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**CITY COUNCIL AGENDA
WEDNESDAY, JANUARY 19, 2022
250 NORTH 5TH STREET – CITY HALL AUDITORIUM
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming January 2022 as Raising Awareness of Human Trafficking Month in the City of Grand Junction

Citizen Comments

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

Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, January 19, 2022 or 4) submitting comments [online](#) until noon on Wednesday, January 19, 2022 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

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

1. Approval of Minutes

- a. Minutes of the January 5, 2022 Regular Meeting
- b. Summary of the January 10, 2022 Workshop

2. Set Public Hearings

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

- a. Quasi-judicial
 - i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe and Setting a Public Hearing for February 2, 2022

3. Contracts

- a. Approval for the Purchase of Firefighter Personal Protective Equipment
- b. Purchase of Fire Department Ladder Truck

4. Resolutions

- a. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Phase II of the Monument Connect Trail
- b. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program
- c. A Resolution Authorizing the City Manager to Sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development
- d. A Resolution Authorizing an Application to the Colorado Department of Local Affairs (DOLA) for the 2022 Peace Officers Mental Health Grant (POMH)
- e. A Resolution Amending Resolution No. 45-18 Concerning the Voter Approved Increase in the Lodgers Tax (Lodgers Tax Increase) and Defining and Describing Proper Expenditures Thereof (**POSTPONED UNTIL FEBRUARY 2, 2022**)

REGULAR AGENDA

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

5. Public Hearings

- a. Items Related to Employee Childcare Facility
 - i. An Ordinance Making Supplemental Appropriations for Employee Childcare Facility
 - ii. Approval of a Contract to Purchase Property at 545 25 1/2 Road
- b. Quasi-judicial
 - i. An Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac), Located at 2858 C 1/2 Road

6. Resolutions

- a. A Resolution Finding the 2020 One Grand Junction Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

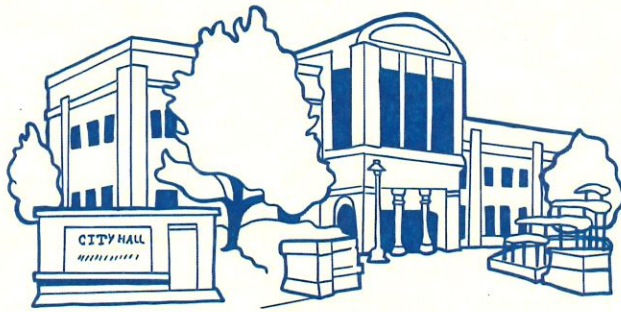
7. Other Action Items

- a. Discussion and Possible Direction Regarding the Development and Implementation of a Graywater Ordinance

8. Non-Scheduled Citizens & Visitors

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

9. Other Business**10. Adjournment**



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** on February 1, 1865 Abraham Lincoln signed the 13th Amendment to the U.S. Constitution. Once ratified, it officially outlawed slavery and involuntary servitude, except as punishment for a crime; and
- Whereas,** human trafficking is modern day slavery, a practice that is in direct opposition to the fundamental principles of liberty and human rights upon which our nation was founded; and
- Whereas,** human trafficking occurs when a person is recruited, harbored, obtained, or exported through force, fraud, or coercion for the purposes of sexual or labor exploitation, involuntary servitude, and other types of mental and physical abuse; and
- Whereas,** human trafficking is the fastest growing criminal enterprise in the world today and is tied with arms smuggling as the second largest international criminal industry, only falling behind the illegal drug trade; and
- Whereas,** Grand Junction recognizes that Colorado is a prime location for human trafficking, is known as a victim source state, and is a destination state with high demand for human trafficking; and
- Whereas,** the root causes of human trafficking are poverty, marginalization, and the inability to identify its signs and during the unprecedented times surrounding COVID-19, issues such as homelessness, unemployment, domestic violence, and child abuse exacerbate the vulnerabilities to human trafficking of many members of our community; and
- Whereas,** the people of Grand Junction, regardless of political persuasion, creed, race or national origin, stand together to protect the fundamental freedoms and rights of all persons, to fight the proliferation of human trafficking in all forms through education and systemic awareness; and
- Whereas,** Grand Junction stands committed to protecting human rights and individual freedom by eliminating human trafficking; to take effective action to protect all residents in our community by vigorously investigating and prosecuting the exploiters; and to ensure victims have a safe and nurturing environment giving them an opportunity to thrive; and
- Whereas,** Grand Junction will take action to empower investigators, law enforcement, caseworkers, counselors, advocates, and the public, with training, tools, and collaboration needed to provide trauma and survivor care that best assists adults and children escape their abusers and rebuild their lives.

NOW, THEREFORE, I, C.B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim January 2022 as

“Raising Awareness of Human Trafficking Month”

in the City of Grand Junction and wish to raise awareness of the consequences of human trafficking, by promoting opposition to human trafficking in all forms and encouraging support and assistance for the survivors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19th day of January 2022.



C.B. McDaniel

Mayor

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

January 5, 2022

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 5th day of January 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Council President Chuck McDaniel.

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

Council President McDaniel called the meeting to order. Councilmember Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming January 17, 2022 as Martin Luther King Jr. Day in the City of Grand Junction

Councilmember Reitz read the proclamation and Martin Luther King, Jr. Day Organizer David Combs accepted the proclamation. Mr. Combs reported that commemoration events will be held, but celebratory events have been cancelled in protest of the John Lewis Voting Rights Advancement Act not being passed by Congress.

Proclaiming the City of Grand Junction an Inclusive City

Councilmember Taggart read the proclamation and Dave Edwards accepted the proclamation.

Proclaiming January 2022 as National Crime Stoppers Month in the City of Grand Junction

Councilmember Stout read the proclamation and Mesa County Crime Stoppers Board Member Chalane Coit accepted the proclamation.

Citizen Comments

Bruce Lohmiller spoke about homeless issues, the School District's Safe 2 Tell Program, and that the Public Broadcasting System is applying for their license renewal.

Ed Kowalski talked about the upcoming anniversary of the January 6th event, the City's

previous vision statement, and encouraged polite behavior.

City Manager Report

City Manager Greg Caton recognized the Parks & Recreation and Public Works Departments for decorating the downtown trees with lights for the holiday season.

Council Reports

Councilmember Pe'a attended the Parks Improvement Board meeting.

Councilmember Reitz attended the Historic Preservation Board meeting.

Councilmember Stout attended the Business Incubator Center Board meeting and noted the state legislative session begins on January 12th.

Council President McDaniel attended the Grand Junction Housing Authority meeting.

CONSENT AGENDA

Councilmember Pe'a moved to adopt the Consent Agenda items #1 - #4.
Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the December 13, 2021 Special Meeting
- b. Summary of the December 13, 2021 Workshop
- c. Minutes of the December 15, 2021 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Making Supplemental Appropriations for Employee Childcare Facility and Setting a Public Hearing for January 19, 2022
- b. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Brown Property Annexation of 9.84 Acres, Located at 2537 G 3/8 Road, and Setting a Public Hearing

for February 16, 2022

- ii. Introduction of an Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) Located at 2858 C ½ Road and Setting a Public Hearing for January 19, 2022

3. Contracts

- a. Purchase Fluid Management and Distribution System
- b. Purchase Forestry Grapple Truck

4. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2022 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Vacating a Portion of a Publicly Dedicated 14-Foot Wide Multi-Purpose Easement Located at the SE Corner of Highway 50 and Palmer Street as Granted to the City of Grand Junction by Reception Number 2178170
- c. A Resolution Authorizing a Quit Claim Deed to Llano Natural Resources
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Redevelopment of the City Market Site Located at 200 Rood Avenue
- e. A Resolution Amending Resolution No. 85-21 Regarding the Vacation of an Emergency Access Easement in Sundance Village Subdivision

REGULAR AGENDA

Lincoln Park Stadium Renovation Update Regarding Conversion of Stadium Lighting to LED and Baseball Field to Artificial Turf

Lincoln Park Stadium is undergoing a major renovation which has a projected completion date of May 2022. The Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City, set the project priorities. This City Council update was given due to the extent of the renovation and the importance of this facility to a number of different user groups and the broader community.

Parks & Recreation Director Ken Sherbenou and Stadium Improvement Committee Chairman Bruce Hill presented this item and detailed the status of two unfunded

renovation priorities: stadium light conversion to LED and replacement of the baseball field to artificial turf.

Discussion included what these project completion dates would be (projects would be completed separately from the major renovation with lights in the fall of 2022 and the artificial turf in 2023), the City's 2022 Budget includes a portion for the stadium lighting upgrade, artificial turf grant opportunities are limited, completion of these projects would lead to long-term utility and water cost savings, transition to artificial turf would allow for greater use of the field, artificial versus natural turf installation and replacement costs, events would not be canceled if these projects are not added to the 2022 renovation, newer artificial turf stays cooler than previous versions, options for the renovation contingency fund, fence replacement, and that the bonds were issued for three years.

Council requested a \$600,000 supplemental appropriation for the lighting upgrade and that the artificial turf and fence replacement be discussed as part of the 2023 City Budget.

A Resolution Accepting the Petition for the Annexation of 4.91 Acres of Land and Ordinances Annexing and Zoning the Church on the Rock North Annexation to R-8 (Residential - 8 du/ac), Located at 566 Rio Hondo Road

Applicant Church on the Rock, Inc. requested annexation and a zone of annexation of one property to R-8 (Residential 5.5-8 du/ac) for the Church on the Rock North Annexation. The approximately 4.91 acre annexation consists of 1 parcel of land consisting of 4.79 acres that is located at 566 Rio Hondo Road. The Church on the Rock church building is located on the adjacent parcel at 2170 Broadway which is already in the city limits and zoned R-8. There are 0.12 acres of Rio Hondo Road right-of-way in the annexation for a total annexation area of 4.91 acres. The subject property is mostly vacant, but has one existing residence and some outbuildings.

Principal Planner David Thornton presented this item.

The public hearing opened at 6:46 p.m.

There were no public comments.

The public hearing closed at 6:46 p.m.

Councilmember Stout moved to adopt Resolution No.07-22, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Church on the Rock North Annexation, approximately 4.91 acres, located at 566 Rio Hondo Lane, as well as adopt Ordinance No. 5046, an ordinance annexing territory to the City of Grand Junction, Colorado, Church on the Rock North, approximately 4.91 acres, located at 566 Rio Hondo Road on final passage and ordered final publication in pamphlet form and adopt Ordinance No. 5047, an ordinance zoning the Church on the

Rock North Annexation to R-8 (Residential - 8 du/ac) zone district, from Mesa County zoning of RSF-4 (Residential Single Family 4 du/ac) on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard

Applicants The Peaks, LLC and Western Constructors, Inc., requested a two-year extension to the phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and was designed for up to 526 residential units and a golf course and associated amenities. In early 2012, the ODP was amended to provide more clarity on the development, including the uses allowed, the proposed phasing schedule, and bulk zoning standards. All developable parcels within the Redlands Mesa ODP were required to be platted by the end of 2021, however three remain unplatted.

Senior Planner Jace Hochwalt presented this item.

The public hearing opened at 6:54 p.m.

There were no public comments.

The public hearing closed at 6:54 p.m.

Councilmember Reitz moved to adopt Ordinance No. 5048, an ordinance amending Ordinance No. 4495 for the Redlands Mesa Planned Development located along West Ridges Boulevard, by establishing a revised phasing schedule on final passage and ordered final publication in pamphlet form. Councilmember Simpson seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction

As a result of the 2020 federal census, the City of Grand Junction was required to review the population in its five districts. The review was conducted to determine if the district boundaries needed to be adjusted to ensure each district is equal in population or as close as possible. In addition to population, compactness, contiguity, natural boundaries, and preservation of communities of interest were considered.

City Clerk Wanda Winkelmann presented this item.

Discussion included current councilmembers will not change districts due to the redistricting, a project is in process to help citizens find their voting district more easily on the City's website, and City voters are able to vote for a candidate from each district.

The public hearing opened at 7:02 p.m.

There were no public comments.

The public hearing closed at 7:02 p.m.

Councilmember Taggart moved to adopt Resolution No. 08-22, a resolution designating Voting District Boundaries in the City of Grand Junction. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Council President McDaniel opened discussion regarding recent changes made to the 2020 edition of the City's Purchasing Manual.

Councilmember Simpson expressed concern about the transparency and validity of those policy changes as they were not presented to Council for discussion/approval prior to their implementation. Councilmember Simpson suggested proposed policy changes be brought before Council for discussion. He then requested agenda items passed after these changes were made be brought before Council again for discussion.

Council President McDaniel agreed that clarification of Council and staff duties/decisions would be helpful.

Councilmember Reitz suggested there be more clarity on when staff should inform Council of changes.

Councilmember Herman noted Council is a policy level board but agreed that Council should be informed of those types of changes.

Councilmember Stout requested the role of a policy board (versus procedural) be defined.

Councilmember Reitz congratulated Councilmember Herman on his recent engagement.

Adjournment

The meeting adjourned at 7:15 p.m.



Wanda Winkelmann, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
January 10, 2022

Meeting Convened: 5:30 p.m. Meeting held in person at the City Hall Auditorium, 250 North 5th Street, and live streamed via GoToWebinar.

Meeting Adjourned: 8:15 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Senior Assistant to the City Manager Greg LeBlanc, Community Engagement Coordinator Sandra Núñez Currier, Communications Specialist Isabella Vaz, Deputy Police Chief Mike Nordine, Deputy Police Chief Matt Smith, Police Officer Travis Wright, City Clerk Wanda Winkelmann, and Deputy City Clerk Janet Harrell.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Cannabis Regulations

At the September 20, 2021 City Council Workshop, the City Council addressed various aspects of retail cannabis regulations. The Council confirmed direction on zoning, buffering, and taxation. Consensus was developed to cap cannabis stores at ten city-wide. As more than ten applications for licenses are likely to be made, a process for selecting licenses is required.

To implement that process, consideration and direction must be given about the general sufficiency of an application and the additional merit which will afford an applicant improved odds for an application entered into the lottery (i.e., weighting).

At the November 1, 2021 workshop, the Council provided input and direction regarding the sufficiency criteria. The purpose of tonight's discussion is for City Council to review the criteria and consider either affirming or modifying those presented in the staff report in anticipation of incorporating those in an ordinance.

The Mayor opened the floor for citizen comments.

David Thurow introduced the plan submitted by Invest in GJ whereby they are requesting the award of three – four licenses to ensure the profits (which would be used to address social determinants of health) stay in the community.

Verne Smith supports the Invest in GJ model and discussed the benefits of involving private partners.

Justin Whiteford believes the Invest in GJ proposal would help students and recommends out-of-the-box thinking.

Dick Thompson provided statistics on the reasons for emergency room admissions.

Michael Pramenko reviewed the Invest in GJ concept and advocates for health creation over wealth creation.

Ryan Jackman outlined the risks and benefits of cannabis use.

Liz Kozowski supports a full merit system and suggested the expansion of the scope of each criteria.

Oliver Speeth supports the use of tax revenue for a community center and opposed the Invest in GJ approach.

Cindy Sovine recommends a solid selection process and does not support exclusive licensure.

Dan Sullivan discussed the additional requirements placed on applicants.

Lauren Maytin questioned why a weighted lottery is still being discussed and how previous owners would be considered in the application process.

Nic Easley supports a third-party review system for the applications.

Renee Grossman advocated for a fair and objective scoring system.

Kate Ramsay supports a merit based selection process and preference for local owners.

Sandra Beddor requested the consideration of a merit based system.

Scott Beilfuss does not support the model proposed by Invest in GJ.

Laura Springer recommends a merit based system and noted her concern about the possibility of licenses being sold.

Community Development Director Tamra Allen presented selection methods and criteria. Discussion ensued about each approach; the model used in Broomfield and Aurora; additional consideration given to local ownership; litigation over selection criteria; and non-refundable application fees being used to pay for application evaluators (such as a private consultant).

A break was called at 7:09 p.m. The meeting resumed at 7:24 p.m.

Support was expressed for the use of a merit based system to evaluate applications. It was requested that staff draft an ordinance for City Council's consideration and schedule the next workshop on cannabis regulations for February 14.

Agenda Topic 2. City Council Communication

There was none.

Agenda Topic 3. Next Workshop Topics

This topic was not addressed.

Agenda Topic 4. Other Business

This topic was not addressed.

Adjournment

The workshop adjourned at 8:15 p.m.



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: January 19, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe and Setting a Public Hearing for February 2, 2022

RECOMMENDATION:

Planning Commission heard this item at its January 11, 2022 meeting and recommended conditional approval (5-0).

EXECUTIVE SUMMARY:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360), in conjunction with La Plata Communities LLC (Applicant), are proposing the Redlands 360 Planned Development (Development) project to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development.

The Applicant is requesting approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development that, if approved, will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

The property is presently vacant. The proposed PD ODP includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Residential density, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and a minimum of

185 acres of Open Space. Viewed as either gross or net density, the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5 dwelling units per acre.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the Development. For purposes of references in the Staff report, the exhibits may be found as separate attachments.

Project History

In early 2019, after several meetings with City Staff, GJLC and La Plata Communities LLC began a process to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of a Planned Development (PD) zone and Outline Development Plan (ODP) that will encompass the entire 600 acres. The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated areas, both City and County Zone districts, and varied zone densities. The portion of the property that was recently annexed to the City had been zoned Planned Unit Development (PUD) in Mesa County but there was no evidence that a plan existed for the property.

Similarly, the portions of the property that are presently zoned PD also do not have a plan and the R-4 portion of the property has been zoned as such since annexation to the City in the early 1990s. To summarize, the following have occurred to date: 1) development of the 7.5-acre Renaissance 360 Subdivision (platted 9/12/2020); 2) annexation (7/15/2020) of the unincorporated parcels that were zoned PD but without a plan (7/15/2020); 3) approval of the Redlands 360 Metropolitan Districts Service Plan conditioned on approval of an ODP and Intergovernmental Agreement (IGA) (6/17/2020); and 4) zoning and platting of the 23-acre Canyon Rim 360 Subdivision (platted 10/7/2021).

Location and Surrounding Land Use

The proposed Development can be generally described as the large vacant land south of the intersection of the Redlands Parkway and State Highway 340 and east of South Camp Road. It is on the northeast facing slopes at/of the base of the Ute Water storage tanks and is elevated with views of the surrounding valley. It is dry with sandy to rocky soil conditions and limited rock outcrops. Nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. There is currently a gated gravel road running east-west through the property that is primarily for Ute Water to access its property and facilities.

Surrounding zoning indicates the types of land uses that surround the property: to the west are areas of County PUD and City R-2 and R-4 zoning; City R-1 and Redlands Mesa PD, and BLM property to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit C: City of

Grand Junction Existing Zoning).

Site Access and Transportation System

The Grand Junction Circulation Plan is an adopted document that denotes the existing and proposed street network (see Exhibit D: City of Grand Junction Circulation Plan) in this area. State Highway 340 is designated a Principal Arterial; Redlands Parkway and South Camp Road are designated Major Collectors; Renaissance Boulevard and Canyon Rim Drive are designated Minor Collectors; and two roads are proposed through the property but are shown as unclassified, which implies the classification will be determined as the project develops.

There are four access points into the project, three of which are on the adopted Circulation Plan: 23 Road just south of State Highway 340, Easter Hill Drive, Redlands Parkway and Canyon Rim Drive.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City and has been revised through the planning process to accommodate comments from the City, the Regional Transportation Planning Office (RTPO), Mesa County and the Colorado Department of Transportation (CDOT).

Availability of Utilities

All utilities are available and adjacent to the Development site. Utility providers are:

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Redlands Water and Power
- Electric and Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed Development has no special nor unusual demands on utilities. Recognizing that the Development is one of the largest planned developments that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has already incorporated into growth projections for the Redlands and the community as a whole. With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.

Effects on Public Facilities

The proposed Development is an infill project which will have expected, but not unusual impacts on public facilities that are commensurate with an anticipated 25-year buildout. Total residential units will be less than the maximum that the Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. Through the planning process to date, there has been review and input by the police and fire departments, utility companies, and Mesa County Valley School District 51 and

elements of the proposed ODP were adjusted accordingly.

Site Soils, Geology and Geologic Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and the presence of moisture-sensitive soils.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts and engineering have been finalized, the Applicant's geotechnical consultant will conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

The Colorado Geological Survey has reviewed this preliminary document and provided no further comment but with the understanding that more detailed study will be reviewed as the project progresses.

Irrigation

In an effort to mitigate irrigation requirements on the Development site, the Applicant is proposing a xeric landscape concept for both community common spaces and individual lots, while avoiding the installation of large, unneeded irrigated turf areas. Seventy-five shares of Redlands Water and Power (RWP) will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

Proposed Use and Zoning Overview

Per the Zoning and Development Code, the Planned Development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in other sections of the Code. Planned development zoning should be used when long-term community benefits will be derived. Per Code, the Director shall determine whether substantial community benefits will be derived by the project and the Director and Planning Commission shall make recommendations to City Council. City Council shall approve, conditionally approve or deny all applications for a PD zoning and ODP.

The 600-acre ODP area includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Density Residential, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and 185 acres of Open Space. The Open Space, which comprises 30 percent of the property, surrounds the residential areas, respects

the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing off-street bicycle and hiking trails.

The Development proposal is for a mixture of housing types and densities and limited non-residential uses: Low to Medium Residential with a target of 1,100 to 1,500 dwelling units; High Density Multifamily Residential with a target of 200 to 250 units; and the Commercial areas with the potential for up to 100 units. This provides a total ODP residential density request with a range of 1,300 to 1,750 units.

There is intended flexibility built into the ODP request – that flexibility allows for 1,300 to 1,750 housing units (single family, multifamily, and commercial) and for the plan to adapt to potential market changes over the projected 25-year schedule. The overall density range is 2.17 to 2.92 units per acre gross density, or 3.29 to 4.43 units per acre net density, the difference being the net acreage after deducting the proposed open space. Viewed as either gross or net density, the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 dwelling units per acre.

The limited commercial area in the proposed ODP is shown as divided into two small areas on the site. While the Comprehensive Plan includes a Commercial designation in the northwest corner of the site (refer to Exhibit B: One Grand Junction Comprehensive Plan), the ODP is proposing to reduce the size of the commercial area in the northwest corner and locate a small area of commercial near the 23 Road entrance to the site, the latter of which requires an amendment to the Comprehensive Plan.

For purposes of establishing the Redlands 360 Metropolitan Districts, traffic and other studies and other site analysis, the base assumptions were for 1,750 residential units with the potential of up to 30,000 square feet of limited commercial area.

Public Benefit Overview

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan, the development requirements of the City, and the Circulation Plan. The Applicant provides the following list of potential public benefits gained from this project.

- the development of infill properties within the Urban Development Boundary defined in the Comprehensive Plan;
- the planned development of a project with a 25-year timeframe;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the

numerous 'social trails' existing on the property;

- significant open space dedication; over 30% of the entire project, including parks and trails; to be dedicated to the Metropolitan District but for general public use and enjoyment;
- the creation of a Metropolitan Districts for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

Public Notification

Neighborhood meetings regarding the proposed Development were held in person and via livestream on July 13 and 14, 2020 in accordance with §21.02.080(e) of the Zoning and Development Code. The Applicant, the Applicant's representative and City staff were in attendance, with 49 persons total in attendance at the meetings. In addition, there were 61 views of the Applicant's presentation and 41 views of the staff presentation on GJSpeaks. Questions and concerns were raised about land use and density, traffic, open space, trails and irrigation. A meeting had also been held on April 22, 2019, prior to the early phases of Renaissance 360 and Canyon Rim 360.

An official development application for the PD ODP was submitted to the City for review on November 24, 2020. Since then, the proposed Development has undergone three rounds of review comments by staff and other entities, the Metropolitan District Service Plan was approved and an IGA pertinent to the Service Plan has been drafted to be considered concurrent with the PD ODP by City Council in February 2022.

In addition, notice was completed consistent with the provisions in §21.02.080 (g) of the Zoning and Development Code. The subject property was posted with application signs on November 25, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet and homeowners' associations within 1,000 feet of the project boundaries and notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. The opportunity for public comment was also available through the GJSpeaks platform.

ANALYSIS

Zone of Annexation/Rezone Analysis

The approval criteria for evaluation of a zone of annexation (237 acres south of Easter Hill Road previously zoned PUD in Mesa County presently without a City zone), a rezone (the 34-acre R-4 portion of the project east of Renaissance Boulevard), and a Comprehensive Plan Amendment (establishment of a small commercial area near the 23 Road entrance to the Redlands 360 site) are the same as the criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows.

Planned Development (PD) and Outline Development Plan (ODP) Analysis

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the proposed Redlands 360 development. For purposes of reference in the Staff report, the exhibits may be found as separate attachments.

21.02.150 Planned Development (PD)

(a) Purpose. The planned development (PD) district is intended to apply to mixed use or unique single-use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

Generally, the project can be considered an infill area since it is surrounded by existing urban development to which public infrastructure has already been extended. This development will thus, make more efficient use of the infrastructure that presently serves the surrounding areas and extend utilities and streets into the site as it develops. The ODP provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, in compliance with the Circulation Plan, and funded by Transportation Capacity Payment (TCP) fees and other mechanisms through the Redlands 360 Metropolitan District.

The proposed Development provides a variety of trails for both recreational opportunities and multimodal transportation and includes the preservation of many existing on-site trails. The proposed trail system also provides connections to other internal and external trails systems and transportation corridors, allowing users the opportunity to safely move through the development and easily commute to work if desired.

For these reasons, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demand;

The proposed Development will result in a lesser amount of traffic than originally anticipated on this site by the limitation to 1,300 to 1,750 units with limited commercial area. The number of units is within the Comprehensive Plan density range of 804 to 2,010 units, which is already included in traffic models and planning for the Redlands area.

The ODP also includes a comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project, which can help reduce traffic within the site; however, because it is new development on vacant land, traffic demands will increase simply through development of the project.

Thus, Staff does not find this can be defined as a community benefit from the project.

(3) More usable public and/or private open space;

As depicted on Exhibit 1: Trail Types and Exhibit 2: Public Park Areas, the proposed open space system includes on- and off-street pedestrian trails, the preservation yet invited trail use of unique topographic features, the visual enjoyment of areas to be reserved in a natural state, as well as more traditional parks that render the spaces more visible and useable, particularly since these areas are to be constructed and maintained by the Redlands 360 Metropolitan District yet available to the general public. Many trails exist on the property and approval of the ODP as proposed will enhance the usability and legitimize public use of them, which enhances the usability of much of the open space. The total amount of open space reserved exceeds the Code requirement of a minimum of 10 percent of the land area. In addition, the development of parks and enhancement of existing trails and addition of new trails that exceeds what is typically provided in a new development.

For these reasons, Staff finds this community benefit will be achieved.

(4) Recreational amenities; and/or

The Applicant has committed to the dedication of a minimum of 185 acres of parks, open space and recreation areas to the Redlands 360 Metropolitan Districts. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The Parks (Traditional) depicted on Exhibit 2, Legend Section A and the Parks (Unique) depicted on Exhibit 2, Legends B and C shall be designed and constructed in accordance with Exhibit 3: Land Use and Default Zones and Exhibit 5: Development Progression Plan.

Thus, Staff finds this community benefit will be achieved.

(5) Needed housing choices.

The proposed Development is designed to provide multiple housing choices, and the PD ODP will provide the flexibility to adapt the housing product types as market demand shifts over the 25-year build out of the project. Proposed housing types will vary with lot sizes, with the expectation that square footage of units will increase with proposed lot size. In addition, there is an expectation that some of the units will be provided within multifamily structures. The range of proposed lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

Staff finds this community benefit will be achieved.

21.05.101 Planned Development Purpose – Additional Community Benefits

(f) Innovative designs;

The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities are innovative design concepts that are depicted on the ODP.

Thus, Staff finds this community benefit will be achieved.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis and note the placement of open space to protect the natural features.

Staff finds this public benefit will be achieved.

21.02.150 Planned Development (PD) - Continued

(b) Outline Development Plan (ODP)

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

The Redlands 360 ODP has addressed these Code provisions as shown on Exhibit 3: Land Use and Default Zones and other supporting exhibits.

21.02.150 Planned Development – Additional Application and Review Procedures

(ii) Density/Intensity. Density/intensity may be transferred between development areas to be developed unless explicitly prohibited by the ODP approval.

This development incorporates the transfer of densities between the proposed areas. As noted, the project seeks flexibility in being able to adjust to market demands

and changes in trends, while remaining consistent with the density and intensity contemplated in the Comprehensive Plan.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 5: Development Progression Plan. This indicates a project start anticipated in 2022 with later phases of the project starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of December 31, 2046.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following criteria (i. through x.).

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

2020 One Grand Junction Comprehensive Plan

The Applicant has provided reports, studies, plans, and creative vision in the development of the proposed ODP that staff finds support and demonstrate conformance with numerous Principles and Strategies within the Comprehensive Plan as listed below.

Principle 2 – Resilient and Diverse Economy

6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City’s housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h – Parks and Recreational Facilities - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location.

4j – Trails - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e – Special Assessment Districts

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e – Context-Sensitive Development – Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c – Housing Types - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other

gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – Connectivity and Access - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5c – Innovative Design – Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles such as co-housing, community gardens, and recreational amenities.

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d – First and Last Mile Connections - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.
2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.
3. Foster opportunities to bring people together by developing great public spaces.
5. Maintain access to public lands at the urban/rural interface.

Grand Valley Circulation Plan

Refer to the Site Access and Transportation System discussion in the background section of the Staff report. The Redlands 360 PD ODP is consistent with the Circulation Plan in that it will complete connections to and through the property as anticipated on the Plan. Refer to Exhibit D: City of Grand Junction Circulation Plan.

