garden City	√	√	√	√					Garden City Municipal Code
Genoa									
Georgetown	√		√				$5/transaction		Georgetown Municipal Code
Gilcrest									Gilcrest Municipal Code
Glendale	√	√	√	√		√			Glendale Municipal Code
Glenwood Springs	√	√	√	√			sales tax: 5% up to 15%, excise tax: 5%		Glenwood Springs Municipal Code
Golden									Golden Municipal Code
Granada									
Granby									Granby Municipal Code - Chapter 16
Grand Junction				√					Grand Junction Municipal Code
Grand Lake									Grand Lake Municipal Code - Chapter 7
Greeley									Greeley Municipal Code
Green Mountain Falls									Green Mountain Falls Ordinance 01-2013
Greenwood Village									Greenwood Village Municipal Code
Grover									
Gunnison	√	√	√	√			5% sales tax, 5% excise tax		Gunnison Municipal Code
Gypsum									Gypsum Municipal Code
Hartman									
Haswell									
Haxtun									
Hayden	√	√					7.5% excise tax with authority up to 15%		Hayden Municipal Code
Hillrose									
Holly									Holly Marijuana Prohibition Ordinance
Holyoke									Holyoke Ord. 7-2016
Hooper									
Hot Sulphur Springs									Hot Sulphur Springs - Ordinance
Hotchkiss							2% sales tax (up to 10%) in event sales are permitted by election		CML Files
Hudson									Hudson Land Development Code - Chapter 16
Hugo									Hugo Ordinance 237
Idaho Springs	√	√							Idaho Springs Municipal Code
Ignacio									Ignacio Ordinance 308 - Permanent Ban
Iliff									
Jamestown								Permanent moratorium	Jamestown Ordinance 2013-01
Johnstown									Johnstown Ordinance 2016-143

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Julesburg									
Keenesburg									Keenesburg Municipal Code
Kersey									Kersey Municipal Code
Kim									
Kiowa								Voted down 11/2020	Kiowa Municipal Code - Chp. 6
Kit Carson									
Kremmling									
La Jara									
La Junta									La Junta Municipal Code
La Salle									CML Files
La Veta	√	√	√	√					La Veta Municipal Code
Lafayette	√	√	√	√			sales and excise tax 5%; up to 10%		Lafayette Municipal Code
Lake City									Lake City Municipal Code
Lakeside									
Lakewood	√	√						Approved by voters November 2020	Lakewood Municipal Code
Lamar									Lamar Municipal Code - Chp. 6
Larkspur									Larkspur Municipal Code
Las Animas	√	√	√	√			5.75% sales tax		Approved November 2018 election
Leadville	√	√	√	√			5% excise tax, up to 10%		Leadville Municipal Code
Limon									Limon Municipal Code
Littleton	√						Special 3% sales tax on retail	Approved by voters November 2020	Littleton Municipal Code - Chp. 21
Lochbuie									Lochbuie Municipal Code
Log Lane Village	√	√	√	√			5% excise tax		
Lone Tree									Lone Tree Municipal Code
Longmont	√						3.5% sales tax; 3% excise tax with authority up to 15%		Longmont Marijuana Ordinance
Louisville	√	√		√			5% excise tax on cultivation		Louisville Municipal Code
Loveland								Defeated by voters 11/19	Loveland Municipal Code - 7.65.20
Lyons	√	√	√	√			3.5% sales; 5% excise tax; both up to 10%		Lyons Municipal Code
Manassa									
Mancos	√	√	√	√			occupation tax up to $10/transaction		Mancos Municipal Code
Manitou Springs	√			√			6%, authority up to 10%	cultivation and manufacturing prohibited	Manitou Springs Municipal Code
Manzanola									
Marble									Marble Ordinance 8-2014
Mead								Defeated by voters 11/19	Mead Municipal Code
Meeker									Meeker Municipal Code
Merino									
Milliken	√	√	√	√			occupation tax up to $10/transaction		Milliken Municipal Code
Minturn									Minturn Municipal Code
Moffat	√	√	√				2% sales tax first year, increasing to 5% in year two		CML Files
Monte Vista							18% excise tax, 18% sales tax		Monte Vista Municipal Code
Montezuma									Montezuma Ordinance 3-2014
Montrose									Montrose Ordinance 2321
Monument									Monument Municipal Code
Morrison									Morrison Municipal Code
Mountain View	√	√	√	√			5% sales tax		Mountain View Marijuana Ordinance