Redlands Area Plan (Title 34 GJMC)

The Redlands Area Plan was last updated in 2002, when much more of the Redlands was a Joint Planning Area with Mesa County. Today, the 2020 One Grand Junction Comprehensive Plan is more pertinent to this review, but an analysis of the goals stated in the Redlands Area Plan that are reinforced by the proposed Redlands 360 ODP is included below.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) Goals.

- (1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Much of the above has been achieved over the last 20 years. The proposed Development will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

- (1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.
- (2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Development of the property as proposed will avoid and protect steep terrain. Furthermore, the distinctive land characteristic of the four plateaus within the property (Applicant references as The Four Brothers) are considered signature features in the project and are preserved with no intention of development on the top while allowing for

public access via a trail network as part of the parks/open space system through the development. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will implement required City code mitigation techniques as applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

(1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

The proposed Development is anticipated to be developed over a 25-year timeframe that will maintain its quality through a set of comprehensive Community Design Guidelines that will be provided with final plans for each phase, implementation of open space and recreation concepts, and a funding source for public improvements through the Redlands 360 Metropolitan Districts.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) Goals.

(1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.

(2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

The proposed Development is not planned for significant retail or commercial development, but rather providing the residents some basic amenities that will support other, existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use proposed in the ODP is intended to provide the small neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

(1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.

(2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.

(3) The costs (economic, environmental and social) associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning of the site. Additional, more detailed studies will occur concurrent with submittal of development plans and the

Colorado Geologic Survey will be included in review of the studies as needed.

34.20.250 Wetlands – Goals, policies, implementation.

(a) Goals.

- (1) Preserve/conserve wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

The Applicant has submitted a study and wetlands have been identified near the corner of South Camp Road and Redlands Parkway. Impacts will be mitigated and/or enhanced with the planning and engineering of that area. In addition, potential jurisdictional wetlands have been identified near the Redlands Second Lift Canal on the west edge of the property and near Red Canyon Creek on the far eastern edge of the property. There is no development anticipated in these wetland areas that total approximately 1.5 acres of the 600-acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

- (1) Protect Mesa County residents from the loss of life or property due to wildfire.

The property does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

- (1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.
- (2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.

The proposed Development is designed to become a recreational-based community that recognizes and incorporates many of the existing significant hiking and bicycling trails that currently exist on the property. The project will provide open space, parks, and recreational facilities, not only for its residents, but also be available to the general public in an area of the City where formal park space is limited. In addition, the trail system will allow for a variety of recreational opportunities, provide interconnectivity within the development, and connect residents to existing external transportation corridors that connect to other services, facilities and amenities around Grand Junction.

34.28 Transportation Action Plan

As previously mentioned, the Redlands 360 ODP has incorporated the Circulation Plan in that Canyon Rim Drive will be extended to and through the property. In addition, in lieu of the connection to the extension of Renaissance Boulevard to the east as shown on the Circulation Plan, an alternative will provide secondary access via Athens Way.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically, the plans state:

- (a) Higher density housing is needed, and an adequate supply should be provided.
- (b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally, it should be integrated into mixed density housing developments.
- (c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.
- (d) The Plan should support the creation of affordable single-family homes as well as higher density housing types. (Affordable housing does not have to mean attached units.)

34.32.030 Goals, policies, implementation.

(a) Goals. Directly from the 1996 Joint Urban Area Plan:

- (1) Achieve a mix of compatible housing types and densities dispersed throughout the community.
- (2) Promote adequate affordable housing opportunities dispersed throughout the community.

The primary purposes of the Redlands 360 ODP are stated in the above Housing Action Plan. The development will provide multiple housing products for a diverse market. The PD zone district affords the flexibility to adapt the housing product types as the market trends change over the next 25 years.

Other Adopted Policies and Overlays Applicable to This Development

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of the proposed Development and meet the provisions of this code section. Exhibit 4: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed Redland 360 project.

The provisions are designed to accomplish the following:

- (i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into site design. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

Areas to be developed for residential, commercial and mixed use have been located on the flatter slopes on the site. In many instances, perimeter open space/trails will provide ample setbacks to the ridgelines. In addition, lots/building sites must comply with setback requirements from the ridgelines and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having wildfire hazard (see §21.07.020 (d)). Roadways will be designed to meet City and Fire Department standards for adequate emergency vehicle access. In addition, the fire suppression hydrant locations and water flows will meet the requirements of the City Fire Code as more detailed design and engineering progresses.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves a minimum of 30 percent of the site as dedicated open space which captures the most diverse vegetative and topographic areas on the property. Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340/west entrance to the Monument (northwest), to the Colorado River (northeast) – basically the entirety of the Redlands. This is the only mapped potential wildlife impact within the project. The Statewide Key Habitats of Colorado map appears to identify the potential for Sagebrush habitat and Shrub-Dominated Wetlands, neither of which occurs on the Redlands 360 property. The open space within the proposed development, which will reserve the existing drainages, will continue to serve as wildlife corridors through the property. The Colorado Department of Parks and Wildlife was included in review of the Redlands 360 PD ODP application but provided no comment on the proposed development.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The road network design has been the primary determinant of the overall design for the proposed PD ODP that encourages connectivity to internal and external surrounding neighborhoods. Trails and roads are predominantly separate with two major trail loops: an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8-foot-wide concrete trail. Neighborhood connectivity will be accomplished via trails as the various land use phases/areas are designed in detail and subdivided, and at adjacent cul-de-sacs and open space corridors. In instances where trails are proposed to parallel roads, the trail will be detached from the road corridor.

In addition to safe vehicular circulation, this development acknowledges natural

drainages and includes extensive bicycle and pedestrian circulation within the development and in the open space areas. Much of the open space area includes over 7.5 miles of existing social trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian and bicycling passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

As depicted on Exhibit 3: Land Use and Default Zones, the areas to be developed for residential, commercial and mixed uses within the Redlands 360 ODP have been located on the flatter and most developable slopes. The slopes generally face east, which affords views of the Grand Valley, yet the developed areas are backdropped by the continued rise of the site to the west (e.g. towards the Ute Water tank) and the Colorado National Monument which helps blend the development into the hillside terrain.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

As previously discussed, a minimum of 30 percent of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In addition to the provisions listed above, the Hillside Development standards state:

“Development on slopes of greater than 30 percent is not permitted; and streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent unless, after review by the Planning Commission and approval by the City Council, it is determined that:

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and
- b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.”

The proposed ODP demonstrates that, at least for this phase of development, the Applicant has taken appropriate and engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent is unavoidable, and in these instances the impact have been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope Analysis), only minimal areas of slopes greater than 30 percent are impacted by the proposed roads and building sites. This has been achieved by careful design, especially given the property has diverse topography. The proposed PD ODP has managed to avoid the majority of slopes greater than 30 percent. Very few natural areas with slopes over 30 percent are impacted by this development. Certainly, as specific design and engineering in these areas progress, these requirements will be analyzed in greater detail.

Thus, Staff finds that these Code provisions have been adequately addressed to allow Planning Commission and City Council to approve the minimal areas where lots or roads cross 30 percent slopes yet roadway construction will still meet the intent of the Circulation Plan.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibits 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area, the potential for concern is primarily limited to views from the streets that abut the project on the west. This side of the site is where there are existing mesa cliffs and proposed homes could be quite visible if not designed properly. Twelve locations were examined with detailed cross-sections as required by Code and depicted on the exhibits. Per Code criteria and this analysis, no two-story structures would be visible.

(1) For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.

The cross-sections provided on Exhibits 7a and 7b address the various ridgelines around the site and demonstrate that either there is no impact since many of the areas are not to be developed or that the measures listed below will be required and implemented per Code to minimize the visual impact of construction in the vicinity of the ridgelines.

Thus, Staff finds this criterion has been met.

(2) This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:

- (i) Earth tone colors to blend with the surrounding area;
- (ii) The use of nonreflective materials;
- (iii) Vegetation to screen and soften the visual impact of the structure; and/or

- (iv) A reduction of building height or the “stepping” of the building height; or
- (v) Other means that minimize the appearance from the road corridor.

(3) In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.

(4) The required setback shall be measured to the building envelope, to be established at the time of platting.

Criteria (2) through (4) above will be analyzed and complied with at future development phases.

(5) Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.

Staff finds this criterion has been met as shown in the twelve ridgeline sections included on the exhibits.

(6) Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile

As specific sites have not yet been determined, the twelve sections on the exhibits demonstrate that the development areas are not of concern regardless of where the specific homesites ultimately occur.

Staff finds this criterion has been met.

(ii) The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code;

In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if at least one of the following criteria are met. For purposes of the proposed PD ODP, the same criteria also apply to the zone of annexation for a portion of the property, the rezone of a portion of the property from R-4 to PD and a Comprehensive Plan Amendment for the location of a small area of Commercial land use near the 23 Road entrance to the site.

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

Staff has not identified any subsequent events that have invalidated the original premises and findings. Approval of the zone of annexation, the rezone and the PD ODP requests will result in the entire 600 acres being uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community that is consistent with the original premises and findings of the proposed land use in this area of the Redlands.

Staff finds this criterion has not been met.

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

The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of residential units surrounding the general vicinity of the proposed Development. In addition, the Comprehensive Plan was adopted which redefined the future land uses within the Urban Development Boundary. The proposed PD ODP are consistent with the Comprehensive Plan.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Neighborhood convenience commercial uses such as those proposed within the Development reduce traffic by being accessible by walking or bicycling rather than by vehicle. The relocation of a portion of the commercial use to the traffic node near the 23 Road entrance to Redlands 360 is consistent with the Comprehensive Plan in providing such commercial areas within residential neighborhoods.

For these reasons, staff finds this criterion has been met.

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

One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. The 600 acres of vacant land that the proposed Development encompasses was designated as a mix of future land uses in the 2010 Comprehensive Plan, including Neighborhood Center Mixed Use, Residential Medium High, Residential Medium and Residential Low in the 2010 Comprehensive Plan. As such, the 2010 Plan included the potential for more intense and dense use which has already been anticipated and accommodated in projections of future growth for the Redlands area as well as the community as a whole. The 2020 Comprehensive Plan placed less intense and less dense designations on the site with Residential Low and limited Commercial. Thus, projected offsite infrastructure will be adequate provided it is expanded and extended as needed as the project develops over 25 years.

Certainly, additional on-site infrastructure and public facilities are required. The Applicant, via the Redlands 360 Metropolitan District has committed to the requirement that all transportation infrastructure internal to the development be fully designed and constructed to City standards and all transportation infrastructure external to the Project shall be fully designed and constructed to City, Mesa County and CDOT standards, as applicable. The Applicant has committed to being responsible for costs of design and construction of the following off-site transportation system improvements.

- Intersection of State Highway 340 and Redlands Parkway
- Intersection of State Highway 340 and 23 Road

- Redlands Parkway Access
- Intersection of State Highway 340 and South Broadway

The proposed amendment to the Comprehensive Plan to allow for a small portion of proposed Commercial area to be located near the 23 Road entrance to the site will facilitate the provision of limited commercial services in a location where it is most accessible to on- and off-site users. Per the Traffic Impact Study, 62 percent of the traffic to and from the Redlands 360 site is projected to be at this location. Thus, if some limited neighborhood commercial is placed in this location, it can be easily accessed by both on- and off-site users with minimal disruption to traffic within the development.

Staff finds this criterion has been met.

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

The recently completed Housing Needs Assessment clearly indicates a general shortage of all types of housing within Grand Junction. The 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs. In addition, vacant land for development is in short supply within the defined Urban Development Boundary. The proposed PD zone district allows the potential to positively address these issues by providing a variety of housing types within the proposed community and developing a site which is one, if not, the only remaining large piece of property available to accommodate anticipated growth in the community. It is a large, unique property, that allows the land to be suitably designated for various uses within a mixed use and mixed density planned community.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Yet, there is very little land in the Redlands designated for commercial use. The neighborhood convenience commercial uses such as those proposed within the Redlands 360 will add suitably designated land that will be accessible to residents of this development as well as by residents in surround neighborhoods.

For these reasons Staff finds this criterion has been met.

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

As discussed in the project overview, the Applicant has identified numerous aspects of the proposed development that can provide public benefit. In the previous analysis of §21.02.150 Planned Development (PD) of the Zoning and Development Code, staff found the following long-term community benefits would be achieved by the project:

- More efficient infrastructure
- More usable public and/or private open space
- Recreational amenities
- Needed housing choices

Thus, as required per Code, the Director has determined that substantial community benefits will be derived. Therefore, staff finds this criterion has been met.

Other Potential Zoning Districts

Section 21.02.160(f) of the Zoning and Development Code provides that rezoning and/or zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Other zone districts could be applied to these properties, including R-4, R-5 and CSR for the residential and open space areas, and a variety of non-residential zone districts could be applied to the area designated as Commercial. However, the standard zone districts do not afford the developer the land planning flexibility on a large property such as this to create a mixed-use, mixed density community that also accommodates the unique topography, natural amenities, and existing public use by setting aside the appropriate open space, trails and other proposed amenities. The PD zone district by definition and purpose is a more appropriate zone district for this unique property and project.

(iii) The planned development requirements of Chapter 21.05 Planned Development of the Zoning and Development Code are addressed as follows:

The criteria in this code section have been previously addressed. Staff finds this criterion for the ODP has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23 (North Avenue Overlay Zone District), 24 (Greater Downtown Overlay) and 25 (24 Road Corridor Design Standards);

The referenced corridor guidelines and overlay districts are not applicable to this property.

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

Adequate public services and facilities can be provided to this PD as previously described in the Zone of Annexation/Rezone/Comprehensive Plan Amendment Analysis. Public services and utilities are available at the project boundaries due to this being an infill location.

Therefore, Staff finds this criterion has been met.

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

This project recognizes and incorporates the road network as indicated in several exhibits including Exhibit D: City of Grand Junction Circulation Plan; and Exhibit 3: Land Use and Default Zones. In addition, Exhibit 5: Development Progression Plan, depicts the proposed phased development of the road network within each of the development areas.

It is anticipated that design of the streets within the development be tailored to the unique characteristics of the proposed development as well as the unique natural features that are to be integrated into the design. This will be accomplished through applications to the City for exceptions to the Transportation Engineering Design Standards (TEDS) as needed concurrent with future subdivision plans.

As such, Staff finds this criterion has been met.

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

As the development progresses, there may be some need to create appropriate screening and buffering, such as along the eastern edge of Phase 2 as shown on Exhibit 5: Progression Plan between differing land uses. Other limited areas within the development may require screening and buffering that will be evaluated with subsequent subdivision and development plans. For the most part the development areas will be separated by topography and/or other open space which will provide an appropriate buffer.

Staff finds this criterion has been met.

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

The proposed PD ODP requests a range of 1,300 to 1,750 housing units (both single family and multifamily) that creates an overall density range of 2.17 to 2.92 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project, while meeting the intent of the Comprehensive Plan.

Staff finds this criterion has been met.

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

Per §21.05.020, Default Standards, of the Zoning and Development Code, the use, bulk, development, improvement and other standards for each PD shall be derived from the underlying zoning, as defined in Section 21.03, Zoning Districts. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed

planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and, if approved, shall be explicitly stated in the PD ODP zoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

For the Redlands 360 PD ODP, the following default zones are utilized within the various land use areas depicted on Exhibit 3: Land Use and Default Zones.

- Low Density Residential Areas - Residential 4 units per acre (R-4)
- Medium Density Residential Areas - Residential 12 units per acre (R-12)
- Multifamily/High-Density Residential Areas - Residential 16 units per acre (R-16)
- Commercial Areas - Neighborhood Business (B-1)
- Open Space - Community Services and Recreation (CSR)

Exhibit 3: Land Use and Default Zones also includes a listing of the proposed deviations from the standards of the default zones and shown in the table below. The existing standards for the zone districts are shown in black type and the proposed deviation is shown in red type or stricken if proposed to be deleted from the zone district standards.

	R-4 Low	R-12 Med	R-16 High	B-1 Comm	CSR Open Space
Lot Area Minimum	7,000 0	n/a 0	n/a 0	10,000 0	1 ac 0
Width (min. ft.)	70 60	30	30 20	50 0	100 0
Frontage (min. ft.)	20	20	20	None 0	None 0
Cul-de-sac front	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0
Setback Principal					
Front (min. ft.)	20	20	20	20 0	15
Side (min. ft.)	7 5	5	5	0 5	0
Side Abut <u>Resid</u> (min. ft.)	n/a 0	n/a 0	n/a 0	10	10
Rear (min. ft.)	25	10	10	15 0	10
Setback Accessory					
Front (min. ft.)	25 20	25	25	25	25 15
Side (min. ft.)	3	3	3	0	0
Side Abut <u>Resid</u> (min. ft.)	n/a 0	n/a 0	n/a 0	5 0	5
Rear (min. ft.)	5	5	5	15 0	10
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	60 40	60 50	40 50	65
Density (min. du/acre)	2 0	8 2	12 5.5	8 0	n/a 0
Density (max du/acre)	4	12	16	16 18	None 0
Cluster allowed	Yes No	No	No	n/a	n/a

In addition, §21.05.040(f)(2) states: All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone. Per §21.06.020, Public and Private Parks and Open Spaces, the Applicant shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The City Council may accept the dedication of land in lieu of payment so long as the fair market value as determined by

an MAI appraisal of the land to be dedicated to the City is not less than 10 percent of the value of the property. For the Redlands 360 project, the Applicant is requesting a deviation from the appraisal/valuation requirement at this time, given that 30 percent open space is to be dedicated to the Redlands 360 Metropolitan Districts for general public use. The Applicant will provide a valuation of the land dedication as called for by the Code for/with each phase/filing of the proposed Development. The Planning Commission may recommend that the City Council deviate from the default district standards including the minimum open space requirements of the default zones subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit-oriented improvements, including school and transit bus shelters;

As depicted in Exhibit 1: Trail Types and as previously described in this report, the enhancement of existing trails and the provision of new trails that provide for recreational and alternative transportation alternatives are community amenities in excess of what would otherwise be required by Code.

- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;

As depicted in Exhibit 1: Trail Types and Exhibit 2: Public Park Areas and as previously described in this report, the proposed open space system sets aside a minimum of 185 acres or 30 percent of the land area, including 35 acres of traditional parks on and off-street pedestrian trails, the preservation of unique topographic features and preserves vistas and areas of the property will be reserved in a natural state. The quantity of the dedication exceeds 20 percent and much of that land area will present unique characteristics.

- (3) Community facilities for provision of public services beyond those required for development within the PD;

The parks, trails and open space discussed in (1) and (2) above are considered community facilities that are to be provided within the proposed Development that are beyond those required for development within the PD.

- (4) The provision of affordable housing for moderate, low and very low-income households pursuant to HUD definitions for no less than 20 years; or

There has been no indication that affordable housing for moderate, low- and very low-income households will be provided within the proposed Development.

(5) Other amenities, in excess of the minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

Staff did not identify any other amenities other than those mentioned in (1) and (2) above that meet this criterion.

Given the proposed Redlands 360 ODP meets criteria (1), (2) and (3) above, staff finds that there are amenities to be provided in excess of what would otherwise be required by the Code, thus recommend that the deviations to underlying zone district standards as shown in the table above and on Exhibit 3: Land Use and Default Zones and the minimum open space standards be approved.

Per §21.05.030, Establishment of Uses, of the Zoning and Development Code, at the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning.

The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

For the proposed Development, the default zone districts and standards and requested deviations from underlying zone districts are included on Exhibit 3: Land Use and Default Zones; and the established uses are included in the form of a Use Table on Exhibits 6A and 6B.

Staff finds that the defined land uses, underlying zone districts and deviations from standards are appropriate for the development therefore finds this criterion has been met.

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

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 9: Development Progression Plan. This indicates a project start anticipated in 2022 with progression of the development starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. The definitive timeframe for the development (expiration date for the ODP) as required by Code shall be December 31, 2046.

Staff finds this criterion has been met.

Findings of Fact and Recommendation

After reviewing PLD-2020-698, a request to consider a Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, Staff and Planning Commission make the following findings of fact.

1. The Redlands 360 PD ODP meets one or more of the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the zone of annexation for a portion of the property, the rezone of a portion of the property, a Comprehensive Plan amendment and the PD ODP.
2. The Redlands 360 PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.
3. Long-term community benefit will be derived from development of the project.
4. The Applicant has taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and has taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.
5. The default zone districts shall be defined as follows: Low Density Residential - R-4; Medium Density Residential - R-12; Multifamily/High Density Residential - R-16; Commercial - B-1; and Open Space - CSR.
6. The project meets criteria to allow approval of deviations to proposed default zone districts standards depicted on Exhibit 3: Land Use and Default Zones and deviation and from minimum open space requirements.

Therefore, Planning Commission recommends approval of the PD ODP for the Redlands 360 development with an expiration date of December 31, 2046, with the ODP being subject to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirm the open space requirements per § 21.06.020 of the 2021 Zoning and Development Code are met.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe and Set a Public Hearing for February 2, 2022.

Attachments

1. Redlands 360 Application Materials
2. Redlands 360 Exhibits A through D
3. Redlands 360 Exhibits 1 through 7b
4. December 14 2021 GJSpeaks Redlands 360 Public Comments
5. January 11 2021 GJSpeaks Redlands 360 Public Comments
6. PRAB Minutes - 2022 - January 6 Redlands 360 Support
7. Planning Commission Minutes - 2022 - January 11
8. ORD-Redlands 360 011422

Development Application

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

Petition For: Planned Development - ODP

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

Existing Land Use Designation 	Existing Zoning
Proposed Land Use Designation 	Proposed Zoning

Property Information

Site Location: 2945-183-00-064	Site Acreage: 39.8 acres
Site Tax No(s): 2945-183-00-064	Site Zoning: PD/R-4 (multi-zoned parcel)
Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres	

Property Owner Information

Name: Redlands Three Sixty LLC

Street Address: 1755 Telstar Dr
Suite 211

City/State/Zip: Colorado Springs, CO
80920

Business Phone #: 719-867-2285

E-Mail: dqumby@laplatallc.com

Fax #: n/a

Contact Person: Doug Quimby

Contact Phone #: 97719-867-2285

Applicant Information

Name: La Plata Communities

Street Address: 1755 Telstar Drive
Suite 211

City/State/Zip: Colorado Springs, CO
80920

Business Phone #: 719-963-3236

E-Mail: DGravette@laplatallc.com

Fax #: n/a

Contact Person: Don Gravette

Contact Phone #: 719-963-3236

Representative Information

Name: Ciavonne, Roberts Assoc

Street Address: 222 Nth 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application 	Date 11/19/20
Signature of Legal Property Owner 	Date 11/19/20

Development Application

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

Petition For: Planned Development - ODP

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

Existing Land Use Designation 	Existing Zoning
Proposed Land Use Designation 	Proposed Zoning

Property Information

Site Location: 400 23 Road; 2945-181-00-052; 2210 S Broadway	Site Acreage: 331.1; 237.3; 20.5 acres
Site Tax No(s): 2945-184-00-099; 2945-181-00-052; 2945-182-13-002	Site Zoning: PD
Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres	

Property Owner Information

Name: Grand Junction Land Company LLC

Street Address: 710 E. Durant Ave Ste. W-6

City/State/Zip: Aspen, CO 81611-2070

Business Phone #: 970-925-9046

E-Mail: rmac@dunrene.com

Fax #: n/a

Contact Person: Robert Macgregor

Contact Phone #: 970-925-9046

Applicant Information

Name: La Plata Communities

Street Address: 1755 Telstar Drive Suite 211

City/State/Zip: Colorado Springs, CO 80920

Business Phone #: 719-963-3236

E-Mail: DGravette@laplatalc.com

Fax #: n/a

Contact Person: Don Gravette

Contact Phone #: 719-963-3236

Representative Information

Name: Ciavonne, Roberts Assoc

Street Address: 222 Nth 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application		Date	11/19/20
Signature of Legal Property Owner		Date	11/19/20

Chief operating officer, Dunrene Management, Inc, Manager of Grand Junction Land Company, LLC.

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Bob + Rae	406 MONTELO	303-775-6443
Melissa [unclear] + Doug Scott	2219 Renaissance	402-416-4799
Steve Cable	403 Miradact	303 868 9931
Mike Fowler	440 Montro	970 270 6999
Chris Herrman	1144 Conway Ave 81501	640-2359
EDDIE MONT	SD-SI	254-5100
Jason Lable		
Doug Kiesae	2201 Renaissance	846-8896
Sam Marutzky	328 Shadow Lake Rd	970-640-9063
Jan Taylor	447 W Colorado Ave	97-250-9682
David + Lorna McIlroy	438 Athens Way	970-623-0823
Lobby Billing	1006 Main St.	623-1900

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Mike Spangler	450 Athens Way	Spanglermn@gmail.com
Jack Rogan	434 Athens Way	JohnF.Rogan@yahoo.com
Tina	City Hall	tamra@gjcity.or
Ted + Mallory	Ciavonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Jill Wohlgenuth	568 CASA RIO Ct. 81507	970 712 1948
Sharon Blackburn	2299 grande Cache Ct. 81507	303 921 8703
Regina Dallego	395 Murada Ct 40 81507	—
Jean Lem	23 Rd	
Bill Findlay	412 Brookdij Dr	970 203-4158
Kristen Ashbeck	City	kristenac@city.org

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

NAME ADDRESS PHONE # OR EMAIL

My Dot + Justin 411 Rio Vista

Bob Armstrong 425 Rio Vista

Dana Russell 440 Rust Ct

Diana Russell 359 Entrada Ct

Richard Schnell 513 Skyway
2288 1/2 S. Blvd

Nancy Beckius 203 Easter Hill Dr.

Angelina Barrett 424 E. Mayfield Drive
2526 Pathway Rd #101

Virginia Brown

Sharon Secrest

120 W. Park Drive, Suite 200
Gr. J. Co. 81505

James Grant

Mallory + Ted

208 Easter Hill Dr., 81507
Ciawonne + Roberts

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Debbie Witsman	213 Easter Hill Dr	Bogus Bugs@MSU.com
Bev O'Neil	Easter Hill	
Kristen Ashbeck	City Hall	kristena@gjcity.org
Mark Austin	Austin Civil	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
KELLY MAJES	1988 JRD, FRUITA	970-589-7775
Dave Traylor	2354 Broadway	970-241-7006
Ray Plieness	2205 Desert Varnish	970-640-5327
Brenda Waters	2305 S Broadway	210-9900
Lance S Gibbs	332 Lake Rd	244-1427
Lisa Smith	2222 S. Broadway	970-270-1893
Craig Tate	2225 Redlands Prkwy	970-618-5445

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Millie Funderburk	351 Canyon Rim Ct	Funderburk.Millie@gmail.com
DARREN DORDEAN	412 Kuni	D211 655 15 AT AOL.COM.
Ted + Mallory	Crevonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Curtis Comeau	2206 Canyon Rim Dr.	970-846-6661
Patrice Whistler	2209 Desert Varnish Ct.	970-640-4377
Paul Cowan	371 CAPROCK	435-260-1825
Scott Gustin	342 Canyon Rim Ct.	970-420-2224
Bill & Linda White	335 Serpent Trail Dr.	549-4993
Kristen Ashbeck	City	kristena@gjcity.org
Ben Hughes	347 Canyon Rim Ct	979 777 4757

REDLANDS 360 ODP NEIGHBORHOOD MEETING

July 13th @ 5:00pm & 7:30pm

July 14th @ 5:30pm

NOTES

Three Neighborhood Meetings were held between July 13th and July 14th regarding a proposed ODP at Redlands 360 (400 23 Road, 2210 S Broadway, 2945-183-00-064 and 2945-181-00-052)

In Attendance:

Representatives: Doug Quimby (La Plata Communities)

Jane Quimby (La Plata Communities)

Don Gravette (La Plata Communities)

Cody Humphrey (La Plata Communities)

Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)

Mallory Reams (Ciavonne, Roberts & Associates Inc.)

Mark Austin (Austin Civil Group)

Kristen Ashbeck (City of Grand Junction)

Trent Prall (City of Grand Junction)

Tamra Allen (City of Grand Junction)

Jarrold Whelan (City of Grand Junction)

About 21 Neighbors attended the July 13th meeting from 5:00pm-6:30pm

About 9 Neighbors attended the July 13th meeting from 7:30pm-9:00pm

About 19 Neighbors attended the July 14th meeting from 5:30pm-7:30pm

There have been 61 views of the applicant presentation and 41 views of the staff presentation on GJ Speaks.

For the livestreams:

- July 13th @ 5:00pm-6:30pm (35 views)
- July 13th @ 7:30pm-9:00pm (30 views)
- July 14th @ 5:30-7:30pm (34 views)

Neighbors had the following comments/concerns:

Monday 5:00pm Meeting

- Is there an online presentation somewhere? – **Yes, GJ speaks.**
- Are there any water shares on the property? – **Yes, 75 shares.**
- Thank you for keeping us informed as much as you have, we understand development happens, but have one concern about traffic, especially on Redlands Parkway. Who looks at that for future traffic volumes? – **Both the city and developer. Developer will have to do a traffic study. The civil engineer will work with the city on design/any issues. Developer will pay a TCP fee that goes towards offsite improvements (surrounding roads) and will pay for all roads on site.**

- In general, you are doing a great job about looking into everything, but have one concern. If you look at the phase 1 corner, that area will be irrigated. Have you looked at volumetric flows? Where you have you high density is marshland.. – That area has been a challenge to get accurate topography as it is so vegetated, but still working on the survey work. Wetlands mapping has been complete. Once everything is complete we can look at that area more closely.
- Are you going to preserve the trails on the east? Will you work with the HOAs and trail connections? – Yes we have already talked with the golf course to make a trail connection. Will also work with HOAs where there are trail connections into those subdivisions.
- What will be the # of units for the high density areas (1st phase of S Camp)? – We can only speak to the average right now, but plan to have 400 units covering all the high density areas. Each area will probably be looking at a density of R-12. Multi-family will be a broad type of product, not just apartments. Assume maybe 180 units in that specific area, but we have already done a study there and it came out to be about 80-100 units.
- So the traffic would come off of S Camp for the 1st phase? – Yes there will be one access there, but also one off of S Broadway
- You keep saying “it’s too soon” or “Preliminary” but you have Phase 1 scheduled for 2021 which is 6 months away. – We have to put a date on the ODP as a starting point, but it could very well by 2022 before construction starts. Need to get through the PD zone first which takes 4-6 months.
- What are the three white areas on the west side? What will happen to that land? – Those pieces are privately owned and not part of this project, but we will have to provide access.
- Who coordinates all of the traffic studies/costs? – The city works closely with CDOT and the county to establish fees/future road costs, etc.
- Is anyone looking at the bridge capacity? – Yes, it was actually designed as a 4-lane, and if that happens, pedestrian traffic would have to be relocated, but it is being looked at.

Monday 7:30pm Meeting

- Where is the water tower located? – White rectangle area on the ODP
- I am not against development, I get it, but of course I love and respect as much open space as possible. My main question is about traffic flow. Currently Canyon Rim folks can’t park in front of houses because of the school and parents parking in Canyon Rim to pick up their kids. I am wondering, does a road have to go through Canyon Rim to go up and over through your project? How was that figured out? – The GJ Circulation plan obligates us to do a road up and over. The Circulation Plan does get revised now and again as development continues, but this connection is still desired. There has been significant traffic studies done in this area and we still need this connection as a “back door” access. It won’t be a high traffic connection.
- Want to commend you all on how much you have looked into so far and trying to keep trails and open space, but have two questions. Will the residential areas that abut the open space have offsets? Second question is was there thought to put a 360 degree trail around the property to complete the loop? Around the 11 o clock area of the site. It would go with the name of Redlands 360 if you did one. – Yes, there will be setbacks for the homes and the open space will be sizeable, hard to picture on this site plan. In reality, it won’t feel like you are walking down an alley with fences on either side, it will still feel like open space. We will definitely look into making a 360 degree trail to complete the loop. That is a great idea.

- Are you going to have vertical limitations of homes so the lower neighborhoods won't see rooftops (Canyon Rim neighbor)? – Yes, we have to follow Ridgeline Guidelines that come from the city and if there's an issue, that home will have to go through mitigation to lessen the obstruction.
- Canyon Rim Drive has very little traffic right now, so I am very concerned the road connector will cause more traffic in front of my house. We moved from a very quiet area in Steamboat Springs to this area, because of its quiet streets, views, dark skies. I appreciate you not doing a direct shot to S Broadway, but disappointed this road is being shoved down your throats by the city – It is not being shoved down our throats, but just following the Circulation Plan.
- What's the timing of construction/phases? – All of it will be phased. Utilities/infrastructure will be built first for whatever phase goes first.
- Confused about density calculations? Will the lots be small? – There will be a variety of sizes.
- You don't have an area that is designated for a school? – Not right now. If the city & district require us to build a school, we will, but we can't design for them. Designated a lot of areas in Colorado Springs for schools, so it can be done, but needs to be required.
- What is the timeline for beginning of construction once City Council approves? – This process will take 4-6 months, but if everything goes to plan, maybe a year from now we can start construction.
- Will you have to provide access to the 3 parcels in white on the west side? – Yes
- Will the proposed access off Renaissance on the Circulation Plan happen? – No

Tuesday 5:30pm Meeting

- What are your plans with domestic water, irrigation water and sewer? – Domestic water will be Ute water, a new sewer system will be installed, and there are 75 shares of irrigation water, but will only irrigate open space, entries and parks. Not homes.
- Please call Brother #1 "Easter Hill" that is it's historically correct name. Will you have access to Easter Hill? What is that line around it? A road or trail? What upgrades will you do for the Easter Hill subdivision? It is currently not built for more traffic. – The line around Easter Hill is trail access. A traffic study was done for this project and the developer will pay for all of the internal roads, but they also pay a TCP fee (about 5k per home) and that could be used for external road improvements if necessary.
- What about 23 Road? Will there be access of that into this development? – Yes there will be access off of 23 Road, but will follow the same guidelines as above.
- What about the schools? Not just elementary, but middle and high school? Does the city work with the school district on needs? – There is a school fee that is paid per unit. Can't design for the district, but if along the way the district needs a school site, we will put one in. The district anticipates about 800 students from this development. They are planning for this and working together closely with the city and developer. However there is still time as this will be a phased project and the schools will most likely be able to absorb it.
- Trent Prall explained traffic issues – A collector can handle about 20k cars per day. The external roads like Redlands Parkway and S Broadway are getting close, but we are planning for that. The growth of this development will be around 80 homes per year. The costs of improving these roads will come out to about 30 million dollars and this development will put up about 7-9 million. The rest will be out of sales tax, upcoming developments, etc. We know

most traffic will be out of S Camp and 23 Road to S Broadway, but not so much going out of the south end. We are also working with Mesa County looking at the Easter Hill access point.

- Will S Camp Rd have a traffic light? – Most likely will be a roundabout

- Will the higher density end up reducing the speed limit on Redlands Parkway? – Most likely

- Neighbor on Redlands Parkway by Parcel #5 had the following questions –

(1) Light pollution? – We are and will continue to be sensitive to this. We will embrace the dark sky ordinance and reduce the number of street lights.

(2) What will the multi-family units look like? – It will be a mix of attached product along with single family detached but on smaller lots.

(3) What will the commercial space look like? – Not sure on the types yet, but the intention is to service the Redlands 360 community (coffee shops, bike shops, etc.)

- Are the green spaces set in stone or will they change over the years? – Not set in stone, but we are committed to preserving the amount of open space you have seen tonight. We are getting approved for 198 acres of open space so the ODP will have to stick close to that. There will also be additional pocket parks within the colored bubbles. They will not just be purely homes.

- Existing traffic is a major concern for one neighbor and really wants the city to make a solid circulation plan. Not happy with the way things are today.

- One neighbor thinks the dark sky ordinance should be mandatory for this development – We agree

- What is the timeline on the ponds and infrastructure? – They will go with the phase. Each phase will be built out to completion while leaving the other phases and everything within that phase untouched until its time.

- Traffic on 23 Road is not designed for additional traffic for a development this size – We are not sure at what point of the process will trigger improvements on 23 Road, but it will be improved.

- When does Phase 1 start? – We show next year as a “start” date but that could be subject to change depending on economy, approvals, etc. but have to start somewhere

- One neighbor currently has trouble getting on to S Broadway from 23 Road. It is a dangerous intersection and would like her traffic light back

- Redlands Parkway and S Camp is pretty busy right now as it is, have you looked at what the Riggs Hill Development (Magnus Ct) will do? – Magnus Ct. will have half go through to the North and half go through to the south. City plans to do a left turn on Reed Mesa and will be working on additional intersections as both develop out.

- Will the city widen S Camp Rd? – It was already widened for bike lanes, but currently only has 4k cars per day and can hold up to 20k, so still plenty of capacity

- One neighbor was very worried about the costs and maintenance of the trails, parks and open space and where the money comes from. Will the city be responsible or the developer? She was worried bonds would be showing up on the ballot because lack of financial planning. She believes big developments like this should foot a lot of these costs so the community won't get taxed – The city is still working with the developer on details but the developer did set up a Metro district to help with costs. The Metro District will levy a tax only on the neighborhood and can be used for construction and maintenance for trails OR it is all dedicated to the city. Most likely it will be a mixture, but nothing has been agreed upon.

- Will there be public parking for all of the public trails? – Yes there will be parking areas at trail heads.
- What is the soil like up there? Is there bentonite? – Preliminary tests have been done, but still waiting on a full soils report. We do know there is not a lot of bentonite like there is down at Canyon Rim.
- One neighbor that lives on Easter Hill backs up to the Redlands development. She is hoping Redlands 360 will be considerate on how close they build to the property line. – There will be a buffer between subdivisions and most likely a trail. There are also slopes to consider preventing development in that area.
- Do you do wildlife studies? – No, but DOW is a review agency and will be reviewing this project once submitted. They will give us feedback if needed.
- One neighbor expressed she is very excited about this potential development and think is greatly needed in this community
- Will the capital and operational costs of Redlands 360 be covered by the impact fees? – Only capital, not operational (Tamra Allen with the City of Grand Junction stepped in to explain impact fees and residential developments)
- A neighbor near Riggs Hill (Magnus Ct) doesn't understand why all of these subdivisions get approved, but the roads are not getting improved. She thinks the city and the county need to do a better job because right now she feels developers win and residents lose.
- Will the Easter Hill area still get access to the water tower?
- Where will you start with the roads? – They will go with the phases
- What about the Canyon Rim connection? When will that start – If all goes to plan, it will go with Phase 4.
- Neighbors greatly expressed how much this area means to them and to please take that into consideration when moving forward. The land owner stepped forward to explain how long it has taken to find a developer like La Plata and is very confident they will deliver. Neighbors thanked him for all he has done throughout the years allowing public access.

Re: Redlands 360 Development Plan

I am writing to ask the owner and developers of this project to please have an environmental impact study completed and published before moving forward with the plan. This area is home to hundreds of indigenous species and their habitats. With the planned human population density this project packs, these habitats will be eliminated. At the end of May (2020), a track hoe came through the property, not sure what the purpose was, and recklessly crisscrossed the land destroying vegetation and scarring the land. It will be hard for me to trust a company that would allow such destruction when there were ways to lessen the impact of needed testing on the land. For those of us who love that land, it was sickening to witness. I've included one photo of the destruction the track hoe operators caused, although I have several photos. Again, the owner/developers lost my trust as stewards of the land by allowing this carnage.

Additionally, I suspect that there is a high likelihood that the land is hiding fossilized prehistoric remains. What, if any, duty does the developer/owner have to disclose such findings if/when it occurs?

This is a very large tract of open land, what would it hurt to have an environmental impact study performed?

Please take my questions under consideration before you move forward.

Respectfully,

Meredith Grenfell-Bird

200 Easter Hill Dr.

Grand Junction

07/12/2020 1:02 pm

[Attachments](#)

Meredith Kay Grenfell-Bird

0 / 0 Members have viewed this comment

I have three concerns that I think need to be addressed before this development moves forward.

First, has an environmental impact study been completed? Specifically, the northwest corner of the property (bordering the intersection of South Camp and South Broadway) contains the Goat Wash drainage and is lush with vegetation that provides cover for deer and other wildlife. I see deer using Goat Wash on a regular basis as a corridor connecting the Monument and the Colorado River. Other wildlife in this area include racoons, skunks, coyotes, squirrels, rabbits, and on at least one occasion, a beaver! The developers maps indicate this area will become high-density housing and commercial developments. Does the plan include leaving the draining corridor intact so that wildlife can continue to access their native habitat? For many of us that live in this area, the proximity to nature is a primary appeal. Without it the open space the developer touts is just dead space.

Secondly, how is increased traffic and its impact on roads going to be addressed and funded? When The Ridges was built Highway 340 was widened to two lanes in each direction from Monument Road to the development entrance. The location of the main entrance to Redlands 360 would make it likely that additional traffic would flow both towards downtown Grand Junction and towards retail and commercial developments along the I-70 business loop. The Redlands 360 development will impact not only Highway 340 but also Redlands Parkway, the roundabout intersection of Hwy 340 and Redlands Parkway, South Broadway, the intersection of South Broadway and Redlands Parkway, South Camp, and the intersection

of South Camp and South Broadway. Presumably additional traffic lanes, turn lanes, and possibly traffic lights or other control methods will be needed as this development progresses. When will such additions be implemented and how will they be funded? The city already reports a budget shortfall in funds for such improvements.

Third, what is being done to minimize light pollution and preserve the beauty of our night skies? Street lights and house lights will diminish our ability to enjoy viewing the Milky Way, planets, comets, and other celestial bodies. These lights can also have an additional impact on the well-being of wildlife in the area. I complement the developers on their willingness to preserve open space within their property and thank them for their willingness to let the public use the existing trails. I ask that the developers, city planners, planning commissioners, and city council members remember that this development does not exist in a vacuum. A development of this scale will have significant and lasting impacts on the historically rural nature of our neighborhood, the wildlife, the roads, and the night skies.

07/13/2020 10:37 am

Wayne Smith

0 / 0 Members have viewed this comment

I concur with the need for environmental impact, habitat preservation, fossil and Indian artifact preservation, etc.

I also have concerns regarding traffic flow, as we have all experienced the impact of the Lunch Time Loop volumes. I have not been able to discern where the entrances/exits for the proposed development would be. I would expect the developer would be responsible for incurring all expenses necessary to expand the road capacity in the impacted area.

How will the noise pollution increase be addressed? Will current homeowner impact be addressed with builder funded berms to reduce some of the noise pollution created by the substantial increase in traffic from this development?

The proposed changes in zoning will have a substantial negative impact on current homes in the area. I believe we are pursuing tax revenue at the expense of quality of life in Grand Junction.

07/14/2020 11:51 am

Judy Axtman, representative for Helen Thompson

0 / 0 Members have viewed this comment

Please explain to us where the entrances and exits will be to this development, and if existing roads that border the land will need to be widened to accommodate the increased traffic flow. For those of us who live on these street, any higher traffic patterns, or road widening efforts could impact our current views, and our property values.

07/14/2020 5:30 pm

Kat Rhein

0 / 0 Members have viewed this comment

Redlands 360 Planned Development **Outline Development Plan and Planned Development Zoning**

Revised 12/20/2021

A. Project Overview and Description

In early 2019, after a number of meetings with City Staff, Grand Junction Land Company (Owner) and La Plata Communities LLC (Applicant) began a purposeful process that took specific entitlements to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of an Outline Development Plan (ODP) and Planned Development Zone (PD) for +/- 600 acres.

The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated, City and County Zone districts, and differing zone densities. Briefly, the development of the 7.5 acre Renaissance 360 Subdivision (platted 9/12/2020), annexation (7/15/2020) of the unincorporated parcels (PD zoning), the creation and June 17, 2020, approval of a Metro District (conditioned on the ODP approval), and the zoning and planning of the 23 acre Canyon Rim 360 Subdivision (submitted for review), have all been components of that purposeful process that will culminate with the successful approval of this ODP and PD Zone.

Location

The project location can be generally described as the large vacant land south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast facing real estate north of the base of the Ute Water Storage Tanks, and elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. The property currently has a gated dirt road that is primarily for Ute Water to access their facilities. Five parcels make up the 600-acre project (see Exhibit A: Existing Site Area).

Acresage

All five parcels which now total 600 acres will be planned as one Outline Development Plan (ODP) with Planned Development (PD) zoning.

Proposed Use

The 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 317.4 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 185 acres of Open Space (minimum). The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

This proposal is for a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units.

There is purposeful flexibility built into the Outline Development Plan request for 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the plan to adapt to potential market changes over the 25+ year long-term project. The overall density range is 2.2 to 3.1 units per acre gross density, and rises to 3.5 units per acre for net density. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 units/acre.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

B. Public Benefit

The Redlands 360 (R360) Planned Development will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 25+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Growth Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metro District for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. Neighborhood Meeting

In anticipation of a large number of potential attendees, and to comply with local health orders and social distancing requirements for COVID-19, three separate meetings, each capable of hosting 175 attendees, were held at Colorado Mesa University, in the University Center Ballroom, on July 13th (two meetings) and July 14th, 2020. In an attempt to keep numbers evenly distributed, and neighborhoods somewhat intact, we assigned 'blocks' of invites to various meeting times. In addition, the presentation had been uploaded to GJ Speaks about one week prior to the meetings, and the meetings were also broadcast live.

Approximately 60 neighbors attended the presentations; in total over 300 were able to view and/or participate in discussions. The following analytics were provided by City Planning:

The Redlands 360 development group held three separate physical/virtual hybrid neighborhood meetings on July 13th and 14th. City staff assisted with the virtual component by publishing pre-recorded presentations regarding the project in advance on [GJSpeaks.org](https://www.gjspeaks.org). All three meetings were live streamed to GJSpeaks. Utilizing YouTube Analytics, City staff is able to determine virtual meeting participation. Among the three meetings, 97 virtual attendees watched the live stream with an average view duration of 34 minutes (the average meeting length was 104 minutes). In addition, the Applicant's pre-recorded presentation was viewed 110 times and the pre-recorded City staff presentation was viewed 63 times. All videos and live streams remain available to the public on GJSpeaks in addition to the 4 public comments that were received before the meetings. Lastly, utilizing Google Analytics, City staff is able to determine that the GJSpeaks webpage dedicated to hosting Redlands 360 project materials and videos has been viewed 245 times as of July 15 – the most public engagement the site has seen to date.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

As noted, a Planned Development zone will allow the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The proposed Outline Development Plan meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

Regarding 'residential density' which can use existing zoning and the FLU as guidelines, there is significant acreage within the project area that has been zoned PD for many years but without an

underlying plan. For this reason, current allowed density ranges cannot be determined by existing zoning; however, a current density range can be determined by the existing Future Land Use plan designations (see Exhibit B: One Grand Junction Comprehensive Plan) In this plan there are two Future Land Use (FLU) designations on the subject 600 acre Outline Development Plan, Residential Low (+/- 580 acres) and Commercial (+/- 20 acres). Proposed density ranges within the Residential Low FLU designation results in a 'spread' of 1160 units (at 2.0 units per acre) to 3190 units (at 5.5 units per acre). This potential density range does not include reductions for open space, standard zone district minimums, Planned Development Zone opportunities, and other City Code tools that Redlands 360 has incorporated into their Outline Development Plan. The proposed ODP density range in Redlands 360 is 1300 units (minimum) to 1750 units (maximum), which represents a density range of 2.2 to 3.1 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies.

The following Code Sections further addressing project compliance, compatibility, impact, and adopted policies are addressed in item 'E' below:

- o Section 21.02.140 – Code Amendment and Rezoning
- o Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
- o Section 21.07.020(f) – Hillside Development standards implementation
- o Section 21.07.020(f) – Ridgeline Development standards implementation
- o Title 34 – Redlands Area Plan

Surrounding Land Use

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator, and includes: City R-2 and R-4, and County PUD to the west; City R-1 and Redlands Mesa PD, and BLM to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access & Traffic Patterns

The Grand Junction Circulation Plan is an adopted Document that denotes the Existing and Proposed Road Standards (see Exhibit D: City of Grand Junction Circulation Plan). In the exhibit you can see that Broadway / 340 (in red) is designated as a Principal Arterial; that the Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Blvd. and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two 'Proposed' roads through the property (in dashed yellow) are shown as Unclassified which signals the classification will be determined with the project. More specifically:

- Roads and access
 - o There are four access points into the project, three of which are on the City Circulation Plan
 - 23 Road, with a reconfigured intersection with South Broadway
 - Easter Hill Drive
 - The Redlands Parkway
 - The connection through Renaissance was prohibited by grade
 - The shift over to Redlands Parkway removes the awkwardness of backtracking through the Renaissance Neighborhood
 - There will still be a connection to Athens Way
 - Canyon Rim Drive
 - This connection has been looked at in more detail with the following being incorporated into the proposed plan:
 - o Approved narrowing of road sections through the Canyon Rim 360 parcel for traffic calming;
 - o The developers have been aiding the City in working with the BLM for crossing their property; road narrowing in Canyon Rim 360 to continue through BLM;
 - o Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
 - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned

Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City; the Study was revised per feedback from the City. The revised traffic study along with a Comment Response Letter is provided with this submittal.

Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
 - With the Ute Water tank being at the high point of this property, there are existing large buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

Effects on Public Facilities

The Redlands 360 Planned Development is a 600 acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 25+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and through this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

Site Soils

Soil investigations were done by Huddleston Berry Geotechnical Engineers and that information is provided with this submittal.

Impact on Geology and Geological Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering & Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, HBET should conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

Hours of Operation - NA

Number of Employees - NA

Signage Plans

Signage will be utilized at the project entries and throughout the planned development. The locations and detailed design will be addressed with each phased subdivision submittal.

Irrigation

In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water & Power (RWP) are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

E. Additional General Report Discussion Items

- The following ‘additional items’ are addressed below:
 - The Code Sections, noted above:
 - Section 21.02.140 – Code Amendment and Rezoning
 - Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
 - Section 21.07.020(f) – Hillside Development standards implementation
 - Section 21.07.020(f) – Ridgeline Development standards implementation
 - Title 34 – Redlands Area Plan
 - Requests for credits and/or reimbursements

21.02.140 Code amendment and rezoning.

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

- (1) *Subsequent events have invalidated the original premises and findings; and/or*
 - The 600 acres within the project area contains five parcels: one is the remainder of the existing R-4 Zone east of the Renaissance 360 subdivision approved in 2020; one was annexed with a PD Zone many years ago, but without a plan; three were annexed in 2020 and are awaiting the PD Zone approval through this process. For these reasons this criteria has been met.
- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*
 - The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of houses. In addition, the 2020 One Grand Junction Comprehensive Plan was adopted which redefined the future land uses within the 201 and urbanizing areas. For these reasons this criteria has been met.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
 - One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. For these reasons this criteria has been met.
- (4) *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*
 - There is clearly a housing shortage within Grand Junction; the 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs, vacant land is in short supply, the proposed PD Zone allows the potential to positively address these issues. For these reasons this criteria has been met.
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
 - See answer (4) above. In addition, the PD Zone must provide long term community benefits which are addressed below in Section 21.02.150 – Planned Development (PD) and Outline Development Plan. For these reasons this criteria has been met.

(b) **Decision-Maker.**

- (1) *The Director and Planning Commission shall make recommendations to the City Council.*
- (2) *City Council shall make the final decision. Either the Planning Commission or the City Council may add additional property to be considered for a zoning change if such additional property is identified in the notice, in accordance with GJMC [21.02.080\(g\)](#).*

(c) **Application and Review Procedures.**

- (1) *Procedure. See GJMC [21.02.080](#).*
- (2) *Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC [21.03.090](#) if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:*
 - (i) *The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan;*
 - and
 - (ii) *The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.*
- (3) *Text Amendment. An application for an amendment to the text of this code shall address in writing the reasons for the proposed amendment.*

21.02.150 Planned Development (PD) and Outline Development Plan (ODP) (see Exhibits 1 through 7b)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of a number of processes to date: the Annexation of 237.57 acres to allow the entire 600-acre project area into the City; the City Council approval of the Metro District for the proposed 600-acre ODP, and also including the 23-acre Canyon Rim 360 rezone and subdivision; and road access associated with the now completed Renaissance subdivision. Road standards associated with the Canyon Rim Subdivision (TEDS Exceptions) have become a basis for discussion for this Redlands 360 project, but specific TEDS Exceptions will be forthcoming as the project develops. With this approval, the entire 600 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community.

The ODP/PD is requesting multiple modified underlying zone designations for R-4, R-12, R-16, B-1, and CSR zones. These modifications are addressed on Exhibit 3: Land Use and Default Zones, and Exhibits 6a and 6b: Use Table. The purpose of multiple underlying default zones is the desire for multiple product opportunities within the Redlands 360 development. Due to its size and anticipated 25+ year buildout, the need to provide flexibility is essential.

The Code Sections are included below, along with specific project responses.

Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)

(a) **Purpose.** *The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter [21.05](#) GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC [21.05.010](#). Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:*

- (1) *More efficient infrastructure;*
 - *The Redlands 360 Planned Development provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, respecting the GJ Circulation Plan, and funded by TCP and an approved Metro District;*

- The Redlands 360 Planned Development provides extensive trail systems for both recreational and multimodal transportation. The variety of trails provide a vast amount of recreational opportunity through the preservation of many existing on-site trails. The system also provides connections to other internal and external trails systems and transportation corridors allowing users the opportunity to safely move through the community and easily commute to work if desired.
 - The Redlands 360 Residential Planned Development provides new utilities to the entirety of the development;
 - See below for requests for infrastructure credits and reimbursements.
- (2) *Reduced traffic demands;*
- The Redlands 360 Residential Planned Development will be connecting three access points into this 600-acre development that are identified on the GJ Circulation Plan: one on the south, one on the west, and one on the north, and with an additional point of access on the north which primarily serves as a second access for some of the initial phases of development.
 - The Redlands 360 Residential Planned Development significantly reduces traffic by limiting itself to an overall density of 1,300 to 1,750 units. This is comfortably within the 2020 One Grand Junction Comprehensive Plan density range of 1,160 to 3,190 units.
 - The Redlands 360 Residential Planned Development is keenly focused on a very comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which also aids in reducing traffic. The ODP depicts over 13.5 miles of trails throughout the project.
- (3) *More usable public and/or private open space;*
- The Redlands 360 Planned Development has between 185 and 225 acres of open space, with the minimum 185 acres equating to +/-31% of the property;
 - This system includes on- and off-street pedestrian ways and trails that interconnect the entire community to HOA open spaces and potential public open spaces;
- (4) *Recreational amenities; and/or*
- The Redlands 360 Residential Planned Development provides over 30% Open Space, which equates to over 185 acres. Within these 185 acres, public parks, traditional and unique park amenities, and over 6 miles of new trails will be provided.
 - These 'new' trails do NOT include the 7.5 miles of on-site Historic Trails that will be preserved, rehabilitated, and legitimized for public use through the approval of this project (see Exhibit 1: Trail Types).
 - A comprehensive exhibit detailing proposed trailheads, trails (historic and new), park locations and open space is included with this submittal (see Exhibit 2: PublicPark Areas).
 - The Public Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted Open Space, recognizing that this could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks with: 18 acres on less than 10% slopes, and 13 acres on 10% to 20% slopes; 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of proposed open space and perimeter trails. All of the proposed park space is usable for one form or another of active or passive recreation, with the noted 35 acres of 'Traditional Public Parks' suitable for the more traditional park usage of playgrounds, picnic, grass play areas, and limited sports field / practice areas.
 - See below for requests for park fee credits and reimbursements.
- (5) *Needed housing choices.*
- The Redlands 360 Residential Planned Development is structured to provide multiple housing choices, and through this ODP and PD submittal is seeking the flexibility to 'adapt' the housing product types as market demand shifts over the anticipated 25+ year build out of the project.
 - Proposed housing product types are structured to potential lot sizes, the expectation that product type increases in size as lots increase in size. These lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

(b) **Outline Development Plan (ODP)**

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

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

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

One Grand Junction Comprehensive Plan

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all 'vision' in the development of this ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy

1a – ECONOMIC DIVERSITY – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution

6. Invest in key infrastructure that supports businesses

6a – ATTAINABLE HOUSING – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – REGIONAL AMMENITIES – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h - PARKS AND RECREATIONAL FACILITIES - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.

4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e - SPECIAL ASSESSMENT DISTRICTS.

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e - CONTEXT-SENSITIVE DEVELOPMENT - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7a – GATEWAYS - Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements

may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

7b - DESIGN STANDARDS - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – STREETScape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c - HOUSING TYPES - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a - NEIGHBORHOOD CONNECTIONS - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b - CONNECTIVITY AND ACCESS - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c - MISSING LINKS – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d - INFRASTRUCTURE IMPROVEMENTS - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5a - NEIGHBORHOOD PARTNERSHIPS - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – CONNECTEDNESS – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c - INNOVATIVE DESIGN. Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c - CIRCULATION PLAN – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d - BICYCLE AND PEDESTRIAN PLAN - Collaborate with RTPo and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d - FIRST AND LAST MILE CONNECTIONS - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g - URBAN TRAILS SYSTEM - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – WAYFINDING - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.

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

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

- Submitted reports and exhibits demonstrate conformance. Recognition of this approval and demonstrated conformance is being requested as part of this submittal;
- (ii) *The rezoning criteria provided in GJMC 21.02.140;*
 - This code section 21.02.140 Code amendment and rezoning, is addressed above
- (iii) *The planned development requirements of Chapter 21.05 GJMC;* is addressed as follows:

Chapter 21.05 – Planned Developments

21.05.010 Purpose.

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapters 21.03, 21.06 and 21.07 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to:

- (a) *More effective infrastructure;*
 - The ability to plan ahead for a 600 acre project with a 25+ year build out allows for more effective infrastructure.
- (b) *Reduced traffic demands;*
 - The Redlands 360 Planned Development is not proposing to maximize its density. But in addition to this reduction in traffic, the project includes interconnectivity of sidewalks, trails, and pathways that far exceeds anything previously proposed in Grand Junction. See Exhibit 1: Trail Types.
- (c) *A greater quality and quantity of public and/or private open space;*
 - A minimum of 185 acres (31% of the 600 acre project area) is dedicated to public open space; the exhibit notes a potential range of 185 to 225 acres. See Exhibit 2: Public Park Areas.
- (d) *Other recreational amenities;*
 - This property will maintain the primary hiking and biking trails that the property owner has generously allowed to occur over the last 20 years; and new trails, walkways and paths will be incorporated. See Exhibit 1: Trail Types. More so, see Exhibit 2: Public Park Areas, which displays potential traditional parks (35 acres), unique parks (50 to 60 acres), open space and perimeter trails (100 to 120 acres).
- (e) *Needed housing types and/or mix*
 - A primary reason for the planned development zone is to provide a mix of housing types. The ODP proposes residential lot types and densities that range from the standard R4 through R16. The best description is the intention to provide flexibility to address ‘market driven attainable housing’. The whole point is to bring in more diversity in an otherwise higher end market area. See Exhibit 3: Land Use and Default Zones.