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Mountain Village									CML Files
Mt. Crested Butte									Mt. Crested Butte Chp. 21
Naturita	√	√	√	√			2% sales tax, with authority up to 10; excise tax of 5%		
Nederland	√	√	√				3.75% sales tax		Nederland Municipal Code
New Castle									New Castle Municipal Code
Northglenn	√	√	√				4% sales tax, up to 10%		Northglenn Municipal Code
Norwood	√		√	√			2% sales tax, up to 10%; 5% excise tax	Approved by voters 4/20	
Nucla									
Nunn		√					5% excise tax		CML Files
Oak Creek	√	√	√	√					Oak Creek Municipal Code
Olathe									Olathe Municipal Code, Title IV, Chapter 4
Olney Springs									CML Files
Ophir									
Orchard City							up to 5% sales tax, up to 5% excise tax, up to $10 occupation tax for each sale transaction		Orchard City July 2017 Minutes
Ordway	√		√	√					Ordway Municipal Code
Otis									Otis Ordinance 173
Ouray							5% with authority up to 10%		Ouray Council Minutes
Ovid									
Pagosa Springs	√	√							Pagosa Springs Municipal Code
Palisade	√	√	√	√			5% excise tax; Occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more		Link to Palisade Marijuana Information
Palmer Lake		√					5% sales tax with authority up to 10% (sales not currently allowed); 5% excise tax with authority up to 10%		Palmer Lake Municipal Code, Section 5.40
Paoli									
Paonia	√						excise and sales tax of 5%, both with authority up to 10%; $5.00 occupation tax per sales transaction	Approved by voters November 2020	Paonia Ordinance 2017-12
Parachute	√	√	√	√	√	√	5% excise tax		Parachute Municipal Code
Parker									Parker Municipal Code
Peetz									CML Files
Pierce									CML Files
Pitkin									CML Files
Platteville									Platteville Municipal Code
Poncha Springs							5% sales tax; 5% excise tax (sales not currently allowed)		Poncha Springs Ordinance 2013-1
Pritchett									
Pueblo	√	√	√	√			8% excise tax with authority up to 15%		Pueblo Municipal Code
Ramah									
Rangley									
Raymer									

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Red Cliff	√	√	√	√			5% sales tax, 15% excise tax		CML Files
Rico	√	√	√	√			10% sales and 10% excise on unprocessed retail marijauna sold or transferred from cultivation facility to retail facility		Rico Marijuana Ordinance
Ridgway	√	√	√	√					Ridgway Municipal Code
Rifle	√	√					5% excise tax		Rifle Municipal Code
Rockvale									
Rocky Ford	√						6% sales tax with authority up to 8%		Rocky Ford Municipal Code
Romeo	√	√	√	√				Approved by voters November 2020	
Rye									
Saguache									Saguache Ordinance 2013-1
Salida	√								Salida Municipal Code
San Luis	√	√	√						San Luis Municipal Code
Sanford									
Sawpit									
Sedgwick	√	√	√	√			5% sales tax; 2% excise tax on cultivation; occupation tax of $5-$25 per wholesale manufacturing transaction		In CML files
Seibert									
Severance							7% sales tax (sales not currently allowed)		Severance Municipal Code
Sheridan							5% excise		Sheridan Municipal Code
Silt	√	√	√	√			3.5% retail sales		Silt Municipal Code
Silver Cliff									
Silver Plume	√						4% and no greater than 8%		Silver Plume Ordinance 335/336
Silverthorne	√	√					5% excise tax on mj and products		Silverthorne Municipal Code
Silverton	√	√	√	√			1% sales tax and 3% excise tax		Silverton Municipal Code
Simla									Simla Municipal Code - Chp. 2
Snowmass Village	√						5% sales tax, up to 15%		Ordinance 3, Series 2019
South Fork							5% sales tax		South Fork Ordinance 15-06
Springfield									
Starkville									
Steamboat Springs	√	√	√	√					Steamboat Springs Municipal Code
Sterling									
Stratton									CML Files
Sugar City									
Superior					√				Superior Municipal Code
Swink									
Telluride	√	√	√	√					Telluride Municipal Code
Thornton	√			√			5% sales tax		Thornton Municipal Code
Timnath									Timnath Municipal Code
Trinidad	√	√	√	√			5% sales tax		Trinidad Marijuana Licensing Application
Two Buttes									
Vail									Vail Municipal Code
Victor									Victor Municipal Code
Vilas									
Vona									
Walden									CML Files
Walsenburg	√	√	√	√			5% excise tax		Link to Walsenburg's Marijuana Page

Municipal Retail Marijuana Status									
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes	Site/Code
Walsh									
Ward									
Wellington									In CML files
Westcliffe									Westcliffe Municipal Code
Westminster									Westminster Municipal Code
Wheat Ridge	√	√	√	√			3.5% sales tax		Wheat Ridge Municipal Code
Wiggins									Wiggins Marijuana Ordinance
Wiley									
Williamsburg									Prohibited by Chapter 2 Article II of Code
Windsor									Windsor Municipal Code
Winter Park							5% sales tax (sales not currently allowed)		Winter Park Municipal Code
Woodland Park									Woodland Park Municipal Code
Wray									
Yampa									
Yuma							5% sales tax with authority up to 10 (sales not currently allowed)		Yuma Municipal Code

√	Permitted					
Totals:	86	63	57	57	3	4