- (f) *Innovative designs;*
 - The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities ... these are innovative design elements that can be displayed at this 600 acre 'overview'. But the more detailed innovation will come with the specific neighborhood plans, housing types, and site plans.
- (g) *Protection and/or preservation of natural resources, habitat areas and natural features; and/or*
 - As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis, and note the placement of open space to protect the natural features.
- (h) *Public art.*
 - Public art will be addressed with individual Site Plan design. This level of detail cannot be sufficiently displayed at the 600 acre overview level;

21.05.020 Default standards. – See Exhibit 3: Land Use and Default Zones.

21.05.030 Establishment of uses. – See Exhibits 6a and 6b: Use Table.

21.05.040 Development standards. – See Exhibit 3: Land Use and Default Zones.

21.05.050 Planned development phases. – See Exhibit 5: Development Progression Plan.

- Approval of demonstrated conformance with Chapter 21.05 has been addressed in the above report, the above Code Section, and within the noted Exhibits.
- (iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*
 - These are not applicable to this submittal;
- (v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
 - Adequate public services and facilities can be provided to this Planned Development, as described above in Section E, 21.02.140(a)(3): One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. Public services and utilities are available at the project boundaries due to this in-fill location.
- (vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
 - This project recognizes and incorporates the road network displayed in Exhibit D: City of Grand Junction Circulation Plan; Exhibit 3: Land Use and Default Zones (and other exhibits) display the proposed internal street networks. Exhibit 5: Development Progression Plan, displays the proposed road network around and currently anticipated Phases, which reflect the various planned internal neighborhoods.
 - TEDS Exceptions will be submitted concurrent with future subdivision submittals.
- (vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*
 - One place a buffer might be needed is the east edge of Progression Phase 2. There may be limited select areas within the development, however, for the most part the development pods are separated by topography which will be the buffer;
- (viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*
 - This ODP requests a range of 1,300 to 1,750 housing units (both single family and multi-family that creates an overall density range of 2.2 to 3.1 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project.
- (ix) *An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - Product types have been grouped and associated with standard City zone designations, allowing modification to meet the vision of the project; (see Exhibit 3: Land Use and Default Zones)

- (x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*
 - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on Exhibit 3: Land Use and Default Zones and the associated Exhibit 5: Development Progression Plan.
 - As noted in the narrative above, this is a long term 25+ year development project on 600 acres which requires flexibility to changing market demands. Subsequently, we are requesting a 25+ year development schedule, with a commitment to update City Council every five (5) years on the progress of the targeted progression of development. (Exhibit 5: Development Progression Plan)
- (3) *Decision-Maker.*
 - (i) *The Director and Planning Commission shall make recommendations to City Council.*
 - (ii) *City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.*
- (4) *Additional Application and Review Procedures.*
 - (i) *Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.*
 - This is understood. As noted at the beginning of this report this project has had multiple 'steps' (annexation, subdivision, rezoning, formation of a Metro District) leading to this Outline Development Plan. Being 600 acres in size with a 25+ year development schedule we are anticipating final development plans for portions of the property as it develops.
 - (ii) *Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
 - This development will be transferring densities between pods/areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends.
 - (iii) *Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
 - The phasing, noted as the Development Progression Plan, notes a starting year of 2022 for the first development areas, with new areas starting every three years. There are eight development areas identified resulting in an approximate 25+ year build out.
 - (iv) *Required Subsequent Approvals. Following approval of an ODP a subsequent final development plan approval shall be required before any development activity occurs.*
 - Understood.

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

- (i) *Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;*
 - Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.
- (ii) *Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;*
 - The site is not classified as having wildfire hazard (see 21.07.020 (d))
 - Roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.
- (iii) *Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;*
 - This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property.
 - Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340 / west entrance to the Monument (northwest), to the Colorado River (northeast) ... basically the entirety of the Redlands; this is the only mapped wildlife impact within the project. The Statewide Key Habitats of Colorado appears to identify the potential of Sagebrush Habitat and

Shrub dominated Wetlands, neither of which occurs on this property. The ample open space within the proposed development, which highly respects the drainages, will continue to serve as wildlife corridors.

- (iv) *Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;*
 - The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.
 - In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.
- (v) *Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and*
 - The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.
- (vi) *Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.*
 - As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations there are a couple of components that we want to specifically address:

- The Regulation states:
Development on slopes of greater than 30 percent is not permitted ... AND Streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent ... unless, after review by the Planning Commission and approval by the City Council, it is determined that:
 - a. *Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and*
 - b. *The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.*
- We believe that this entire submittal demonstrates "that appropriate and engineering measures and reasonable steps" have been displayed, or will be with anticipated final design, to allow Planning Commission and City Council to approve the MINIMAL (see next bullet point) areas where lots or roads cross 30% slopes, yet meet City circulation plan intent.
- In closely reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope Analysis), minimal areas of +30% slopes are 'touched' by the roads and lots. This is admirable in that the property is within very diverse topography, yet has managed to avoid the vast majority of +30% slopes. Very few 'natural' +30% areas are impacted by this development, and this ODP seeks acknowledgment that what is depicted is unavoidable and therefore 'approved' with this ODP.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the west; this is where there are existing mesa cliffs and proposed homes could be quite visible. Six locations were examined and chosen to run sections on using code established criteria; within these six sections no ‘two story’ homes would be visible per the criteria.

- (1) *For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.*
 - Of the above Exhibits, only 7.2.C.2 pertains. The provided sections address the real ridgeline along the west edge of the property, but takes exception to the ridgelines noted along the north and south edges of the property:
 - There is no ridgeline along the north side, only the property sloping up to the north. The ‘Four Brothers’ hills within the project are clearly protected from becoming developed homesites;
 - There is a ridgeline noted along the south edge that faces the Redlands Mesa Golf Course and Development, but the golf course sits below this ridge, and adjacent housing development is essentially at eye level with what is being proposed. Although there was no consideration for ridgeline development within the Redlands Mesa, the Design Guidelines / specific site setbacks will address ridgeline setbacks that still retain homesite settings within this Redlands 360 project that allow for similar view corridors.
- (2) *This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:*
 - (i) *Earth tone colors to blend with the surrounding area;*
 - (ii) *The use of nonreflective materials;*
 - (iii) *Vegetation to screen and soften the visual impact of the structure; and/or*
 - (iv) *A reduction of building height or the “stepping” of the building height; or*
 - (v) *Other means that minimize the appearance from the road corridor.*
 - Adequate visual representation has been provided.
- (3) *In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.*
 - It is understood that this will be determined at time of platting.
- (4) *The required setback shall be measured to the building envelope, to be established at the time of platting.*
 - It is understood that this will be determined at time of platting.
- (5) *Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.*
 - This criterion was considered with the ridgeline sections included with the exhibit.
- (6) *Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile*
 - As specific sites have not yet been determined, the sections display that the development areas are not of concern regardless of where the specific homesites ultimately occur.

TITLE 34 - REDLANDS AREA PLAN

The Redlands Area Plan appears to have been last updated in 2002, when much more of the Redlands was a Joint Planning Area with the County. The below goals are reinforced by this Redlands 360 ODP.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

- (a) **Goals.**
 - (1) *To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.*

Comment: Much of the above has been achieved over the last 20 years; the R-360 project will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) **Goals.**

- (1) *Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.*
- (2) *Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.*

Comment: R-360 avoids and protects steep terrain. Furthermore, the distinctive land characteristic of the four plateaus (we reference as 'The Four Brothers') are considered as signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the community. All steep slopes are preserved as open space. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will embrace City code mitigation techniques if applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) **Goals.**

- (1) *Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.*

Comment: R-360 is a 25+ yearlong project that will maintain its quality through a set of comprehensive Community Design Guidelines, commitment and implementation of open space and recreation, and funding source for public improvements through the approved Metro District.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) **Goals.**

- (1) *Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.*
- (2) *To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.*

Comment: R-360 is not proposing significant retail or commercial development, but rather providing the residents that will be able to bolster the support of existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use land use that is being proposed in the ODP is to provide the community local neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) **Goals.**

- (1) *Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.*
- (2) *Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.*
- (3) *The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.*

Comment: R-360 has a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional studies will occur with actual development plans.

34.20.250 Wetlands – Goals, policies, implementation.

(a) **Goals.**

- (1) *Preserve/conservate wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.*

Comment: Wetlands have been identified near the corner of South Camp and Redlands Parkway (see South Camp Wetland Delineation Report) and will be integrated into the planning of that area. A

second Wetland Delineation Report (see Redlands 360 Project) identifies the Redlands Second Lift Canal on the west edge of Redlands 360 (between Renaissance 360 and Redlands 360), and Red Canyon Creek on the far east edge of Redlands 360, as potential jurisdictional wetlands. We do not anticipate development in these wetland areas that total 1-1½ acres of the 600 acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

- (1) *Protect Mesa County residents from the loss of life or property due to wildfire.*

Comment: The R-360 site does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

- (1) *To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.*
- (2) *To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.*

Comment: R-360 is a recreational based community that recognizes and incorporates many of the existing significant bike and hike trails that are currently ‘trespassing’ on the property. The project excels in its provisions of open space, parks, and recreational facilities, not only for its residents but also for all the surrounding residents where park space is lacking. In addition the trail system will allow for a variety of recreational opportunities provide interconnectivity within the development, and connect residents to external existing transportation corridors connecting to other amenities around Grand Junction.

34.28 Transportation Action Plan

In addition, the Grand Junction Circulation Plan and subsequent amendments as adopted by the Grand Junction City Council and the Mesa County Planning Commission is an element of this Plan. Please see the Grand Junction Circulation Plan for specific details.

Comment: R-360 has incorporated the Grand Valley Circulation Plan. To this end a road is required from Canyon Rim Drive up and north across the project. The developers are proposing a road network that will minimize the impacts to the existing Canyon Rim neighborhood as well as minimize pedestrian interaction with automobiles while still providing sufficient transportation access throughout the community.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically the plans state:

- (a) *Higher density housing is needed and an adequate supply should be provided.*
- (b) *This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.*
- (c) *Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.*
- (d) *The Plan should support creation of affordable single-family homes as well as the higher density housing types. (Affordable housing does not have to mean attached units.)*

34.32.030 Goals, policies, implementation.

(a) Goals. Directly from 1996 Joint Urban Area Plan:

- (1) *Achieve a mix of compatible housing types and densities dispersed throughout the community.*
- (2) *Promote adequate affordable housing opportunities dispersed throughout the community.*

Comment: The primary purposes of the Redlands 360 Residential Development is stated in the above Housing Action Plan. The development will be able to provide multiple housing products for a diverse market, and the intent with doing so as a Planned Development zone with the proposed Outline

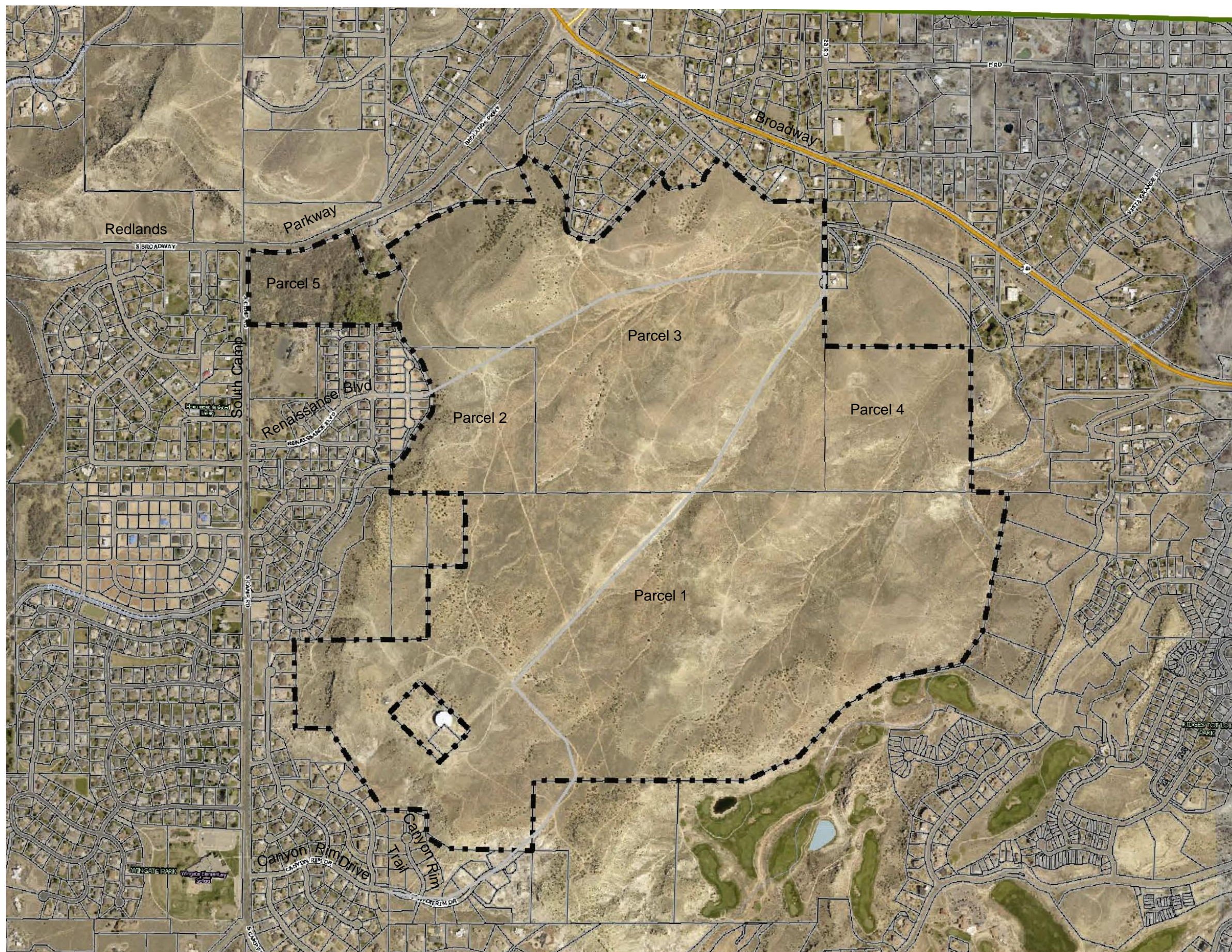
Development Plan allows the flexibility to adapt the housing product types as the market trends change over the next 25+ years.

Requests for Credits and/or Reimbursements

- As noted above, the Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 185 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of open space and perimeter trails. Redlands 360 requests all Open Space Fees (10% of appraised value) and Park Development Fees (individual residential unit fees paid at time of Building Permit, and increasing over time), be eliminated for this project for the following reasons:
 - over 30% dedicated open space to the public;
 - the commitment to pay for the construction of the public parks (via the Metro District);
 - the commitment to maintain all parks and trails (via the Metro District);
 - the certain investment in all the noted recreation facility development and perpetual maintenance at Redlands 360, which will far surpass the totals of current and future fees.
- Any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.
- For any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. Development Schedule and Phasing (see Exhibit 5: Development Progress Plan)

A Development Progress Plan has been provided. Again, due to the 600-acre size of this project and a 25+ year anticipated buildout, a targeted development progression is currently based on logical development of infrastructure and variety of housing products, and is closely tied to the Metro District Plan.

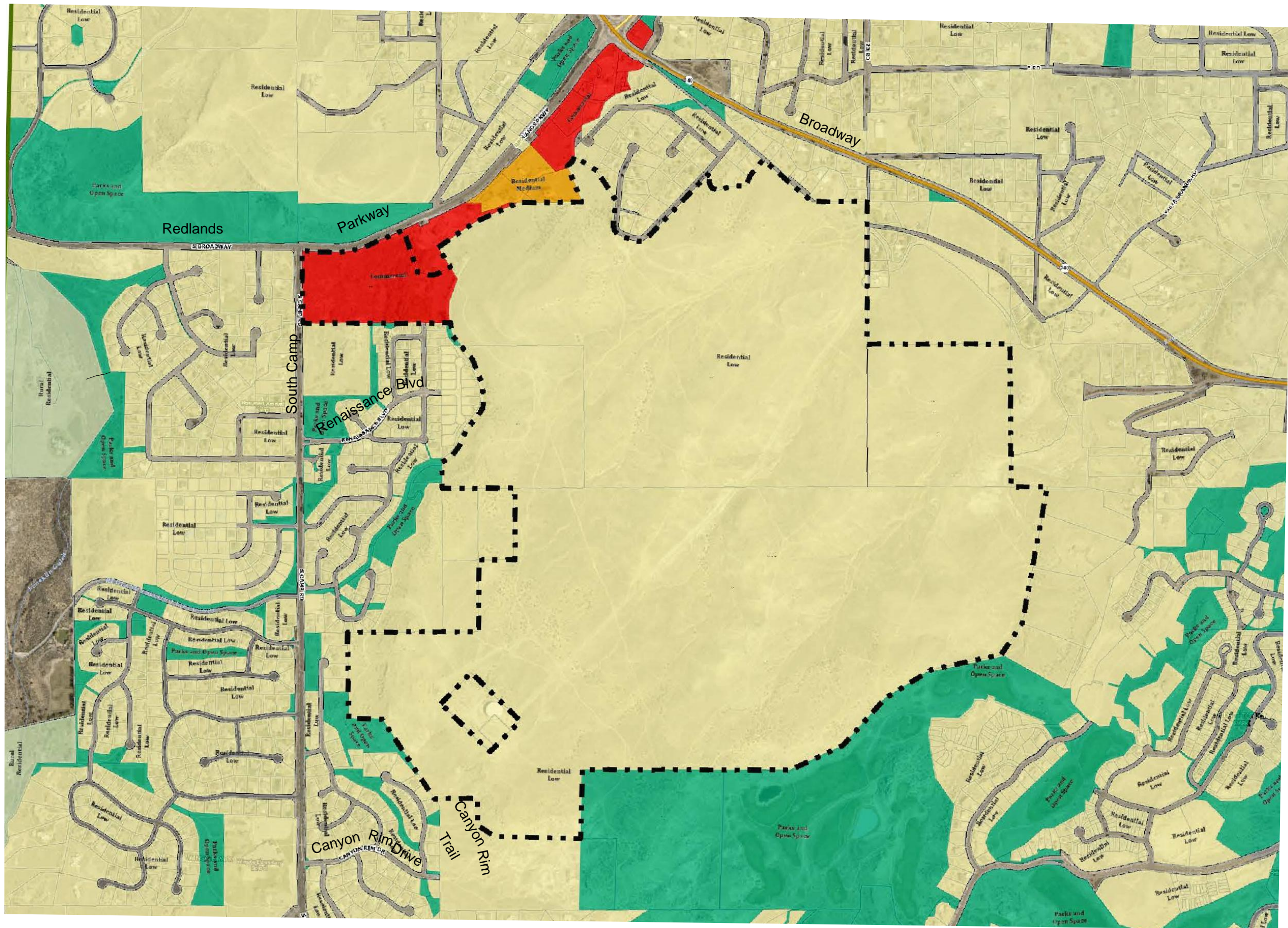


Redlands 360
Exhibit A: Existing Site Area







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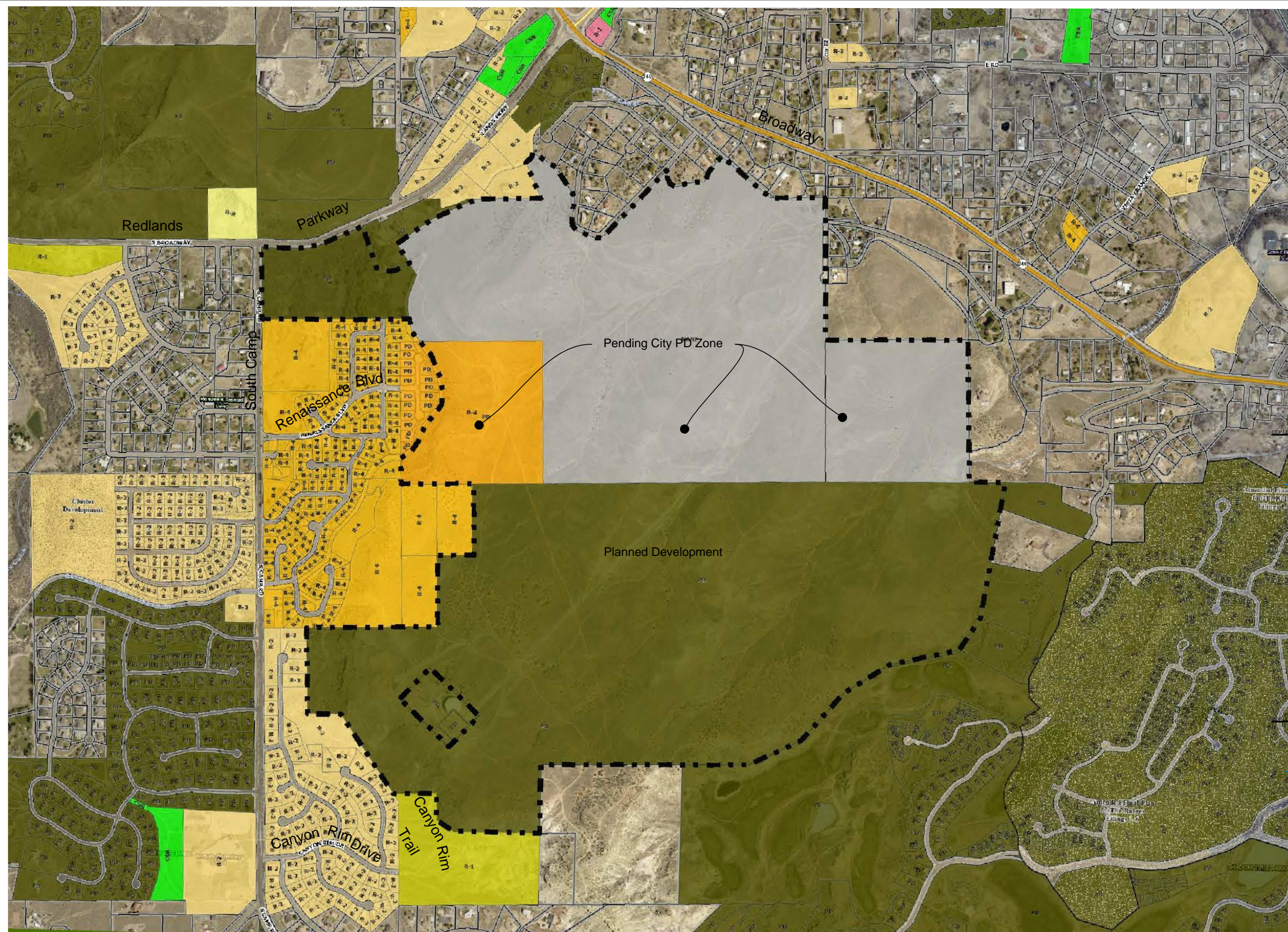
LEGEND

	RESIDENTIAL LOW 2-5.5 DU/AC
	RESIDENTIAL MEDIUM 5.5-12 DU/AC
	COMMERCIAL
	PARKS AND OPEN SPACE



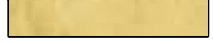





Redlands 360
Exhibit B: One Grand Junction Comprehensive Plan 2020



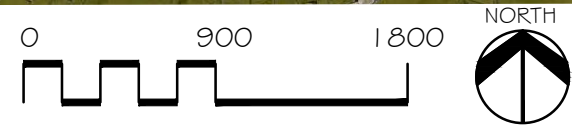
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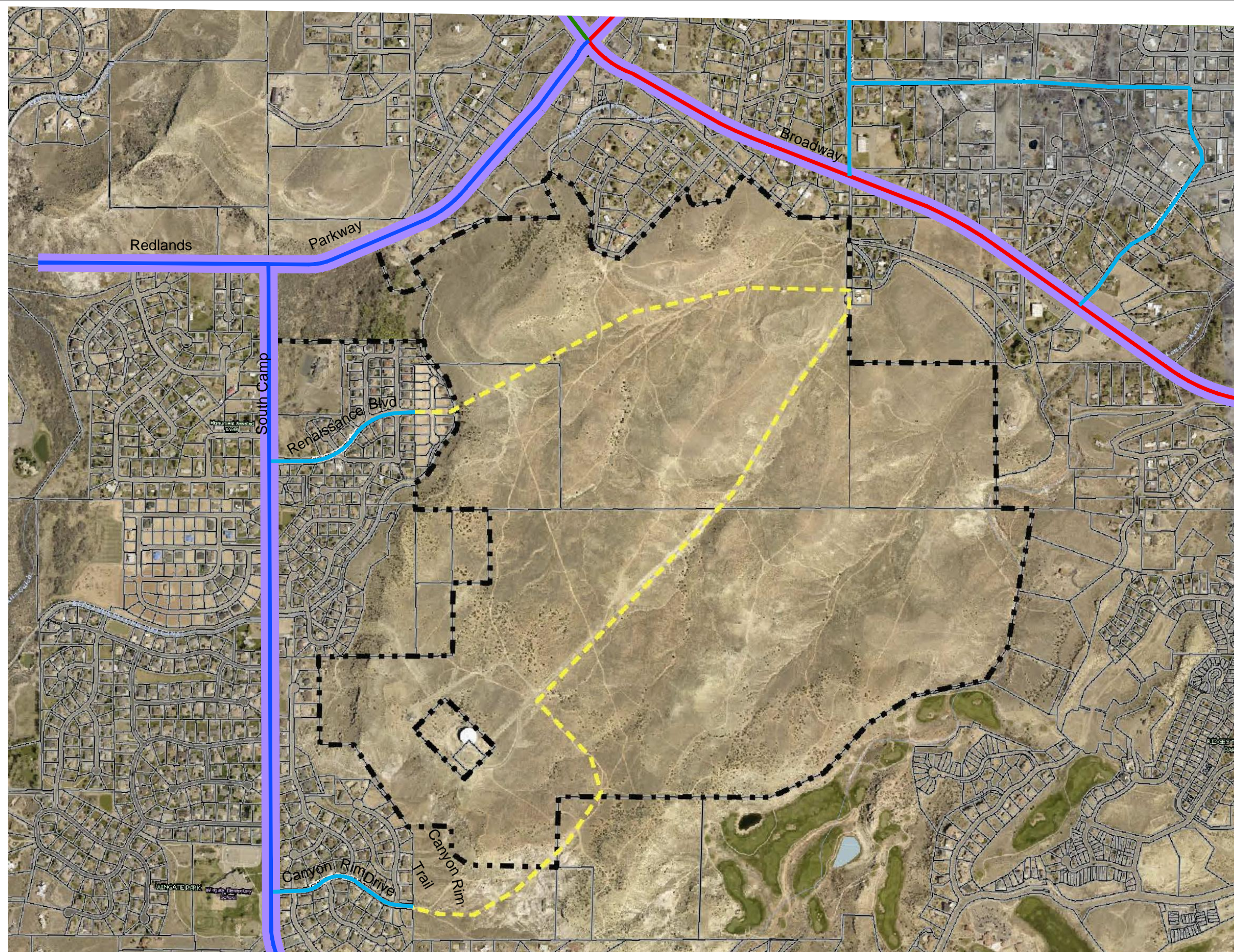
LEGEND

	R-R RURAL
	R-1
	R-2
	R-4
	PD
	B-1
	CSR
	NONE (ZONING IN PROCESS)

Redlands 360
Exhibit C: City of Grand Junction Existing Zoning

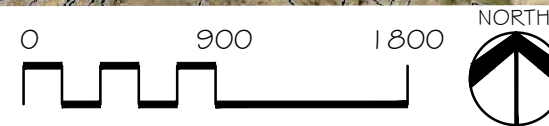


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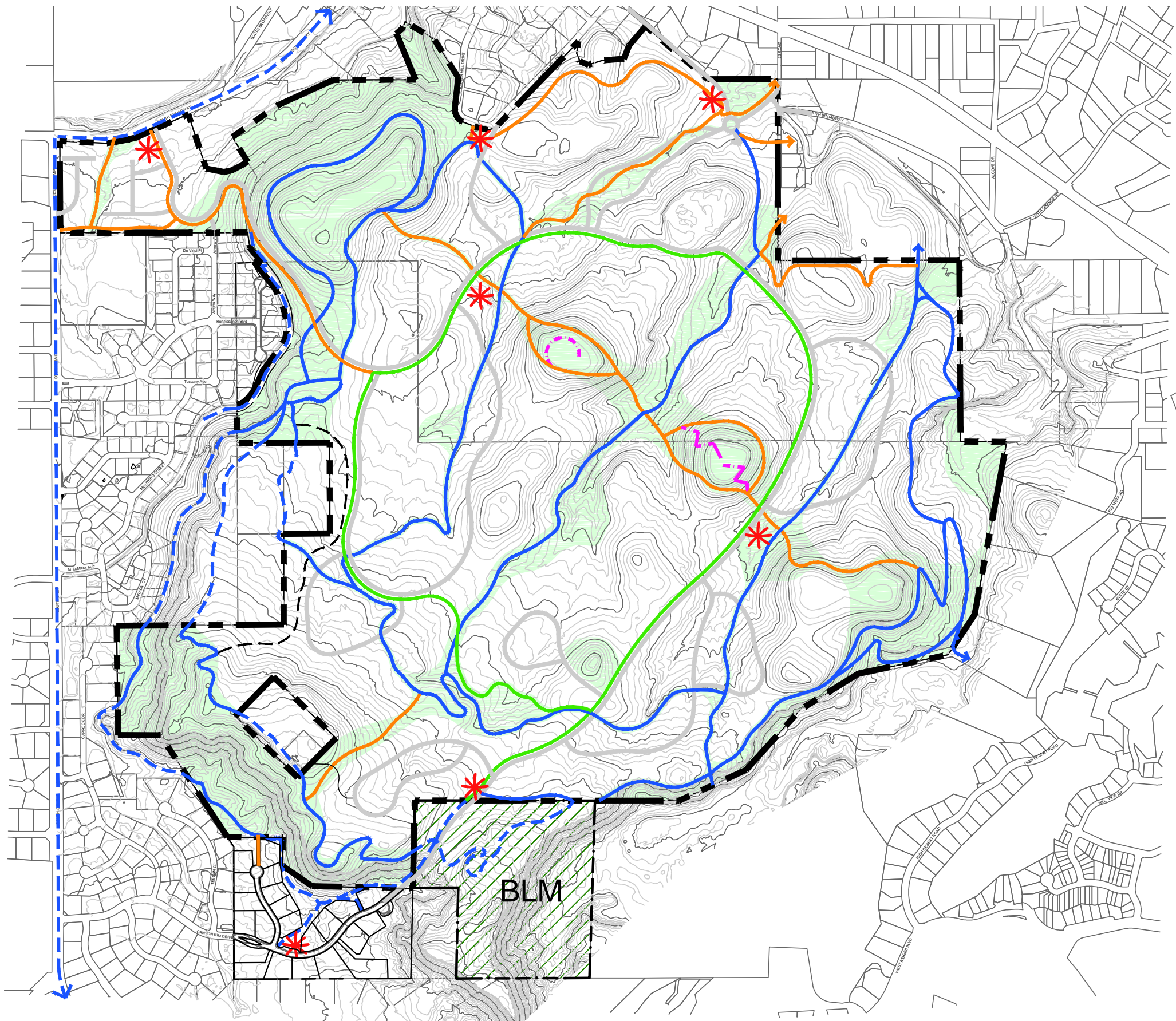


- LEGEND**
- PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - UNCLASSIFIED
 - ACTIVE TRANSPORTATION CORRIDORS

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 Exhibit D: City of Grand Junction Circulation Plan



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- TRAILS LEGEND**
- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
 - HISTORICAL ON-SITE
 - - - HISTORICAL OFF-SITE
 - NEW ON-SITE; SOFT SURFACE,
2 FT MIN. WIDTH
 - - - SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
 - - - BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK (IF NEEDED)
 - OPEN SPACE
 - EXISTING BLM
 - * TRAILHEADS

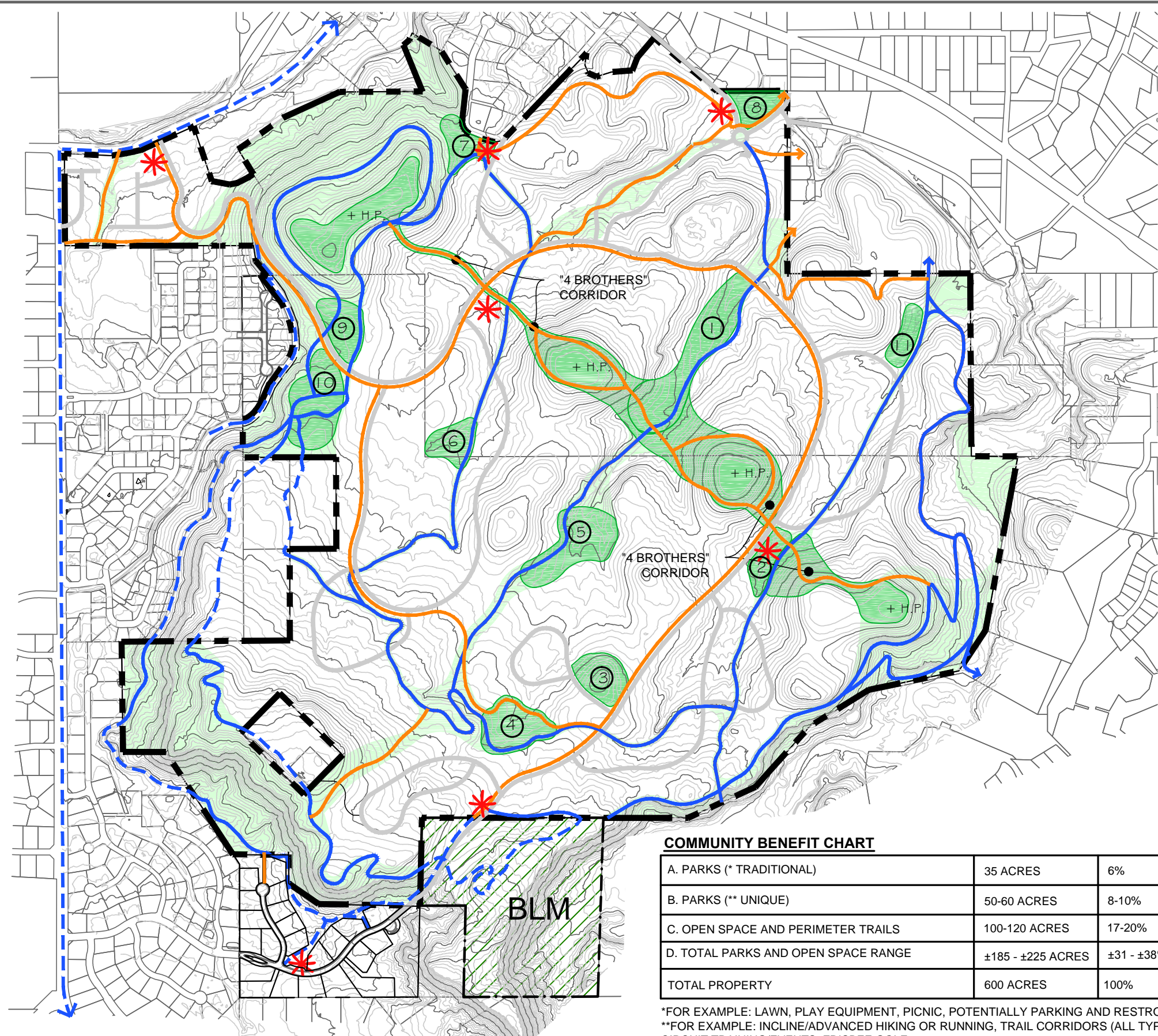
NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

Redlands 360 Outline Development Plan
 Exhibit 1: Trail Types

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LEGEND

- HISTORICAL ON-SITE TRAIL
- - - HISTORICAL OFF-SITE TRAIL
- NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- * TRAILHEADS
- PARK AREA

A. PARKS (TRADITIONAL)

①	7.4 ACRES
②	1.6 ACRES
③	2.4 ACRES
④	3.7 ACRES
⑤	5.0 ACRES
⑥	2.0 ACRES
⑦	2.0 ACRES
⑧	1.6 ACRES
⑨	2.5 ACRES
⑩	4.9 ACRES
⑪	1.9 ACRES
TOTALS	35 ACRES

B. PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR	25-30 ACRES
* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS)	25-30 ACRES
TOTAL FOR UNIQUE PARKS	50-60 ACRES
C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS	100-120 ACRES
D. TOTAL OPEN SPACE/PARKS RANGE (THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES.)	185 - 225 ACRES

NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE; EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE.

COMMUNITY BENEFIT CHART

A. PARKS (* TRADITIONAL)	35 ACRES	6%
B. PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	17-20%
D. TOTAL PARKS AND OPEN SPACE RANGE	±185 - ±225 ACRES	±31 - ±38%
TOTAL PROPERTY	600 ACRES	100%

*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
 **FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)

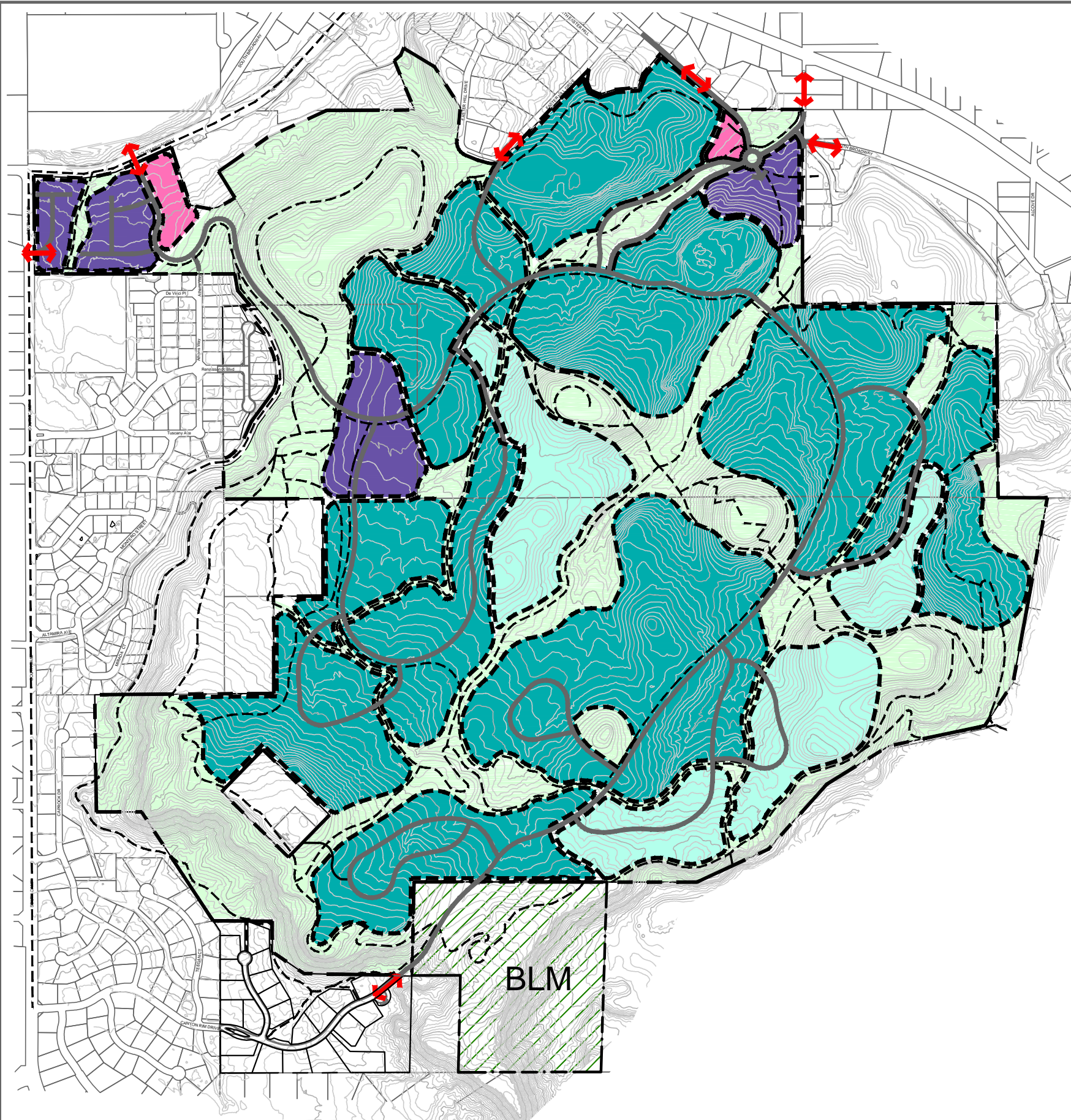
0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

Redlands 360 Outline Development Plan
 Exhibit 2: Public Park Areas

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LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

**TABLE 1
DEFAULT STANDARDS**

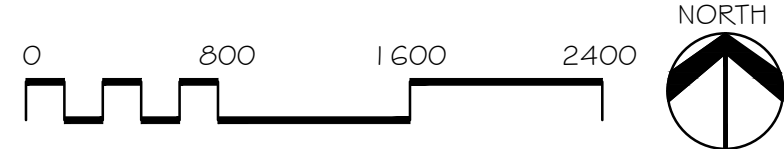
Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial B-1	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

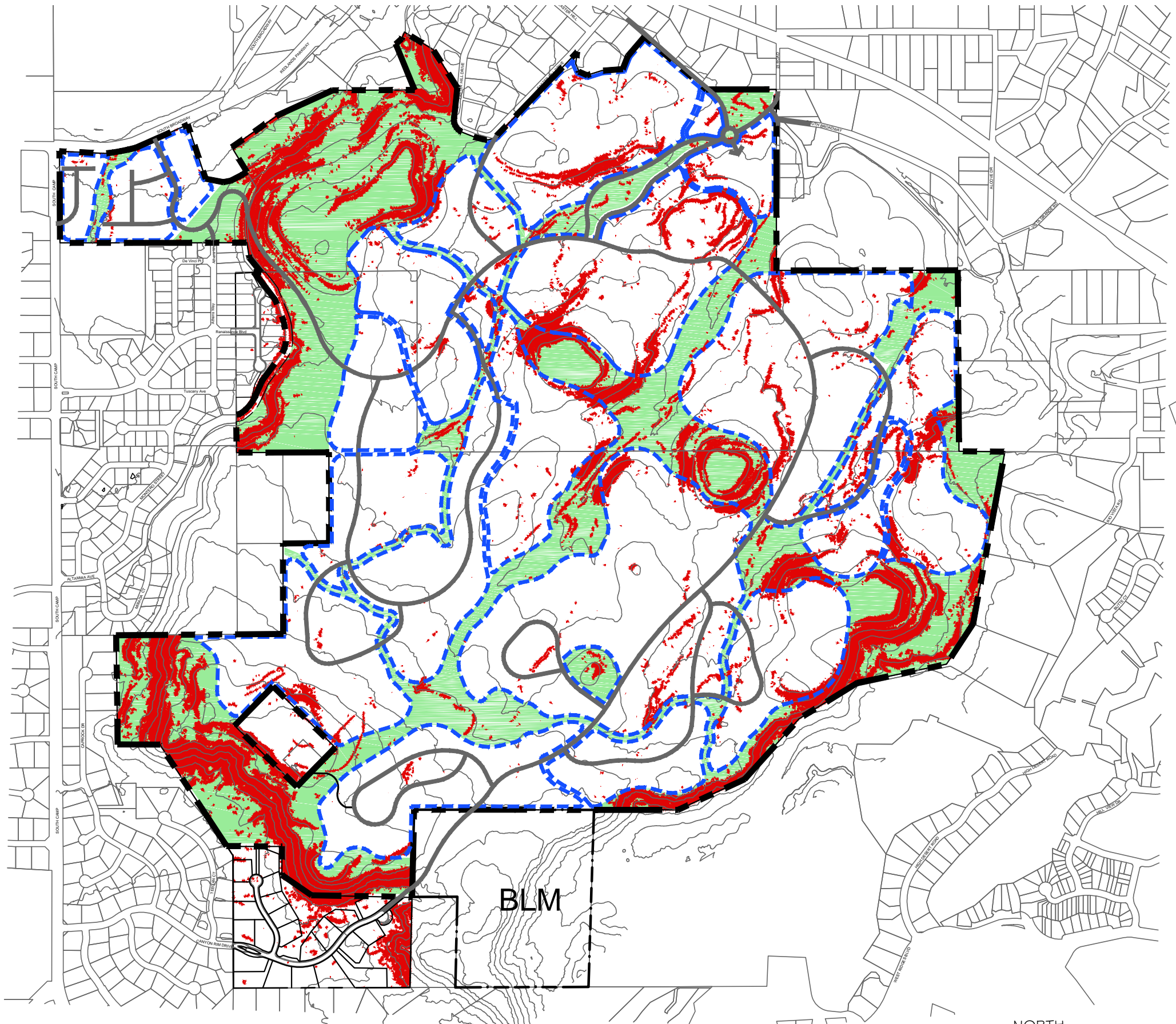
LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

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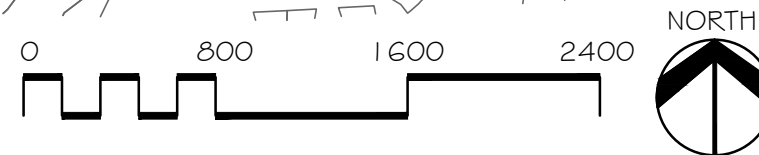


SLOPE MAP LEGEND

- 30% OR GREATER SLOPES
- OPEN SPACE
- 25 FT CONTOURS
- PROPOSED ROADS
- ODP DEVELOPMENT 'BUBBLES'

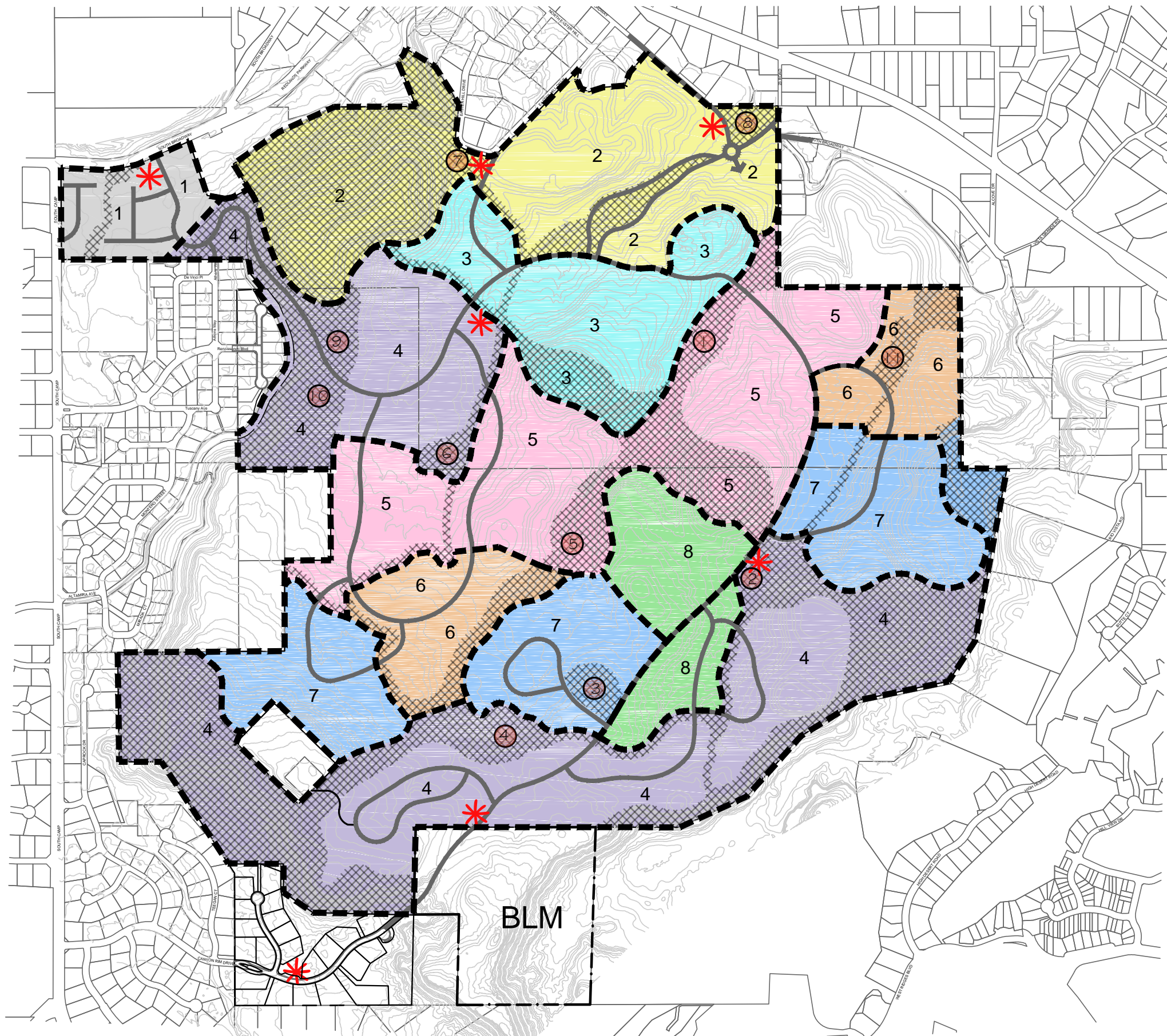
Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis

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DEVELOPMENT PROGRESSION SCHEDULE

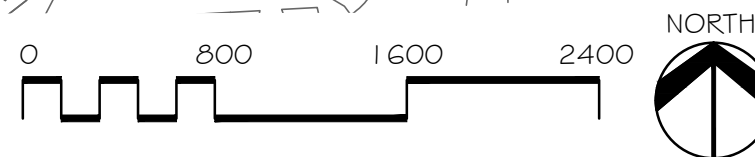
- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
PHASE 1	2022
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL 2027 2032 2037 2042
PHASE 8	2043

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan
Exhibit 5: Development Progression Plan 1-04-2022



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USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
RESIDENTIAL						
Household Living – residential occupancy of a dwelling unit by a "household"	Business Residence				A	A
	Two Family Dwelling	A	A		A	A
	Single-Family Detached	A	A		A	A
	Multifamily		A	A	A	A
	Accessory Dwelling Unit	A	A			
	Agricultural Labor Housing					A
	Manufactured Housing Park		C			
	All Other Household Living		A			
Home Occupation	Home Occupation	A	A	A	A	
Group Living – residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	A	A	A	A	
	Large Group Living Facility		A	A	A	
	Unlimited Group Living Facility		A	A	A	
	Fraternities/Sororities	A*	A*	A*		
	Rooming/Boarding House		A	A	A	
	Other Group Living (e.g., dormitory style living)		A	A	A	A
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools – colleges and institutions of higher learning	Colleges and Universities					A
	Vocational, Technical and Trade Schools				A	A
Community Service – uses providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	A
Cultural – establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	A
Day Care – care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 – 12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities – facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories					C
	Community Corrections Facility					C
	Law Enforcement Rehabilitation Centers					C

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	C
	All Other					
Parks and Open Space – natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	A	A	A	A	C
	Golf Course	A	A	A	A	C
	Golf Driving Ranges	C	C	C	A	C
	Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A	A
Religious Assembly – meeting area for religious activities	All	A	A	A	A	A
Funeral Home/Mortuary	All				A	
Crematory	All					
Safety Services – public safety and emergency response services	All	A	A	A	A	A
Schools – schools at the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	A
	Elementary Schools	A	A	A	A	A
	Secondary Schools	A	A	A	A	A
Utility, Basic – infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility, Corridors – passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	
	Utility Treatment, Production or Service Facility					
	All Other	C	C	C	C	
COMMERCIAL						
Entertainment Event, Major – activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					A
	Outdoor Facilities					C
Lodging – hotels, motels, short-term rentals and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office – activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	A
	Office with Drive-Through				A	A
Parking, Commercial – parking that is not necessary to serve a specific use and for which fees may be charged	All				A	A

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR	
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					A	
	Resort Cabins and Lodges					A	
	Swimming Pools, Community	A	A	A	A	A	
	Shooting Ranges, Outdoor					C	
	Amusement Park, Miniature Golf					C	
	Riding Academy, Roping or Equestrian Area					C	
	Zoo					C	
	All Other Outdoor Recreation					C	
	Recreation and Entertainment, Indoor – large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
		Movie Theater, Skating Rink, Arcade				A	A
Shooting Ranges, Indoor						C	
All Other Indoor Recreation					C	A	
Retail Sales and Service* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.		Adult Entertainment					
		Alcohol Beverage Production				C	
	Animal Care/Boarding/Sales, Indoor				A		
	Animal Care/Boarding/Sales, Outdoor						
	Delivery and Dispatch Services (Vehicles On-Site)						
	Drinking Establishment				C		
	Drive-Through Uses (Restaurants)						
	Food Service, Catering				A		
	Food Service, Restaurant (Including Alcohol Sales)				A	A	
	Farm Implement/Equipment Sales/Service						
Farmers' Market							
Flea Market							
Feed Store							
Fuel Sales, Automotive/Appliance					A		
Fuel Sales, Heavy Vehicle							
General Retail Sales, Indoor Operations, Display and Storage				A			
General Retail Sales, Outdoor Operations, Display or Storage							
Landscaping Materials Sale/Greenhouse/Nursery					C		
Manufactured Building Sales and Service							
Marijuana Related Business							

LEGEND
A ALLOWED USE
C CONDITIONAL USE

Redlands 360 Outline Development Plan

Exhibit 6A: Use Table

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USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
	Mobile Food Vendor				A	A
	Mobile Food Vendor Court				A	A
	Produce Stands	A	A	A	A	A
	Rental Service, Indoor Display/Storage					
	Rental Service, Outdoor Display/Storage					
	Repair, Small Appliance				A	
	Repair, Large Appliance					
	Personal Services				A	
	All Other Retail Sales and Services				A	
Self-Service Storage	Mini-Warehouse			C	C	
Vehicle Repair – repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair					
	Body Shop					
	Truck Stop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited – direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube				A	
	All Other Vehicle Service, Limited					
INDUSTRIAL						
Manufacturing and Production – firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	<i>Indoor Operations and Storage</i>					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	<i>Indoor Operations with Outdoor Storage</i>					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	<i>Outdoor Operations and Storage</i>					
	Assembly					
	Food Products					
Manufacturing/Processing						
Marijuana Related Business						
All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code						

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without hazardous materials	Indoor Operations and Storage					
	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)					
	Outdoor Storage And Operations					
	Research, Testing and Laboratory Facilities – Indoors (Includes Marijuana Testing Facilities)					
	Junk Yard	Junk Yard				
Impound Lot	Impound Lot					
Heavy Equipment Storage/Pipe Storage	All					
Warehouse and Freight Movement – firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
	Indoor Storage with Outdoor Loading Docks					
	Outdoor Storage or Loading					
	Gas or Petroleum Storage					
	Sand or Gravel Storage					
	All Other					
	Waste-Related Use – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station				
Medical/Hazardous Waste Transfer Station						C
Solid Waste Disposal Sites						C
Recycling Collection Point					C	C
All Other Waste-Related						C
Wholesale Sales – firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)					
	Agricultural Products					
	All Other Wholesale Uses					
Agricultural	Animal Confinement					
	Dairy					
	Confined Animal Feeding Operation, Feedlot					
	Forestry, Commercial					
	Marijuana Related Business					
	Pasture, Commercial					
	Winery					
All Other Agriculture						
Aviation or Surface Passenger Terminal – facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports					
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot					
	Helipads					
	All Other Aviation or Surface Passenger Terminal					

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Mining – mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
	All Other Mining					
Telecom-munications Facilities – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAS and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C**	C**	C**	
	Tower, Concealed	C***	C	C	C	
	Tower, Non-Concealed					
Broadcast Tower						

NOTES:

- * Refer to Chapter 5.15 GJMC.
- ** Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.
- *** Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

LEGEND

- A ALLOWED USE
- C CONDITIONAL USE

Redlands 360 Outline Development Plan

Exhibit 6B: Use Table

1-04-2022



Clavonne, Roberts & Associates, Inc.

LAND PLANNING AND LANDSCAPE ARCHITECTURE

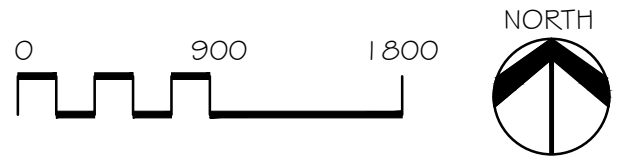
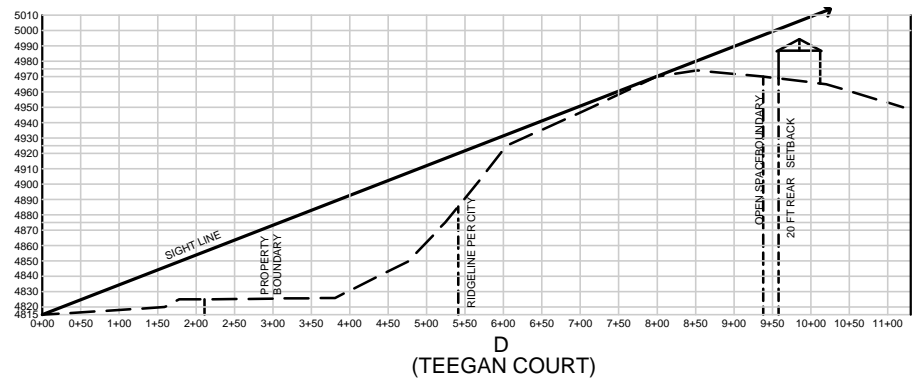
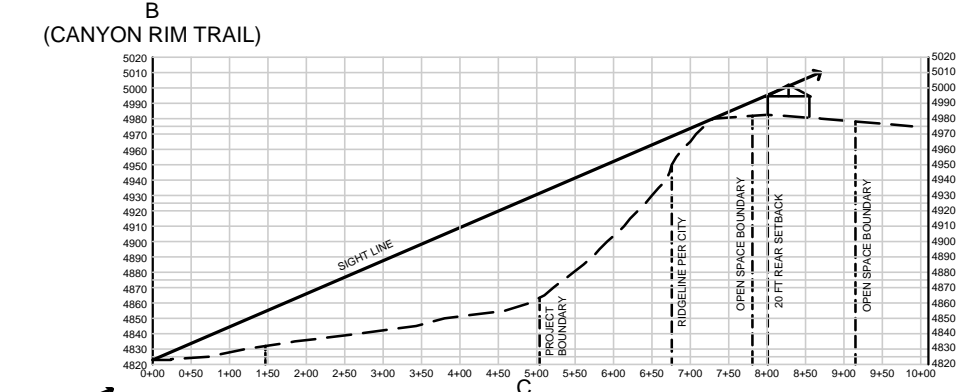
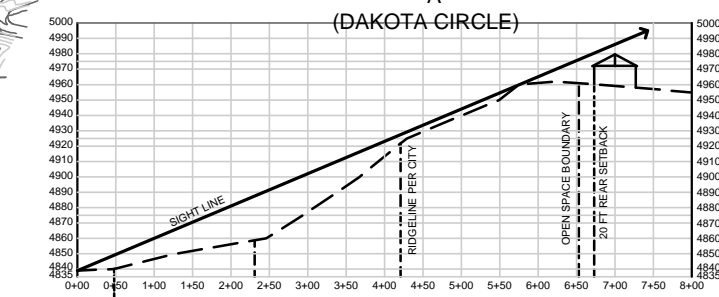
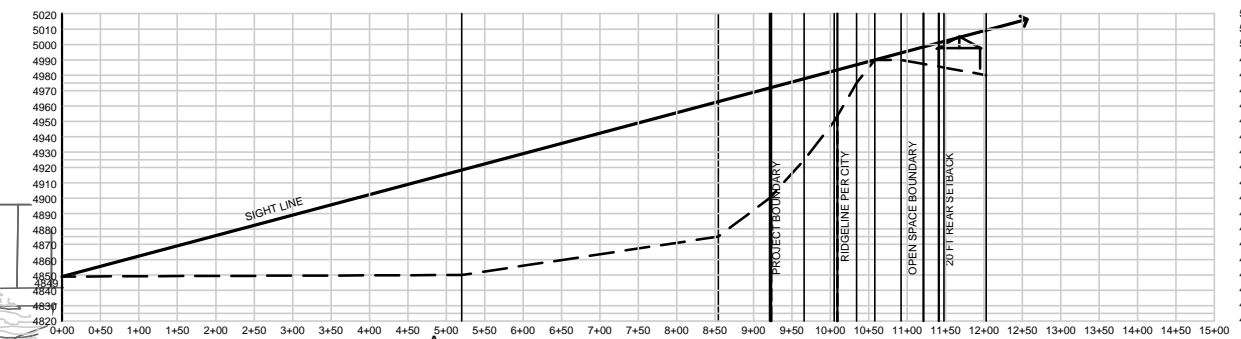
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RIDGELINE MAP LEGEND

- OPEN SPACE
- RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE SEE SECTIONS BELOW
- RIDGELINE PER CITY OF GRAND JUNCTION; 21.07.020(g)(6) Exhibit 7.2.C2

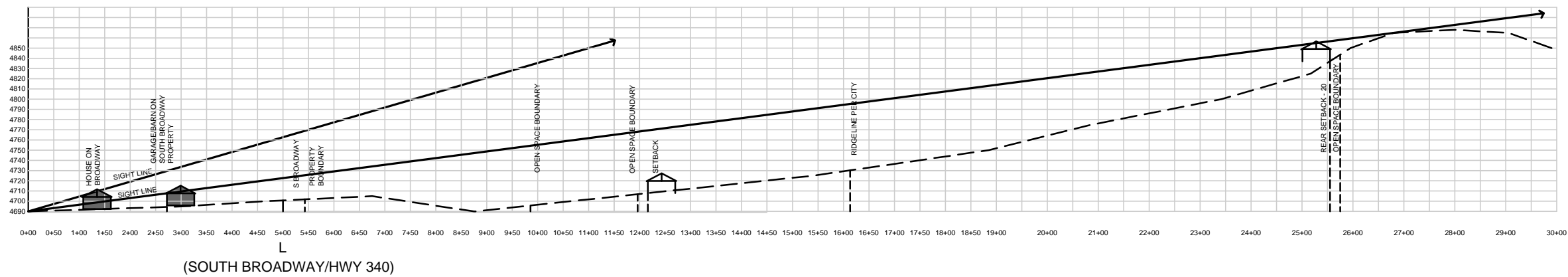
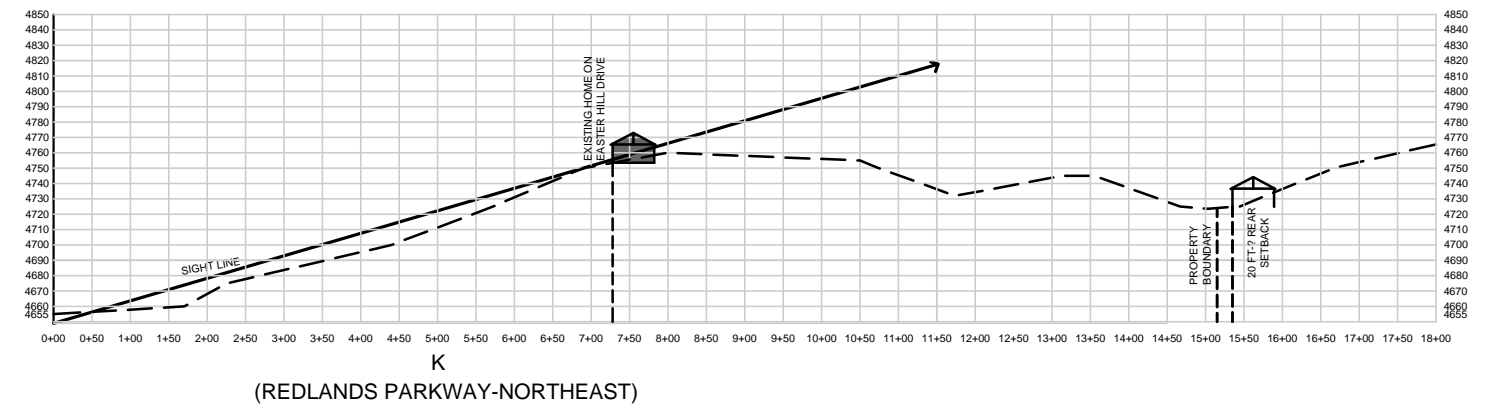
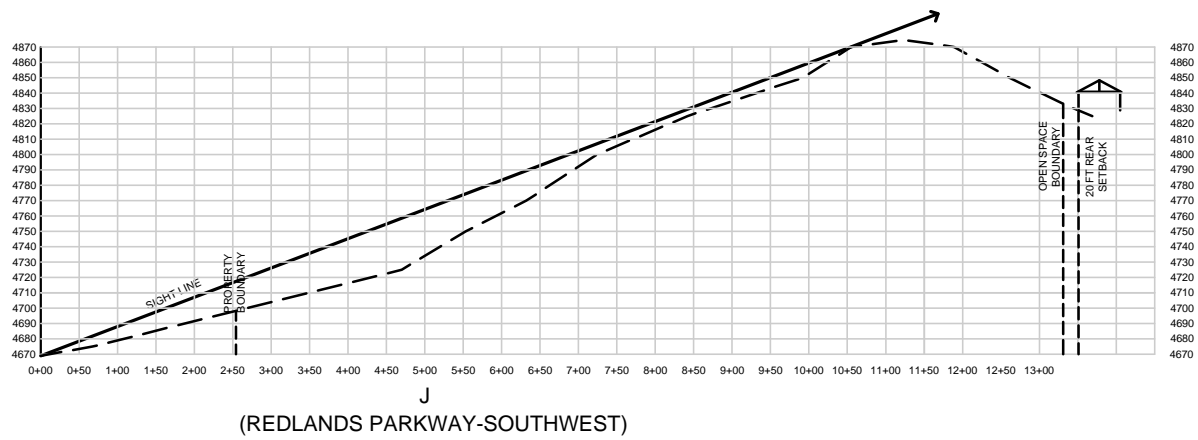
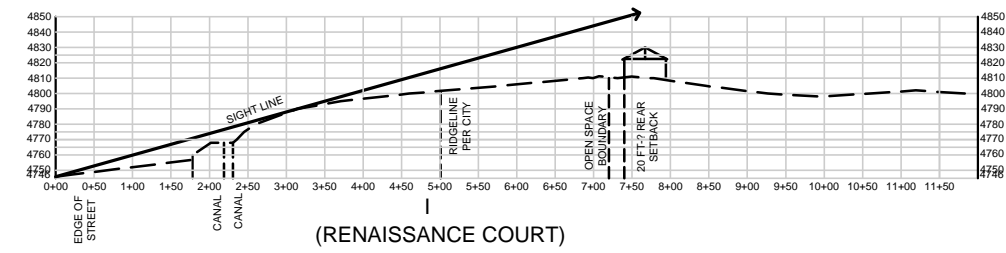
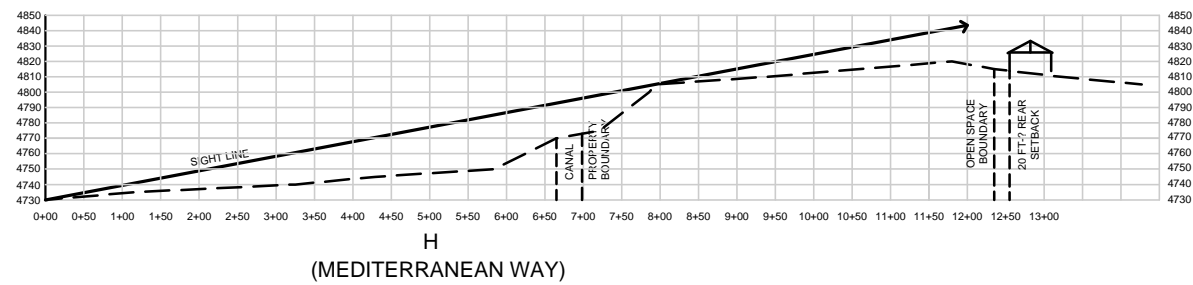
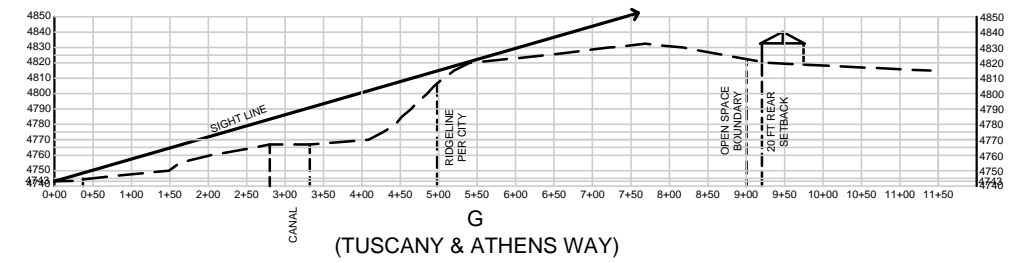
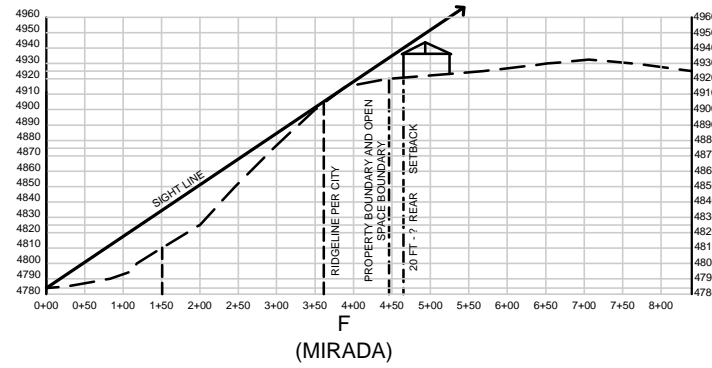
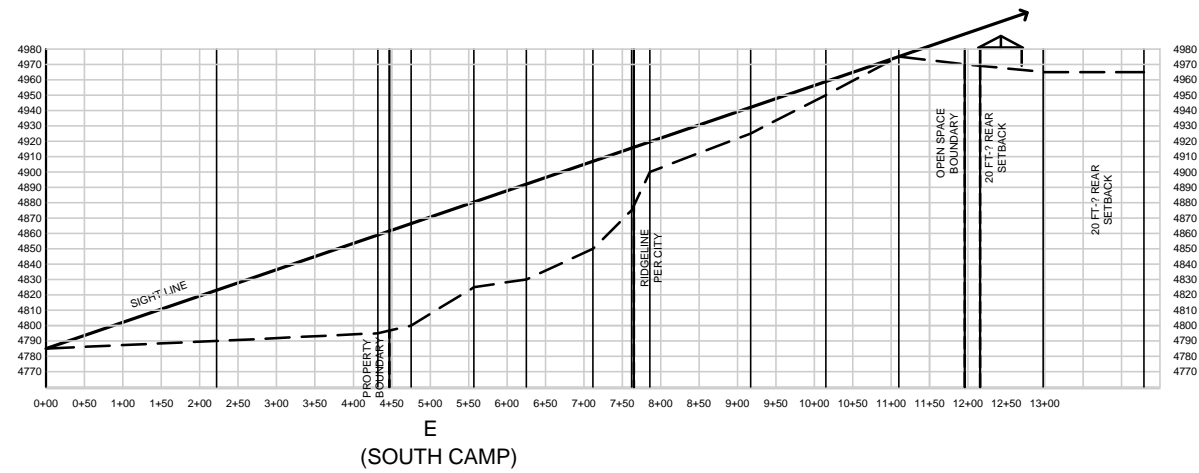
NOTE: CROSS SECTIONS DRAWN WITH 2X VERTICAL EXAGGERATION



Redlands 360 Outline Development Plan
 Exhibit 7a: Ridgelines and Sections 1-04-2022

LAPLATA
COMMUNITIES

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Redlands 360 Outline Development Plan

Exhibit 7b: Ridgelines and Sections

1-04-2022



Clavonne, Roberts & Associates, Inc.

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

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Grand Junction Speaks
Published Comments for December 14, 2021 Planning
Commission Meeting
Redlands 360 - RESCHEDULED TO JANUARY 11, 2022

We are residents of Easter Hill Subdivision, and strongly protest using the existing Easter Hill Dr. roadway for access to this proposed development. It will permanently alter the quiet and peaceful atmosphere that residents now know and expect. I noticed that the area next to Easter Hill is the first to be developed, meaning the noisy construction traffic will be starting in 2022 and continue for the rest of the development. I wouldn't be surprised if the other more expensive road access points are conveniently forgotten. I also agree in keeping the high density areas away from the existing residents.

December 11, 2021, 3:09 PM

Michael Byers
2263 N. Easter Hill Dr.
Grand Junction, 81507

We are residents of the Easter Hill Subdivision, and our home faces Easter Hill Drive, directly across the street from the proposed development (North development area). Our main concern is how this development along Easter Hill Drive, with the new road access slated to be at the top of Easter Hill Drive (you pass our home to get to it) is going to affect traffic along Easter Hill Drive, and will this additional traffic mean that eventually our road will need to be widened? Can you give us any reassurances that there is not going to be any road widening efforts in the future that will encroach upon the current easements of the existing road, which would bring a wider road, and more traffic closer to our homes and our fence lines? Our second question is the actual building locations for the R4 & R5.5 North development area, along Easter Hill Drive - will these be built atop the bluff (impacting our views) where the proposed trail will be (it is currently a rough trail anyway)? Will the new residences be to the left or the right of the proposed trail? And with this zoning does this mean it will be duplexes, fourplexes etc? Not SFRs?

December 10, 2021, 1:36 PM

Kat Rhein
202 Easter Hill Dr
CO - Grand Junction, 81507

I attended the meeting last year. In that meeting it indicated that there was going to be "High Density" apartments going in on Parcel 2. I strongly object to that. This neighborhood is a quiet neighborhood with single family homes. High density apartments will ruin this area. I have no objection to single family homes being built. They have already had to re-align the boundaries for the schools because of overcrowding. The streets are not adequate for increased traffic. If you insist on having high density housing, you need to put it RIGHT SMACK IN THE MIDDLE OF THE DEVELOPMENT. Oh wait, you don't want to do that because it would ruin your beautiful new development! It would be unwanted by the new residence of

this development. But you are willing to ruin the established resident's peaceful lifestyle. Please keep this development to single family homes. Every two or three years we get a hard rain and there is flooding in this corner. If you go look at the culvert that goes under South Broadway at the corner of South Broadway and 23 road, you will see that it is plugged from the storm debris we got this spring. Nobody bothered to clean it out. This happens frequently. There is zero police presence in this area because it is a low crime area. Most of these houses are occupied by owners, not renters. Please do not ruin our peaceful neighborhood. I know it is all about the all mighty dollar, but peace of mind needs to be considered.

December 10, 2021, 1:19 PM

Brenda Waters
2305 SOUTH BROADWAY
GRAND JUNCTION, 81507

Grand Junction Speaks
Published Comments for January 11, 2022 Planning
Commission Meeting
Redlands 360 Outline Development Plan

The proposed rework of the 23 road and South Broadway intersection is a big improvement over the existing intersection. I hope your design for that intersection is ultimately built. Your audio presentation states the 23 road access to the development will see 62 percent of the traffic flow. The intersection at Broadway and 23 road has horrible visibility. Accidents at that intersection are frequent. Please consider shifting the main entrance to the Redlands Parkway. That access has much better visibility and less congestion. Thank You, Ron Yater
January 10, 2022, 3:20 PM

Ronald Yater
2302 S. Broadway
Grand Junction, 81507

I would like to hear about drainage planning for the area. The soil in the development area is mostly sandy and has fairly good permeability. 1700 structures, attaching sidewalks, driveways, and roads will not have the ability to absorb rain. The result of the development will be much less permeable surface area. Every few years we get a rain that greatly exceeds the ability of the soil to absorb the rain. The existing downstream drainage system cannot handle the flow. With much less permeable surface to absorb the rain, catastrophic downstream flooding is possible. I would like to know how you have addressed this problem.

Thank You, Ron Yater

January 10, 2022, 2:43 PM

Ronald Yater
2302 S. Broadway
Grand Junction, 81507

It appears that ridgeline preservation is being addressed. This needs to be strictly enforced. I am not against development that takes into consideration the rights of the pre-existing property owners. It is a travesty, what was permitted around the Redlands Mesa Golf Course development. Allowing trophy-homes to be built virtually on the cliff faces along East Monument Road and the East end of South Camp Road should never have been allowed. Now, all of the previously existing homeowners, that bought their homes near the East entrance to the Monument, for the existing view, now have to stare at each day, the trophy-homes looking down into their backyards and windows and suffer from the trophy-homes exterior lighting, on the ridgeline, detracting from their view-enjoyment, each and every night forever! These trophy-homes would still enjoy spectacular views of the Mesa, Monument and Bookcliffs, without ruining the views of the previously existing property owners, if they had only been set-back 50' - 100' from the edge. Fugitive light also needs addressed. The Redlands used to be dark at night. I could actually see the Milkyway! Each new development allowed by the City or County has taken away from this. I have lived in

one of the original Redlands developments (Monument Meadows) for 37 years. The Neighborhood protective covenants prohibited overhead outdoor area lighting, which everyone ignores, and each new development permitted in the "South Camp Valley" adds to this issue. Another aspect of the proposed Redlands 360 Development plan that needs much further discussion is the intersection of South Broadway (Redlands Parkway) and South Camp Road. The proposed plat indicates commercial development at and near this intersection. This is already a dangerous intersection, without the manyfold increase in traffic, that R-360 will bring. The intersection is adjacent to a curve with very limited line-of-sight distance and any development in this area will be a danger and access problem. Any commercial development should be along Broadway, where it already exists. The "South Camp Valley", lying parallel to the Colorado National Monument, is now strictly residential. The start of development at this intersection would surely bring commercial business to this little valley, which should not be welcomed.

January 10, 2022, 11:39 AM

scott woodrow
436 meadows way
grand junction, 81507

okay my major concern or two fold number one what is the city going to do about the traffic congestion that already exists in this area that will be compounded by putting that many residence in an open space of which there are very few around this Valley none of the Open Spaces in this Valley or anywhere close to or like anything back behind my house. this 360 is a desert environment a delicate desert environment. the second part is the wildlife you may not consider them valuable to our neighborhood but we consider them of value. thank you

January 7, 2022, 1:49 PM

my name is Scott leckrone that's l e c r o n e I'm at 23207
2327 South Broadway
I am in the Redlands of Grand Junction Colorado, hi zip code is 850 7

Parks and Recreation Advisory Board Minutes

Regular Meeting – January 6, 2022

Meeting Location: Barn – Lincoln Park

Roll Call

Board Members Present: William Findlay
Cindy Enos-Martinez
Kyle Gardner
Phil Pe’ a
Gary Schroen
Austin Solko
Nancy Strippel
Michele Vion
Lisa Whalin
Byron Wiehe

Guests Present: Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Sarah Dishong, Chair, Commission on Arts and Culture

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tricia Rothwell, Recreation Coordinator
Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:05 p.m.

Approve Minutes from the December 2, 2021 Parks and Recreation Advisory Board Meeting

Because no Board members were specifically listed as absent in the minutes header there was confusion about the number of votes to approve the November minutes. The number of votes does match the number of board members in attendance. Michele Vion made a motion to approve the minutes from the December meeting. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Redlands 360

Ted Ciavonne of Ciavonne, Roberts & Associates, inc talked with the Board about the Redlands 360 project. Mr. Ciavonne is acting as a consultant to La Plata Communities, the development company. Mr. Ciavonne shared with the board that La Plata Communities is seeking approval for their Outline Development Plan (ODP) from the Planning Commission at their meeting next week and then a future Council meeting. Mr. Ciavonne reminded the board about the location and concept of this phased development. The development is already home to a number of social trails and the developers plan to preserve many of these, as well as construct new trails and improve trailheads. The developer is also committed to creating and maintaining (via a Metro District) traditional parks as well as preserving open space areas. This development is phased over 25 years. The City and La Plata Communities have been working together to come up with an intergovernmental agreement which would (among other things) ensure public access to open space, parks, and trails, and place the development and maintenance of

these areas under the purview of the metro district in return for credit towards the required per dwelling Open Space fees. Gary Schroen made a motion that the Parks and Recreation Advisory Board support the Outline Development Plan submission for the Redlands 360 project, noting that the plan meets and exceeds the intent of the Open Space development code requirement for every phase of development. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Grand Junction Strategic Cultural Plan

Ken Sherbenou introduced Sarah Dishong, Chair of the Grand Junction Commission on Arts and Culture, and Tricia Rothwell, interim staff liaison to the Commission to the Board. Ms. Dishong advised the Board on work the Commission has been doing to update the Strategic Cultural Plan. This is a five-year creative plan which has identified six major areas to address: arts education, creative district and creative industries, economic impact, history, science and culture, public art, and urban planning. Each area has specific strategies they are working to implement. Many strategies are ready for immediate action others will be addressed in the coming months/years of this five-year plan. This plan has been recommended and adopted by the Grand Junction Commission on Arts and Culture. Michele Vion made a motion that the Parks and Recreation Advisory Board recommend adoption of the Strategic Cultural Plan. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Lincoln Park Stadium Renovation

Ken advised the board that construction is on track for completion in time for the first event at Stocker, Palisade High School Graduation in May. The Suplizio side should be ready for a baseball game on February 17. Shaw construction is working diligently to keep the timeline. The footings for the Suplizio stands are complete and the above ground erection should begin next week. Pouring of the Stocker stands footings will begin next week as well. Despite competitive grant requests for conversion of lighting to LED, and conversion of the Suplizio field to artificial turf, neither request was successful. Staff are updating Council on the status of the project and grant requests at a workshop.

Community Recreation Center Survey

Ken Sherbenou thanked the Board for their engagement and thoughtful comments on the creation of the community recreation center survey. Ken shared with the board that final edits are being made by the statisticians, and the survey will be forwarded to City Council for approval. Implementation of the survey is expected toward the end of January into early February with results tabulated and forwarded to City Council in April.

For the Good of the Community

Ken Sherbenou advised the board that staff are starting to work on the bid process for a number of 2022 projects already. The RFP for the Dos Rios Splashpad should be out tomorrow, the Canyon View Tennis/Lincoln Park Pickleball project is moving forward, the private ash tree treatment RFP is open, the revegetation project at the Las Colonias river park is under way. The City was successful in obtaining the child care grant so staff are working on forwarding that information to Council for approval to move forward.

Future Agenda Topics

Horizon Park Master Plan Adoption Recommendation

Adjourn

The meeting adjourned by acclamation at 1:39 p.m.

Respectfully Submitted,
Allison Little
Administrative Specialist

DRAFT
GRAND JUNCTION PLANNING COMMISSION
January 11, 2022 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Shanon Secrest, Keith Ehlers, Ken Scissors, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer), Trent Pall (Director of Public Works), and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 14 virtually.

REGULAR AGENDA

1. Redlands 360 Outline Development Plan **File # PLD-2020-698**

Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe.

Staff Presentation

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

Applicant Presentation

The applicant Doug Quimby, owner of La Plata Communities, Robert McGregor owner of the property, Cody Humphrey, director of planning at La Plata Communities, Ted Chiavonne, and John Justus presented.

Questions for Staff

Commissioner Gatseos and Ehlers asked about the conditional approval for the project.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via www.GJSpeaks.org.

Debra Witsman made a comment to keep the name Easter Hill, does not want to have access to easter hill.

Richard Swingle made a comment about the cost impact to the city of the development.

The public hearing was closed at 7:44 p.m. on January 11, 2022.

Questions for Applicant

Commissioner Gatseos asked about the applicant's involvement in the comprehensive plan.

Commissioner Ehlers asked about the appraisal variance.

Commissioner Gatseos asked about phasing and market value.

Commissioner Ehlers asked about the land evaluation assessments.

Commissioner Gatseos asked about the traffic flow.

Commissioner Ehlers asked about density projections and traffic studies.

Commissioner Gatseos asked the applicant to define gross and net density.

Commissioner Ehlers, Gatseos, and Scissors made comments in support of the development and their commitment to keeping public land and trails.

Discussion

Motion and Vote

Chairman Teske and Commissioner Secret abstained from the item.

Commissioner Ehlers made the following motion, "Vice Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and subject to the land valuation assessment condition and imposition of an expiration date on the ODP of December 31, 2046, all as stated in the Staff Report dated January 11, 2022 and admitted as an exhibit at the hearings on PLD-2020-698."

Commissioner Gatseos seconded the motion. The motion carried 5-0. Scissors, Ehlers, Gatseos, Duyvejonck, and Herek.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE REDLANDS 360 ANNEXATION, AMENDING THE COMPREHENSIVE PLAN, REZONING A PORTION OF THE PROPOSED REDLANDS 360 DEVELOPMENT AND ESTABLISHING PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE ENTIRE REDLANDS 360 DEVELOPMENT GENERALLY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively Owners), in conjunction with La Plata Communities LLC (Applicant), are proposing a planned development (Project or PD) known as Redlands 360. The Project is to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development, in the City.

The proposed PD will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD. Because of the size and complexity of the Planned Development the Applicant has submitted for approval an Outline Development Plan, (ODP), which conforms with the *2020 One Grand Junction Comprehensive Plan Principles and Strategies*, the land use designation of Residential Low, the Comprehensive Plan Amendment criteria, the rezone criteria and the PD ODP criteria of the Code subject to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirm the open space requirements per § 21.06.020 of the 2021 Zoning and Development Code are met.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable *Principles and Strategies*, the Residential Low land use designation, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria subject to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirm the open space requirements per § 21.06.020 of the 2021 Zoning and Development Code are met.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE COMPREHENSIVE PLAN IS AMENDED AND THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1 THROUGH 7b ATTACHED HERETO DATED JANUARY 4, 2022, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2020-698 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

That property located in a portion of Section 17, a portion of Section 18, a portion of Section 19, and a portion of Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW¼) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18; thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.27 feet, to a point on the North line of the SE¼ SW¼ Section 18, being the South line of Lot 100, Renaissance 360 Subdivision as shown on plat recorded at Reception 2946938, Mesa County records; thence South 89°46'40" West, a distance of 658.33 feet, along said North line of the SE¼ SW¼ Section 18 and the South line of said Lot 100, to a point on the West line of said Lot 100; thence along said West line of said Lot 100 the following twelve (12) courses: (1) North 00°24'51" West, a distance of 285.96 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 30°52'17", a radius of 77.50 feet, an arc length of 41.76 feet, and a chord length of 41.25 feet, with a chord bearing of North 69°39'40" East; (3) with a compound curve turning to the left, having a delta angle of 30°08'20", a radius of 290.00 feet, an arc length of 152.55 feet, and a chord length of 150.79 feet, with a chord bearing of North 39°09'21" East; (4) North 24°05'11" East, a distance of 130.34 feet; (5) North 34°48'45" East, a distance of 110.25 feet; (6) North 37°36'44" East, a distance of 114.02 feet; (7) with a curve turning to the left, having a delta angle of 40°09'23", a radius of 170.00 feet, an arc length of 119.15 feet, and a chord length of 116.72 feet, with a chord bearing of North 17°32'03" East; (8) North 02°32'39" West, a distance of 52.29 feet; (9) with a curve turning to the left, having a delta angle of 19°47'40", a radius of 370.00 feet, an arc length of 127.83 feet, and a chord length of 127.19 feet, with a chord bearing of North 12°26'29" West; (10) North 22°20'19" West, a distance of 187.87 feet; (11) North 36°43'30" West, a distance of 67.29 feet; (12) North 39°27'10" West, a distance of 114.39 feet, to a point on

the North line of said Lot 100; thence North 89°52'08" East, a distance of 38.92 feet, along the North line of said Lot 100, the North line of the NE¼ SW¼ Section 18 to a point on the East line of Renaissance in the Redlands Filing Two, per plat recorded at Reception 2039893; thence along said boundary the following two (2) courses: (1) North 39°27'43" West, a distance of 133.53 feet; (2) North 09°06'43" West, a distance of 113.12 feet, to the Southeast corner of Lot 2, Pumphouse Subdivision, per plat recorded at Reception 1782382; thence around the boundary of said Lot 2 the following ten (10) courses: (1) South 89°52'09" West, a distance of 1361.48 feet; (2) North 00°16'59" West, a distance of 667.90 feet; (3) South 87°06'34" East, a distance of 333.05 feet; (4) with a curve turning to the left having a delta angle of 26°51'09", a radius of 490.00 feet, an arc length of 229.65 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; (5) North 66°02'18" East, a distance of 414.13 feet; (6) South 18°14'16" East, a distance of 415.79 feet; (7) South 79°14'55" East, a distance of 131.06 feet; (8) North 79°00'50" East, a distance of 57.12 feet; (9) North 62°45'41" East, a distance of 89.59 feet; (10) North 56°56'28" East, a distance of 42.67 feet; thence North 31°31'43" West, a distance of 209.49 feet; thence North 55°01'17" East, a distance of 403.97 feet; thence North 65°29'17" East, a distance of 441.63 feet; thence North 89°41'30" East, a distance of 598.76 feet; thence North 22°25'30" West, a distance of 361.81 feet, to a point on the Southeasterly line of Ed Case Subdivision per plat recorded at Reception 2388150; thence around the boundary of said subdivision the following two (2) courses: (1) North 48°35'22" East, a distance of 56.08 feet; (2) North 24°41'25" East, a distance of 55.53 feet, to the Southwesterly corner of South Easter Hill Subdivision per plat recorded at Reception 739054; thence around the boundary of said subdivision the following eight (8) courses: (1) South 58°30'37" East, a distance of 245.49 feet; (2) South 32°21'14" East, a distance of 329.00 feet; (3) South 05°17'46" West, a distance of 68.10 feet; (4) South 06°47'46" West, a distance of 230.30 feet; (5) South 68°22'14" East, a distance of 165.00 feet; (6) South 74°40'14" East, a distance of 130.10 feet; (7) North 44°01'46" East, a distance of 866.20 feet; (8) North 40°25'46" East, a distance of 38.18 feet; thence South 07°38'46" West, a distance of 85.86 feet; thence South 23°05'14" East, a distance of 64.50 feet; thence South 67°04'14" East, a distance of 64.03 feet; thence North 72°42'46" East, a distance of 112.51 feet; thence North 85°44'46" East, a distance of 152.14 feet; thence North 21°20'46" East, a distance of 102.82 feet; thence North 40°25'46" East, a distance of 185.00 feet, to the Southerly right-of-way line for South Broadway; thence South 49°34'14" East, a distance of 593.16 feet, along said Southerly right-of-way line to a point of intersection with the North line of the South Half of the Northeast Quarter (S½ NE¼) said Section 18; thence North 89°54'46" East, a distance of 511.24 feet, along said North line of said S½ NE¼ said Section 18; thence South 00°02'28" East, a distance of 236.55 feet, along the East line of said S½ NE¼ said Section 18; thence North 80°35'59" West, a distance of 25.34 feet, to the Westerly right-of-way line of 23 Road per Reception 978831; thence along said Westerly right-of-way line of 23 Road the following four (4) courses: (1) South 00°02'28" East, a distance of 466.74 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 119°52'19", a radius of 50.00 feet, an arc length of 104.61 feet, and a chord length of 86.55 feet, with a chord bearing of South 00°02'28" East; (3) South 00°02'28" East, a distance of 6.73 feet; (4) North 89°57'32" East, a distance of 25.00 feet and returning to said East line of said S½ NE¼ Section 18; thence South 00°02'28" East, a distance of 527.44 feet, along said East line of said S½ NE¼

Section 18; thence North 89°54'40" East, a distance of 1322.02 feet, along the North line of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 17; thence South 00°22'09" East, a distance of 1321.29 feet, along the East line of said NW¼ SW¼ of Section 17; thence South 89°39'32" East, a distance of 335.37 feet; thence South 10°24'29" West, a distance of 1286.90 feet.; South 34°09'59" West, a distance of 342.69 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (5) courses: (1 South 78°09'38" West, a distance of 666.98 feet; (2) South 58°17'54" West, a distance of 495.65 feet; (3) South 41°56'09" West, a distance of 592.59 feet; (4) South 65°22'56" West, a distance of 535.66 feet; (5) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 1310.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 637.61 feet, along the West line of the SW¼ NE¼ said Section 19 to the Southeast corner of Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION; thence along the South boundary of said Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION the following four (4) courses: (1) North 88°41'10" West, a distance of 732.73 feet; (2) North 55°30'27" West, a distance of 261.30 feet; (3) North 00°08'05" West, a distance of 207.47 feet; (4) North 90°00'00" West, a distance of 400.00 feet to a point on the Easterly boundary of Canyon Rim Phase 4, as per recorded plat at Reception 2149975; thence North 33°18'34" West, a distance of 890.33 feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said property containing an area of 605.61 acres, as herein described EXCEPT those parcels as described in Reception 1228040, and Book 862, Page 307 and Book 864, Page 194, Mesa County records containing a total 5.84 acres Ute Water parcels), leaving an overall parcel area of 599.77 acres.

INTRODUCED on first reading this 19th day of January 2022 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of January 2022 and ordered published in pamphlet form.

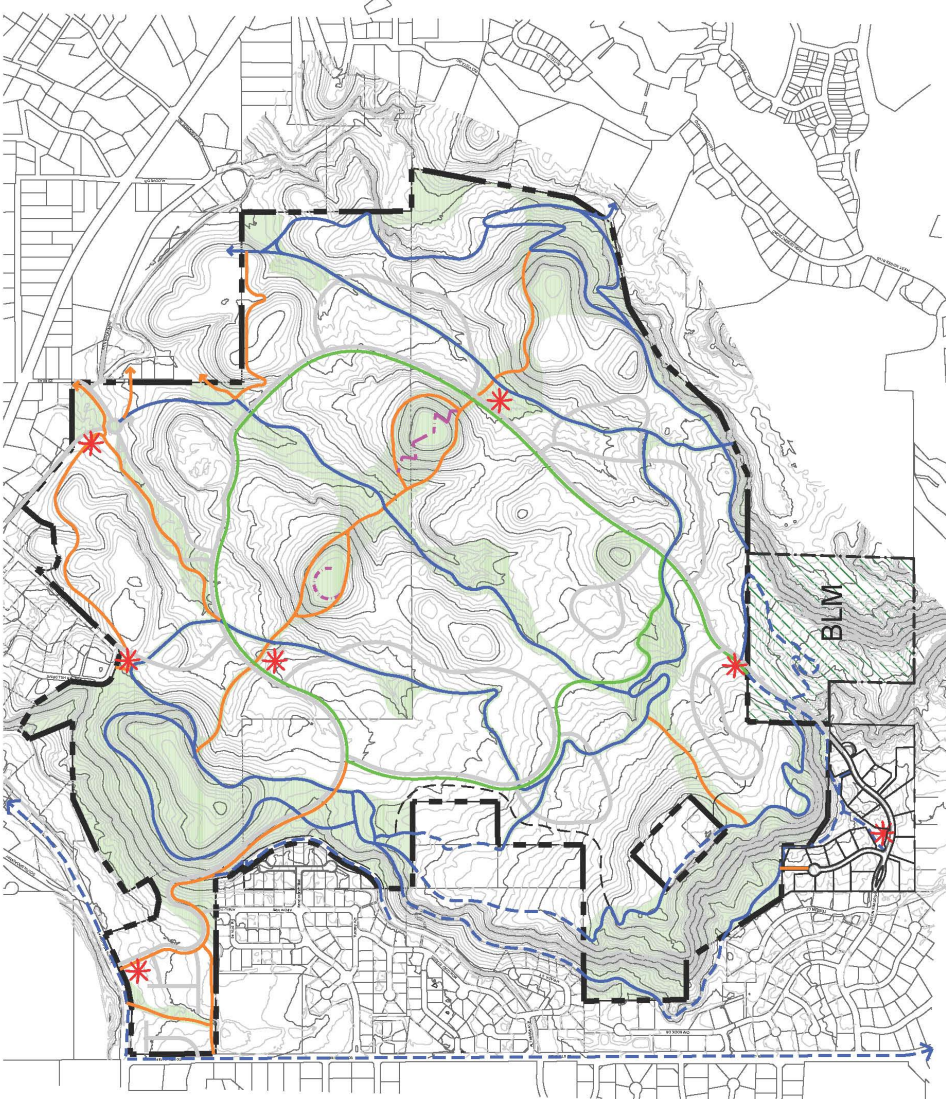
C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

- TRAILS LEGEND**
- 8 FT DETACHED, PAVED LOOP MOSTLY FOLLOWING ROADS
 - HISTORICAL ON-SITE
 - HISTORICAL OFF-SITE
 - NEW ON-SITE - SOFT SURFACE, 2 FT MIN. WIDTH
 - SPECIAL - INCLINE OR OTHERWISE DIFFERENT FROM OTHERS
 - BYPASS FOR HISTORICAL TRAIL - SINGLE TRACK (IF NEEDED)
 - OPEN SPACE
 - EXISTING BLM
 - TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

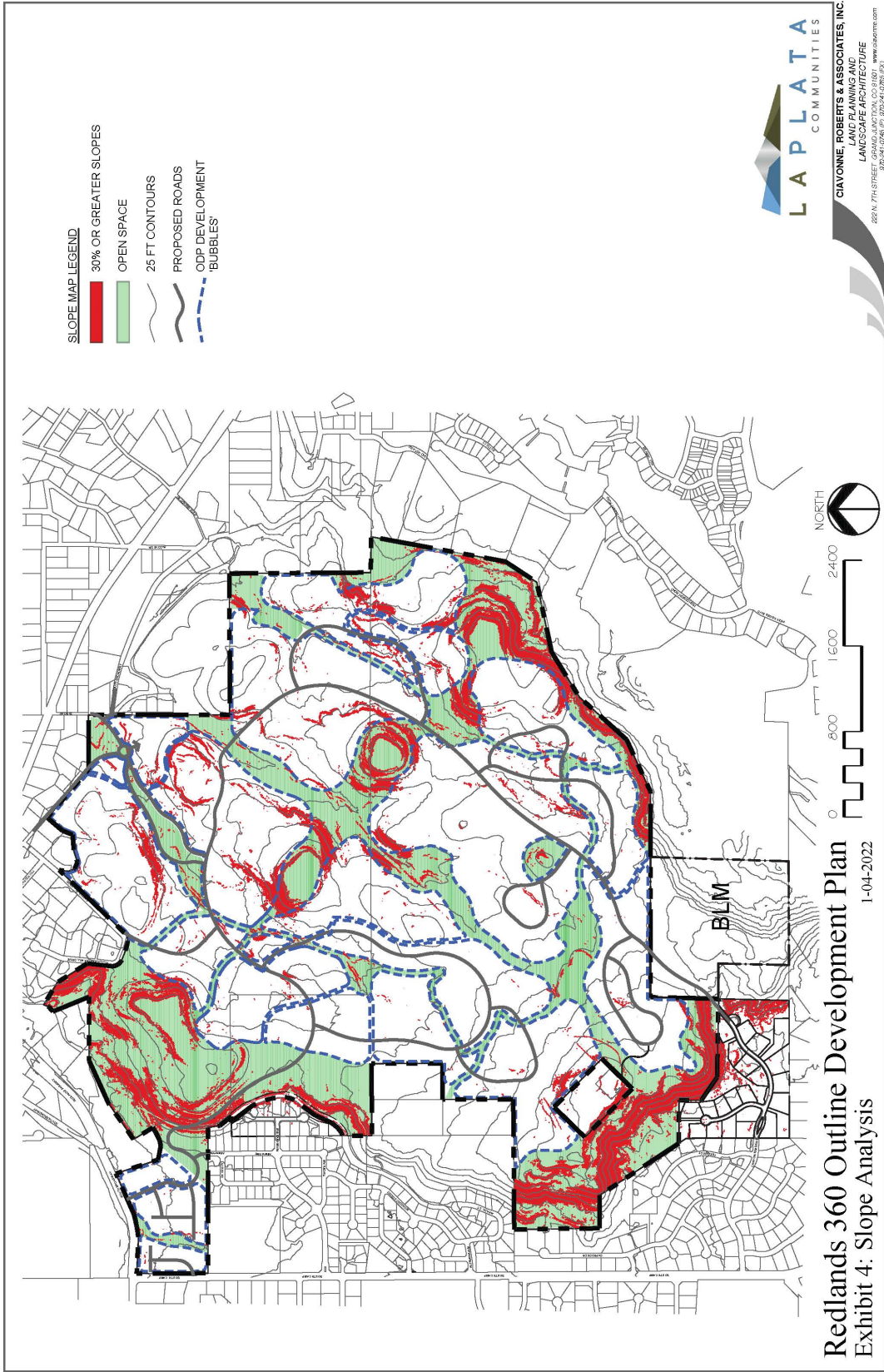


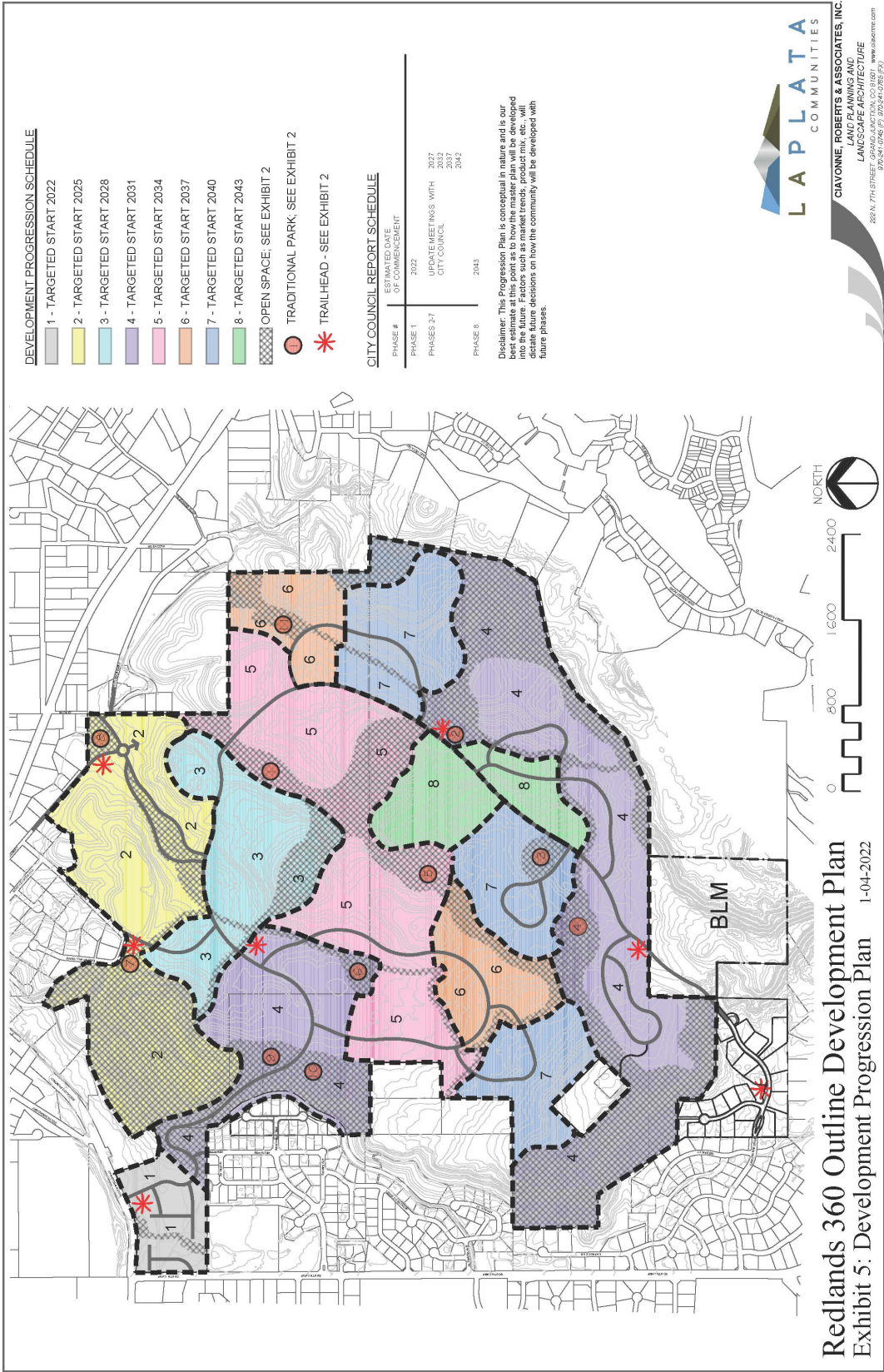
Redlands 360 Outline Development Plan
Exhibit 1: Trail Types
 1-04-2022



LAPLATA COMMUNITIES

CIAVONNE ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 2227 N. 7TH STREET, GRAND JUNCTION, CO 81501 www.craonline.com
 970.541.0266 (P) 970.541.0266 (F)





USE CATEGORY	PRINCIPAL USE	R-4	R-72	R-16	B-1	CSR
RESIDENTIAL	Business Residence					
	Two Family Dwelling	A	A			
	Three Family Dwelling	A	A			
	Multi-Family - Attached	A	A			
	Multi-Family - Detached	A	A			
	Accessory Dwelling Unit	A	A			
	Residential Care Facility					
	Residential Care Facility - Intermediate Care					
	Residential Care Facility - Skilled Nursing					
	Residential Care Facility - Assisted Living					
	Residential Care Facility - Memory Care					
HOUSING	Apartment Building					
	Apartment Building - Accessory Dwelling Unit					
	Apartment Building - Accessory Dwelling Unit - Single-Family					
	Apartment Building - Accessory Dwelling Unit - Multi-Family					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Detached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached - Detached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Detached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Attached					
	Apartment Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Attached - Detached					
COMMERCIAL	Office Building					
	Office Building - Accessory Dwelling Unit					
	Office Building - Accessory Dwelling Unit - Single-Family					
	Office Building - Accessory Dwelling Unit - Multi-Family					
	Office Building - Accessory Dwelling Unit - Multi-Family - Detached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached - Detached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Detached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Attached					
	Office Building - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Attached - Detached					
RECREATION AND OUTDOOR	Amusement Park					
	Amusement Park - Accessory Dwelling Unit					
	Amusement Park - Accessory Dwelling Unit - Single-Family					
	Amusement Park - Accessory Dwelling Unit - Multi-Family					
	Amusement Park - Accessory Dwelling Unit - Multi-Family - Detached					
	Amusement Park - Accessory Dwelling Unit - Multi-Family - Attached					
	Amusement Park - Accessory Dwelling Unit - Multi-Family - Attached - Detached					
	Amusement Park - Accessory Dwelling Unit - Multi-Family - Attached - Attached					
	Amusement Park - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Detached					
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	Amusement Park - Accessory Dwelling Unit - Multi-Family - Attached - Attached - Attached - Detached					

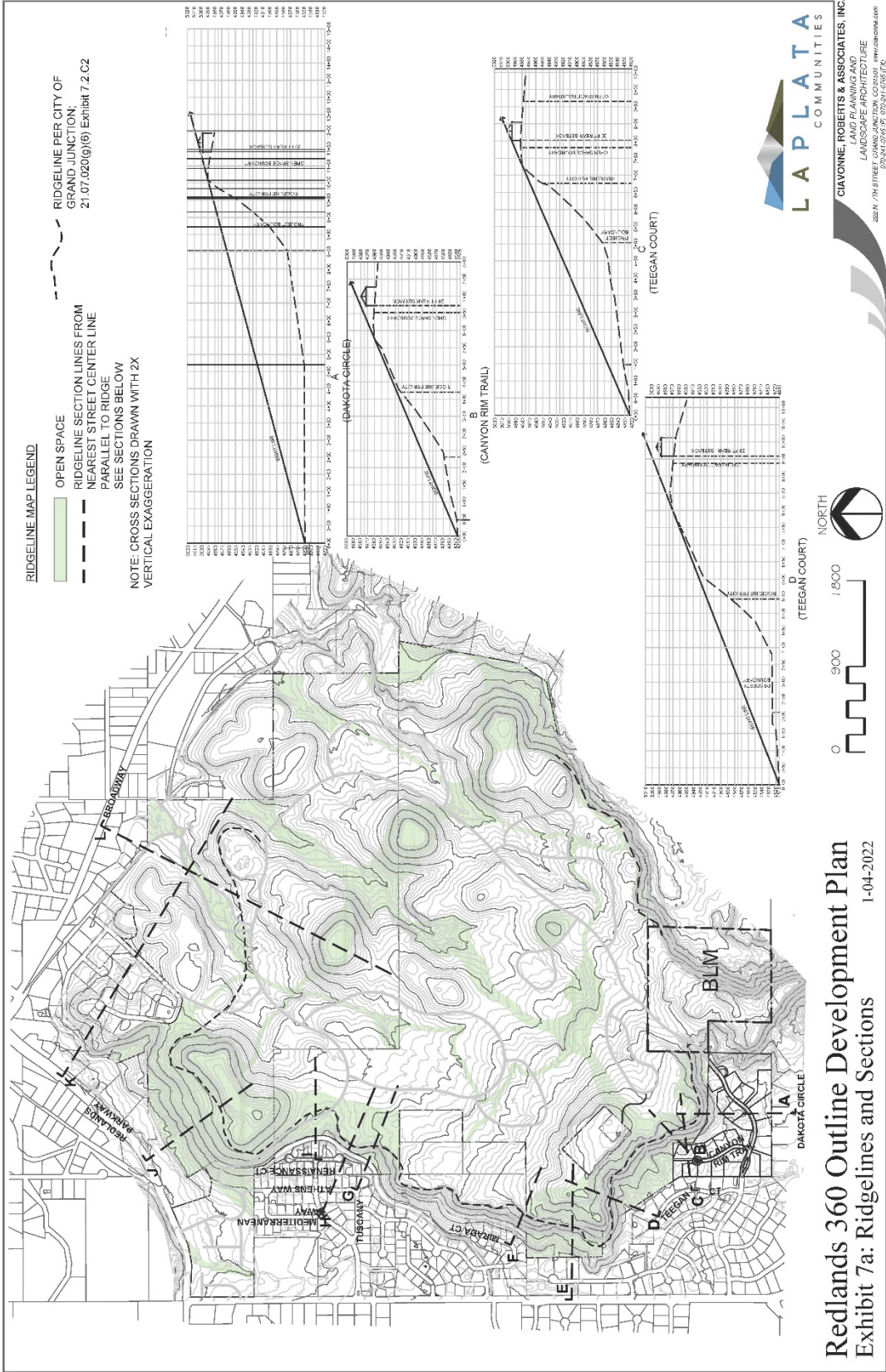
Redlands 360 Outline Development Plan

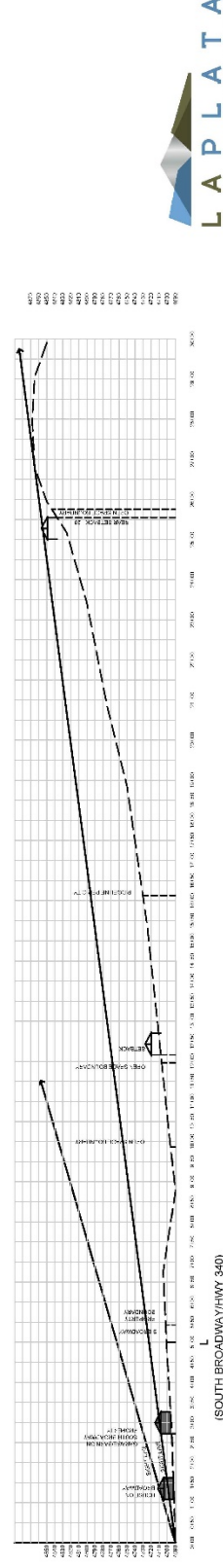
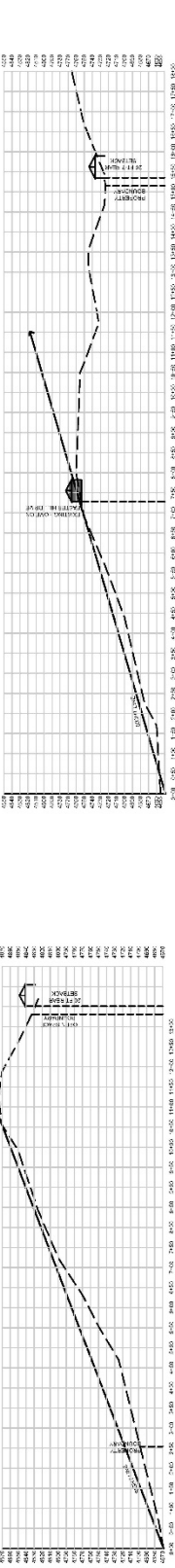
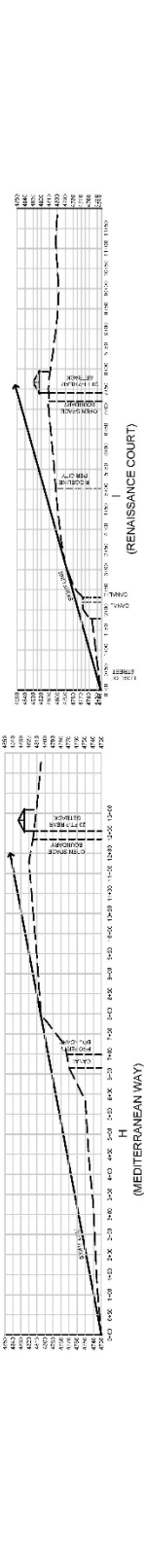
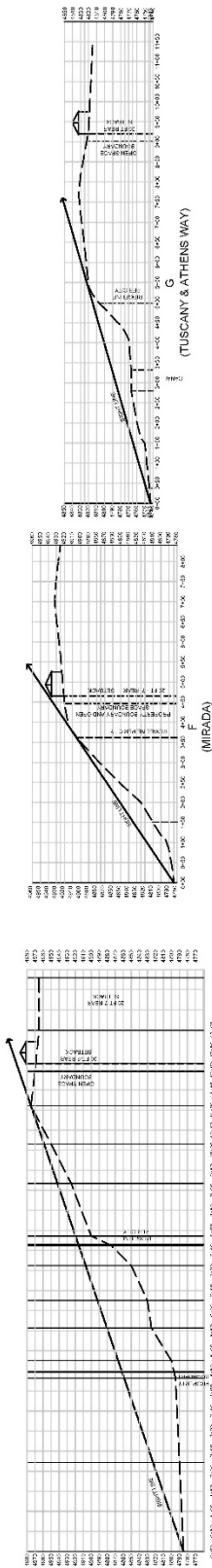
Exhibit 6A: Use Table

1-04-2022

LEGEND
A ALLOWED USE
C CONDITIONAL USE







Redlands 360 Outline Development Plan
Exhibit 7b: Ridgelines and Sections
 1-04-2022





Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: January 19, 2022
Presented By: Ken Watkins, Fire Chief
Department: Fire
Submitted By: Chris Angermuller

Information

SUBJECT:

Approval for the Purchase of Firefighter Personal Protective Equipment

RECOMMENDATION:

Staff recommends authorization for the City Purchasing Division to execute a purchase order with Sea-Western, Inc. of Kirkland, WA for firefighter personal protective equipment in the amount of \$405,212.

EXECUTIVE SUMMARY:

The Fire Department has identified the need to purchase firefighter personal protective equipment, specifically bunker gear, for new employees or replace gear that is outdated and not up to date with current safety requirements. As a result, the Department worked with purchasing to open a bid process for new bunker gear. Through this process, the Purchasing Division had one vendor submit a bid that met the specifications that the Department required for its bunker gear. The Department has budgeted the required amount of \$405,212 for the purchase of 118 sets of bunker gear.

BACKGROUND OR DETAILED INFORMATION:

Firefighter bunker gear is the outer coat and pant ensemble that firefighters wear in a fire or hazardous environment. The gear needs to have high flame-resistance properties with thicker protective layers, but lightweight enough to let the wearer move comfortably while working at an incident. It is recommended that bunker gear be retired from service no more than 10 years from the date of manufacture.

The bunker gear that the Fire Department is requesting approval to purchase is a carcinogen reduction type of bunker gear, ensuring that during the course of firefighting

operations firefighters will have the proper protection to minimize exposure to harmful carcinogens. Furthermore, the carcinogen reduction claim made by the manufacturer that submitted their bid has been verified by the Underwriters Laboratory for carcinogen reduction. This purchase will allow the department to continue to place a high priority on the health and safety of our employees and provide them with the best possible gear to work in a hazardous environment.

A formal Invitation for Bids (IFB) was issued via BidNet (an online site for government agencies), posted on the City's website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractor's Association, and advertised in the Daily Sentinel. BidNet sent the bid notice to 57 vendors and 17 of them downloaded the bid document. Only one vendor responded, Sea-Western, Inc. The fire department is requesting authorization to enter into a contract for bunker gear with Sea-Western, Inc. for this purchase.

FISCAL IMPACT:

The total purchase price for 118 sets of bunker gear is \$405,212 (\$3,434 per set) and is included in the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division execute a contract with Sea-Western, Inc of Kirkland, WA for firefighter personal protective equipment in the amount of \$405,212.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: January 19, 2022

Presented By: Ken Watkins, Fire Chief, Jay Valentine, General Services Director

Department: Fire

Submitted By: Chris Angermuller

Information

SUBJECT:

Purchase of Fire Department Ladder Truck

RECOMMENDATION:

Staff recommends the sole source purchase of a Pierce 100ft ladder truck from Front Range Fire Apparatus of Frederick, Colorado for \$1,578,563.00.

EXECUTIVE SUMMARY:

This request is to purchase a Pierce 100ft ladder truck with a clean cab option for \$1,578,563. This unit is a new addition to the fleet and will be assigned to the future Fire Station 7. The build time for this ladder truck is estimated to be 16 months, which has increased since the pandemic and related supply chain impacts. Ordering and purchasing the ladder truck now will allow for the ladder truck to be delivered and ready for service when Fire Station 7 construction is completed.

BACKGROUND OR DETAILED INFORMATION:

This unit is a new addition to the fire department fleet and is planned for assignment to the new Fire Station 7, projected to open in 2024. Current information related to supply chain issues prompted staff to reach out to the dealer and manufacturer to evaluate how these issues were affecting fire department vehicle purchases.

Pierce Fire apparatus has confirmed excessive supply chain issues for their products and associated cost increases. Pierce estimates that if this unit is ordered by February 1, 2022, it will take 16 months for manufacture and delivery of the truck. Orders after February 1, 2022, have an estimated build out time of 24-30 months due to demand and an associated price increase of \$105,569.00 for the purchase of the truck.

In 2019, the City Council approved a sole source justification for Pierce Manufactured Fire Apparatus for fire engines. This truck will be similar to the other three Pierce units purchased in 2019 and 2020 in order to ensure consistency in the fleet. This includes the same clean cab option to minimize carcinogen exposure to firefighters.

FISCAL IMPACT:

The cost of this purchase is \$1,578,563. The manufacturer also offers additional pre-payment discounts depending on when the purchase order is paid. Funding for this unit is planned in the 10-year Capital Improvement Plan through First Responder Sales Tax funding. Because of the lead time required and the opportunity to avoid future cost increases, staff is requesting approval of this purchase. The expenditure will be included and ratified in the future supplemental appropriation primarily for the carryforward of major capital projects.

SUGGESTED MOTION:

I move to approve the City Purchasing Division to enter into a contract with Front Range Fire Apparatus of Frederick, Colorado for the purchase of one (1) Pierce Ladder Truck for the amount of \$1,578,563.

Attachments

1. Sole Source Form - Front Range Fire Apparatus (Ladder Truck)

**CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM**

Date: January 10, 2022 Requested By: Ken Watkins
 Department: Fire Division: Administration
 Vendor Name: Front Range Fire Apparatus, LTD Net Cost Delivered: \$ 1,578,563.00

Provide G/L Account where funds are budgeted: 201-520-185-010.8100_05
 Project code, if applicable N/A

SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: Pierce Enforcer 100 ft Ladder Truck

- The vendor is the original equipment supplier/manufacturer and there are no regional distributors;
- The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
- KW - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds;
- No other equipment is available that shall meet the specialized needs of the department or perform the intended function;
- Detailed justification is available which establishes beyond doubt that the Vendor is the only source practically available to provide the item or service required;
- KW - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

**Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
 After Dept Head approval, forward to Purchasing.**

Department Director Approval:
 I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: Ken Watkins, January 10, 2022
 Department Head Signature Date

Purchasing Approval:
 Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: [Signature], 1/11/22
 Purchasing Manager Signature Date

Final Authorization
 City Manager Approval Required (\$25K to \$50K) yes / no

Signed: _____, _____
 City Manager Signature Date

City Council Approval Required (over \$50K) yes / no

Memorandum

To: Jay Valentine
From: Chris Angermuller, Deputy Chief
Date: January 10, 2022
Subject: Sole Source Justification for Pierce Ladder Truck

The Fire Department would like to enter into a new “sole source” agreement with Front Range Fire Apparatus for the purchase of a 100 ft Pierce Enforcer Ladder Truck. Front Range Fire Apparatus is the local vendor for this product and the sole source agreement would be specifically for aerial ladder trucks.

The Department currently has an established sole source for the purchase of Pierce Enforcer Engines with Front Range Fire Apparatus. Currently the department has four Pierce Enforcer Engines in its fleet. If approved, this will allow for consistency within our fleet as all newer engines and ladder trucks will be from the same manufacturer, allowing for consistent operation of the apparatus. Furthermore, mechanics within the City have attended advanced training thorough Pierce and are currently proficient in the repair and general maintenance needs of Pierce Fire Apparatus. Approval of this sole source request for a Pierce Enforcer Ladder Truck will ensure that our fleet is consistent by utilizing the same apparatus type and manufacturer for engines and ladder trucks.

The purchase price of the requested Pierce Enforcer Ladder Truck is \$1,578,563.00.

Due to the factors noted above, the Department would like to execute a sole source agreement with Front Range Fire Apparatus as they are our local vendor for Pierce Fire Apparatus.

PROPOSAL FOR FURNISHING FIRE APPARATUS

December 30th, 2021

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

The undersigned is prepared to manufacture for you, upon an order being placed by you, for final acceptance by Front Range Fire Apparatus., at its home office in Frederick, Colorado, the apparatus and equipment herein named and for the following prices:

Enforcer 100' Ascendant Tower with Cummins X12 **\$ 1,578,563.00**
525 HP Engine, TAK4, 2,000 GPM Waterous Pump, Husky 3
Foam System, Command Light & Harrison 6 kW Generator.
Per the attached proposal
Delivery is 16.5 to 18.5 months

Option 1 – 100% Pre-Payment of \$1,525,135.00 **Deduct (\$53,428.00)**
Due within 30 days of purchase order
(Includes all other pre-payment options)

Option 2 – Chassis Pre-Payment of \$458,279.00 **Deduct (\$13,748.00)**
3-months prior to completion

Option 3 – Aerial Pre-Payment of \$445,170.00 **Deduct (\$8,903.00)**
2-months prior to completion

Total **\$ 1,578,563.00**

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within 16.5 – 18.5 months after receipt of this order and the acceptance thereof at our office at Frederick, Colorado, and to be delivered to you in Grand Junction, CO

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Unless accepted within 45 days from date, the right is reserved to withdraw this proposition.

FRONT RANGE FIRE APPRATUS.

By: _____
Wayne Kerber
SALES REPRESENTATIVE





Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: January 19, 2022
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Phase II of the Monument Connect Trail

RECOMMENDATION:

Staff recommends approval of the resolution

EXECUTIVE SUMMARY:

The Monument Connect Trail Phase I opened in February 2020. The trail connects downtown Grand Junction with the world-class 80+ mile trail system at Lunch Loops. Phase II picks up that alignment from the Lunch Loop trailhead and continues the 10' concrete trail to South Camp and the Jurassic Flats property at the northwest corner of Monument and South Camp. NEPA permitting is currently being completed. When phase II is complete, the Redlands Loop will be complete and bikes, joggers, and walkers will be connected not only in the beautiful area surrounding the Phase II trail alignment but along the entire expanse of the 10+ mile Redlands Loop. A \$500,000 grant application to Great Outdoors Colorado (GOCO) is being submitted for this project.

BACKGROUND OR DETAILED INFORMATION:

In close partnership with the Colorado West Land Trust, the City has supported recent dramatic improvement and activation in the Monument Road Corridor. In 2009, One Riverfront identified a significant gap in the paved trail system: an extension of the Riverfront Trail along the Monument Corridor to the South Camp Road paved trail system, surrounding neighborhoods, and the public lands along the way. Great Outdoors Colorado also recognized that the Monument Corridor, as the gateway to the Lunch Loop trail system and Colorado National Monument, has enormous potential for

a greenway connector trail.

Since then, a number of critical steps have been taken to close this gap. In 2010, the No Thoroughfare spur was built connecting the Riverfront Trail to Monument Road. It is from this spur that Phase I of the Monument Trail was constructed in 2019. This first phase of the Monument Trail, completed in December of 2019, connects the Riverfront Trail to the Lunch Loop Trailhead and continues to demonstrate tremendous public benefit by providing a wide array of safe outdoor experiences. The concrete, predictable surface has diversified Lunch Loop's open space users, allowing many more to enjoy this more wild and natural area. A large GOCO grant enabled this critical connection that has seen tremendous utilization.

The recent and dramatic growth in trail use (paved trail and single track) throughout the Grand Junction area now further demonstrates the need for additional access to trails and open space. The City of Grand Junction's Parks, Recreation and Open Space (PROS) Master Plan (2020) lists trails and open space as a top community priority and also specifically calls out this Phase II project as a high, near-term priority.

This phase will also complete the Redlands Loop, a 10-mile paved, safe, and enjoyable trail system that will connect downtown Grand Junction, the Lunch Loop trail system, Rigs Hill, neighborhoods, the Audubon and Connected Lakes, and the Colorado Riverfront. The final phase is a 1 ½ mile, 10-foot wide concrete trail that extends from the Lunch Loop Trailhead to Jurassic Flats (public open space on the corner of Monument Road and South Camp Road). Traversing through No Thoroughfare Wash and BLM and City public open space, this final section of the Monument Trail is distanced from the busy Monument Road, connecting trail users to the natural areas that feed into the riparian habitat of the river corridor below.

The GOCO grant application is due February 21 and final awards will be announced on June 9, 2022.

FISCAL IMPACT:

The total project cost of \$1.6 million is included in the 2022 Adopted Budget, and is planned to be funded by the \$500,000 GOCO grant, \$500,000 .75% sales tax, \$350,000 parkland, and \$250,000 in cannabis revenue.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 09-22, a resolution supporting the application for a Community Impact Grant from the State Board of the Great Outdoors Colorado Trust Fund for completion of the Phase II Connect Trail, thereby completing the Redlands Loop.

Attachments

1. RES-GOCO Redlands Loop 011322

RESOLUTION NO. xx-22

A RESOLUTION SUPPORTING THE APPLICATION FOR A COMMUNITY IMPACT GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR PHASE II OF THE MONUMENT TRAIL (THE MISSING LINK) AND THE COMPLETION OF THE REDLANDS LOOP

Recitals:

The Monument Corridor is a hub of the community in many ways, and it is tied together by the Monument Trail, a walk/jog/bike path that is detached from the roadway. The Colorado West Land Trust (CWLT) has once again teamed with the City of Grand Junction and several other partners to continue developing the Monument Corridor.

The project plan involves the final 1.5 mile segment of a 10 mile concrete loop connecting Downtown Grand Junction, the Lunch Loop Trail system (the busiest trailhead in Mesa County), Riggs Hill, numerous Redlands neighborhoods, the Audubon trail, and the Riverfront trail that spans nearly from Fruita to Palisade. Constructing the Redlands Loop (Project) carries out a vision laid out by One Riverfront. This is an approximately \$1,600,000 endeavor to be funded by CWLT, One Riverfront, the City of Grand Junction and hopefully Great Outdoors Colorado (GOCO).

After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a GOCO grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

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

1. The City Council of the City of Grand Junction strongly supports the application to GOCO to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such GOCO grant application.
2. If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project and authorizes the City Manager to sign a grant agreement in a form acceptable to the City, as grantee of the GOCO grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this 19th day of January 2022.

C.B. McDaniel
President, Grand Junction City Council
ATTEST:

Wanda Winkelman
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: January 19, 2022
Presented By: Trenton Prall, Public Works Director
Department: Public Works - Engineering
Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program

RECOMMENDATION:

Authorize the City Manager to submit an application in response to the Colorado Department of Transportation (CDOT) call for projects for the Revitalizing Main Streets program for the Crosby Ave Reconstruction.

EXECUTIVE SUMMARY:

The Colorado Department of Transportation has opened applications for funding under the Revitalizing Main Streets Grant Program. Two funding opportunities exist under this program: \$22 million to be disbursed in amounts of up to \$2 million ("large" grants or "Opportunity 1"); and, \$8 million to be disbursed in amounts of up to \$200,000 ("small" grants or "Opportunity 2"). This request pertains to the Opportunity 1: Larger Safety Infrastructure Grant, for which the call for projects has a request deadline of February 4, 2022.

City staff recommends that substantial roadway upgrades to Crosby Avenue be selected as the object of the City's grant request for this opportunity. The project will provide strong multi-modal connection between Main Street, the Rimrock shopping area, and the existing bicycle-pedestrian bridge over the Union Pacific Railroad tracks between Riverside neighborhood and the rest of Downtown.

BACKGROUND OR DETAILED INFORMATION:

Grant background:

The Revitalizing Main Streets grant fund was developed in 2020 as part of the State of Colorado's response to the COVID-19 pandemic. Early rounds of grant funding under this program were limited to amounts of \$50,000 with a local match of at least 10%. The City of Grand Junction was awarded a grant of that amount to install bicycle and pedestrian wayfinding signage throughout the community, and this project was completed in early 2021.

The Revitalizing Main Streets grant was expanded in March of 2021 to include this Opportunity 1: Larger Safety Infrastructure Grant (up to \$2 million) and an Opportunity 2 grant program (up to \$200,000). The City was not selected in the first round of funding. However, a second phase of funding was authorized and the City was advised to resubmit the Crosby Ave project.

To be eligible for funding, a project should meet all or most of the Program Safety Goals and Economic Recovery Benefits:

- Reduce fatal and serious injury crashes on the transportation system, particularly among bicyclists and pedestrians;
- Support a transportation system that safely accommodates all modes of travel;
- Improve transit access and bike and pedestrian safety and mobility;
- Support the development of connected urban/employment centers and multimodal corridors;
- Provide safe access to opportunity and mobility for residents of all ages, incomes and abilities, including vulnerable users;
- Help communities adjust to the "new normal" travel patterns caused by COVID-19; and
- Deliver practical, simple projects that help stimulate the economy and provide immediate business and employment opportunities in the construction industry.

Project sponsors are not required to commit a match but matching of at least 20% will receive the highest mark for the funding criterion. City staff proposes a 25% match comprised of Transportation Capacity Payment (TCP) funds raised through fees charged to private development as well as the Street Maintenance Fund.

Criteria of Award:

CDOT has established the following criteria for the grant award. The Crosby roadway upgrade is considered by staff to be a highly competitive proposal.

Safety (30%) – There is limited incident data for Crosby Avenue, and it is therefore challenging to quantify the safety improvements proposed. CDOT is encouraging, in the absence of hard data, a qualitative narrative describing the existing narrow footprint Crosby Ave, new residential development and proposed improvements to provide bike lanes, detached path, and street lighting for the "backdoor" connection between Downtown, Riverside and El Poso Neighborhoods, and the Rimrock Business District specifically mentioning the new high density residential under construction at the Railyard.

Promotes Active Transportation (30%) – City staff believe that this project will result in a score of 4 or 5 out of 5 possible points, as it provides more than moderate improvements to new and/or safer access to bike, walking, and transit.

Readiness of Implementation (Pass/Fail) – Scoring is based on how soon the project will be completed, with projects completed by the end of 2021 scoring 5 while completion by the end of 2024 would score 0. Staff believes construction should be complete by the end of 2024, which should be a 2.

Funding Need (5%) – While the project is identified in the City's 10 year Capital Improvement Program (CIP) it is not presently in the balanced 5-year CIP. Staff anticipates full or near-full points on this criterion

Economic Revitalization Benefits (20%) – The City and County median income based on most recent census data places this application in the income bracket of \$45k - \$65k, resulting in an award of 4 out of 5 points for this criterion.

Disproportionately Impacted Communities (5%) - With the proximity of the El Poso and Riverside Neighborhoods, this criteria should be met.

Public Support (5%) – Letters of support are anticipated to be received from the Urban Trails Committee (UTC), Regional Transportation Planning Office (RTPO), Downtown Development Authority (DDA), Chamber of Commerce, and One Riverfront.

Local Match (5%) – Project sponsors are not required to commit a match, but a match of 20% will receive the highest mark for the funding criterion. City staff proposes a 60% match comprised of Transportation Capacity Payment (TCP) funds raised through fees charged to private development, with supplemental funding from the Street Maintenance Fund.

Selected project:

The City continues to invest in Complete Streets Improvements per the adopted Complete Streets Policy, focusing on upgrading streets that serve residential and commercial nodes, as well as on connections that provide a high return in terms of connectivity and safety.

Crosby Avenue extends directly from West Main Street as it leaves the downtown core, connecting to the Rimrock shopping area and the recently constructed Railyard at Rimrock Apartments, one of the largest multifamily residential developments in the City limits. It also serves two of the city's lowest-income neighborhoods, the El Poso and Riverside neighborhoods. Crosby is also the outlet of the bicycle-pedestrian bridge that traverses the Union Pacific Railroad tracks.

Union Pacific Railroad (UPRR) infrastructure bisects much of the Grand Valley, creating a significant barrier from the north side to the south side. Maximizing bicycle and pedestrian infrastructure that serves those connections that traverse the tracks is of high importance to the overall bicycle and pedestrian network. This is of particular relevance in the vicinity of the Colorado Riverfront Trail, which is accessed just to the west of Crosby Avenue. The Riverfront Trail serves as the spine of active transportation in the community, functioning like an arterial for non-motorized transportation; direct access to it from shopping and residential centers is vital to achieving the City's vision for active transportation.

The pursuit of connectivity in the trail and path network is highlighted in several adopted policy documents. Connectivity is one of five key goals in the Downtown Development Authority's Plan of Development. It is also a primary factor in active transportation investment identified in the 2020 One Grand Junction Comprehensive Plan. The Comprehensive Plan calls specifically for a network that provides opportunities for people "to commute, to run errands, and access leisure activities" (p. 30). The Comprehensive Plan also underscores the need to link transit to active transportation. Additionally, the project is specifically identified in both the 2045 Regional Transportation Plan as well as the Urban Trail Committee's top priority projects.

Conditions today do not meet the objectives identified by the Comprehensive Plan. Currently, Crosby Avenue provides only a baseline 24-foot-wide roadway connection with two 12-foot motor vehicle travel lanes with no provisions for bicycles and pedestrians. Landscaping and lighting is non-existent, making the area less attractive to cyclists and pedestrians at present, and a large berm with a raised irrigation facility negatively impacts the line of sight for vehicles and pedestrians. Crosby Avenue is already an area of transit access, with a bus stop located at the north end of the facility where Crosby Avenue becomes Base Rock Street, as well as on the east end of the facility where Crosby becomes Main Street.

Proposed improvements would substantially raise the quality of the bicycle and pedestrian experience on Crosby. Upgrades to be developed with this funding include two 5-foot bicycle travel lanes, a 10-foot multimodal path (detached where possible), a lowered and pressurized irrigation conveyance, and substantially improved landscaping and lighting along the half-mile stretch of Crosby. The two motor vehicle travel lanes would be reduced from 12 feet to 11 feet in width with this reconstruction, in order to help keep speeds closer to posted limits.

Awards are anticipated within 90 days. Projects must be completed and all billings submitted by June 1, 2025.

If selected, the project is proposed for design in 2022 with construction in 2023.

FISCAL IMPACT:

The Revitalizing Main Streets Opportunity 1: Larger Safety Infrastructure Grant 1, is requested to include a 20% local match. The project is estimated at \$2.56 million. The grant request is for \$1 million with a 61% match of \$1.56 million. The project and grant match is included in the City's 2022 and 2023 Capital Improvement Plan.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 10-22, a resolution supporting the grant application for Revitalizing Main Streets Opportunity 1 Grant Program to the Colorado Department of Transportation for reconstruction of Crosby Avenue.

Attachments

1. RES-Revitalizing Main Streets Op 1 Grant Crosby Ave011922

Resolution No. __-22

A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR REVITALIZING MAIN STREETS OPPORTUNITY 1 GRANT PROGRAM FOR CROSBY AVENUE RECONSTRUCTION.

The City Council of the City of Grand Junction by with and through this Resolution expresses its supports for the *Revitalizing Main Streets Opportunity 1: Larger Safety Infrastructure Grant Program* application that the City of Grand Junction will make to the Colorado Department of Transportation for the Crosby Avenue Reconstruction project (“Project.”) The Project will provide strong multi-modal connection between Main Street, the Rimrock shopping area, and the existing bicycle-pedestrian bridge over the Union Pacific Railroad tracks between Riverside neighborhood and the rest of Downtown.

The Colorado Department of Transportation has allocated \$22 million to be disbursed in amounts of no greater than \$2 million to Colorado jurisdictions. A call for projects has been issued.

The *Revitalizing Main Streets Opportunity 1: Larger Safety Infrastructure Grant Program* provides funding for projects such as street upgrades and reconstruction to improve safety for multimodal transportation, as well as other infrastructure projects aimed at achieving safety for multimodal transportation and supporting economic vitality in Colorado communities.

In accordance with the grant purposes, the City proposes to reconstruct approximately one half-mile of Crosby Avenue to install two 5-foot bicycle travel lanes, a 10-foot multimodal path, a lowered and pressurized irrigation conveyance, and substantially improved landscaping and lighting. Completion of the Project is scheduled for 2023.

The City is seeking Colorado Department of Transportation grant funding in the amount of \$1 million (“Grant”) for the Project. The City staff has recommended that the City Council support the Grant application and if awarded that the Grant be utilized.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado that:

The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any Grant awarded.

If the Grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement with the Colorado Department of Transportation for the Project.

PASSED and ADOPTED this 19th day of January 2022

C.B. McDaniel
President of the City Council
ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: January 19, 2022
Presented By: Trenton Prall, Public Works Director
Department: Public Works - Engineering
Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development

RECOMMENDATION:

Authorize the City Manager to sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development.

EXECUTIVE SUMMARY:

The Colorado Water Conservation Board (CWCB), in partnership with the Federal Emergency Management Agency (FEMA) and their contractor, Wood, are currently working with Mesa County and the rest of the Mesa County communities for a flood risk study update. This study will update all of the Flood Insurance Rate Maps (FIRMs) in Mesa County and Incorporated communities.

CWCB requests each community sign an MOA stating that the respective community agrees to work with CWCB, FEMA, Army Corp of Engineers (ACOE), Wood (consultant) and provide requested support in the terms of engineering data that should be considered.

BACKGROUND OR DETAILED INFORMATION:

The Colorado Water Conservation Board (CWCB), in partnership with the Federal Emergency Management Agency (FEMA) and their contractor, Wood, are currently working with Mesa County and the rest of the Mesa County communities for a flood risk study update. This study will update all of the Flood Insurance Rate Maps (FIRMs) in

Mesa County and Incorporated communities.

CWCB is asking that each community sign an MOA stating that the respective community agrees to work with CWCB, FEMA, Army Corp of Engineers (ACOE), Wood (consultant) and provide requested support in the terms of engineering data that should be considered (such as recently completed Las Colonias and Dos Rios elevations).

The MOA also requests that staff remain involved in the overall study process and review information provided, and provide updates to community leaders and pertinent information to homeowners. This City provided information, along with FEMA/CWCB/consultant study may change premiums and flood plain management requirements.

City staff have reviewed the MOA and the methodology proposed is in line with current standard practice and appears sound from a technical standpoint.

Mesa County staff will also be requesting Commission support in late January.

FISCAL IMPACT:

The City's primary involvement will be with staff time from both Community Development and Public Works, including notifying property owners of proposed floodplain changes.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 11-22, a resolution authorizing the City Manager to sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development.

Attachments

1. Study Memo (MOA) Mesa County Phase 2
2. RES-MOA for CWCB Mesa County Risk Mapping Assessment and Planning (MAP) Project 20220119



MEMORANDUM OF AGREEMENT

<i>Project Name:</i>	Mesa County Risk Mapping Assessment and Planning (MAP) Project – Phase 2 Data Development		
<i>Regarding:</i>	Community Partnership and Study Agreement	<i>Date:</i>	December 13, 2021
<i>Community</i>	Mesa County and Incorporated Communities		
<i>Community Contacts</i>	Carrie Gudorf, Mesa County - Stormwater Manager and FPA, Carrie.Gudorf@mesacounty.us , 970.244.1811 Sam Atkins, City of Fruita – City Engineer, satkins@fruta.org , 970.858.8377 x1 Ken Haley, City of Grand Junction – Engineering Manger and FPA, kennethh@gjcity.org , 970.244.1543 Melonie Matarozzo, Town of Collbran – Town Administrator / FPA, townmanager@townofcollbran.us , 970.487.3751 Care’ McInnis, Town of De Beque – Town Manager and FPA, CMcInnis@debeque.org , 970.283.5475 x109 Brain Rusche, Town of Palisade – Planner and FPA, brusche@townofpalisade.org , 970.464.5602		
<i>Project Contacts:</i>	Terri Fead, CWCB Floodplain Mapping Coordinator: terri.fead@state.co.us , 303.866.3441 x3230 Marta Blanco Castaño, CWCB Flood Mapping Program Assistant: marta.blancocastano@state.co.us , 303.866.3441 x3225 Christine Gaynes, FEMA Region VIII Civil Engineer, christine.gaynes@fema.dhs.gov , 202.480.1265 Chris Ide, Wood – Project Manager, christopher.ide@woodplc.com , 303.742.5337 Elizabeth Jefferson, Wood – Project Engineer, Elizabeth.Jefferson@woodplc.com , 303.630.0810		

The Colorado Water Conservation Board (CWCB), in partnership with the Federal Emergency Management Agency (FEMA) and their contractor, Wood, are currently working with Mesa County and Communities for a flood risk study update. A Phase 1 project has already been completed, including Discovery and two-dimensional (2D) base level engineering (BLE) analyses throughout the county. A Discovery Meeting where BLE results were shared with Mesa County and Incorporated Communities (referred to as The Communities) was held on June 14, 2019. After the Phase 1 effort was complete, a preliminary assessment of the Colorado River Levee in Grand Junction to assess the levee condition, existing data, and suitability for certification was completed. This information was presented on October 27, 2021 at a levee preliminary assessment meeting with the City of Grand Junction and stakeholders. The information presented at both meetings was also provided in reports and supplemental data shared with the community.

Following the completion of this Phase 1 Risk MAP effort, the Phase 2 of the Risk MAP project was initiated. Survey to be used in the Phase 2 portion of the project began to be collected during Fall 2021. A Phase 2 check-in meeting with the Communities was held virtually on December 3, 2021. Since that time and the date of this Memorandum of Agreement (MOA), additional correspondence has taken place to finalize the scope, discuss the use and adoption of BLE data, and review the path forward regarding levee certification. At this time, the Phase 2 project is ready to move forward. This MOA serves to formally document the selected scope and methodology, and inform all study partners on expectations while working together.

Purpose of the MOA

This MOA serves as an agreement with The Communities that:

- Detailed and approximate flood studies will commence
- The Communities will partner with CWCB, FEMA, and relevant project stakeholders (e.g., Wood, U.S. Army Corps of Engineers/USACE)
- The Communities were informed of and generally agree with the selected technical approach (this does not mean that Communities agree with the results that will be produced, but rather agreement is being provided on the general approach to be taken).
- The Communities will provide the support items identified under “community responsibilities”

This MOA also serves to document the following items:

- Specifics of the flood study scope and approach.
- That CWCB has coordinated and will continue to coordinate with the appropriate Community contacts and floodplain administrators regarding the project study scope and process; and
- This MOA includes FEMA’s Standard Identification (SID) 620 as an enclosure. Signing this MOA fulfills the FEMA requirements pertaining to notifying communities of a study and selected engineering models and methodologies.



FACT SHEET/STUDY MEMO

This Project may take multiple years to complete, so it is important to have a record of key decisions and coordination efforts. It is also important to have concurrence from the Communities regarding the project approach, agreement to partner, and the breakout of required actions, which we are requesting in the form of a signature at the bottom of *EITHER* this form, or a corresponding [Google Form](#) linked within this memo.

Project Objective

The Project involves conducting new flood hazard analyses, producing new or updated flood risk information and datasets, and generating special flood hazard area (SFHA) delineations for select streams in Mesa County, CO. These streams are currently not considered “Valid” in FEMA’s Coordinated Needs Management Strategy (CNMS) database, or were identified by communities as needing restudy. This project is commencing the official Data Development Phase in December of 2021 and its resulting products and deliverables are expected to form the basis for a regulatory update for all studied streams under FEMA’s Risk Mapping, Assessment and Planning (Risk MAP) Program.

The regulatory update (through the Preliminary and Post Preliminary Phases 3 and 4) is being funded with FEMA’s Fiscal Year 2021 funds. **Results from this study are recommended to inform and support revisions to the effective floodplains shown on FEMA’s Flood Insurance Rate Maps (FIRMs) for Mesa County and Incorporated Communities.** This could result in identification of both potential increases and decreases in base flood elevations (BFEs), SFHAs (areas subject to inundation during a 1-percent-annual-chance flood), and floodway delineations (where applicable). The project may also result in new SFHA delineations where there is currently no effective mapping.

Homes identified in these SFHAs that have federally backed mortgages or loans will be required to obtain flood insurance. Throughout this Project, CWCB and Wood plan to partner with Federal, State, local government entities, and other relevant stakeholders to collaborate on project efforts to identify flood risk, increase flood awareness, and assist in identifying risk mitigation actions.

Areas to be Studied

During the Phase 1 project, 2D BLE hydraulic modeling was conducted for a complete coverage of Mesa County (roughly 3,340 square miles). Draft floodplain delineations were provided for all drainages in the county, of which flooding sources with a tributary area greater than or equal to 1 square mile are typically considered usable for Zone A approximate regulatory purposes. While not all of these flooding sources will be mapped on a FEMA FIRM, the information may be used as best available information for local floodplain and emergency management to encourage safer, informed planning and development practices.

The focus of this Phase 2 flood study is to produce detailed mapping (Zone AE) as well as refined approximate mapping (Zone A) for specific reaches, which is different than the approximate watershed-based approach employed in the prior Phase 1. The Phase 2 detailed and approximate reaches are summarized in the table below and are displayed in Figure 1 as well as in the [ArcGIS Online map](#) accompanying this memo.

The proposed hydraulic modeling approach for each reach studied utilizes the USACE’s Hydrologic Engineering Center’s Riverine Analysis System (HEC-RAS) version 6.1. One dimensional (1D) and two dimensional (2D) methodologies were selected based on stream characteristics and input from the Community. Floodways will be delineated for all detailed reaches unless otherwise requested.

Figure 1 and Table 1 below present the flood sources scoped for the Phase 2 portion of this project as well as detailed information about the effective mapping and proposed studies. Additional details and the precise limits for each reach can be viewed using the corresponding [ArcGIS Online Map](#) shared with this memo. **If the Community would like to revise the proposed study reaches, include additional reaches, or modify the type of study or modeling methods proposed for use (e.g. 1D vs 2D, with or without floodway), we request that you **contact us or provide concurrence by January 13th, 2022.****



MEMORANDUM OF AGREEMENT

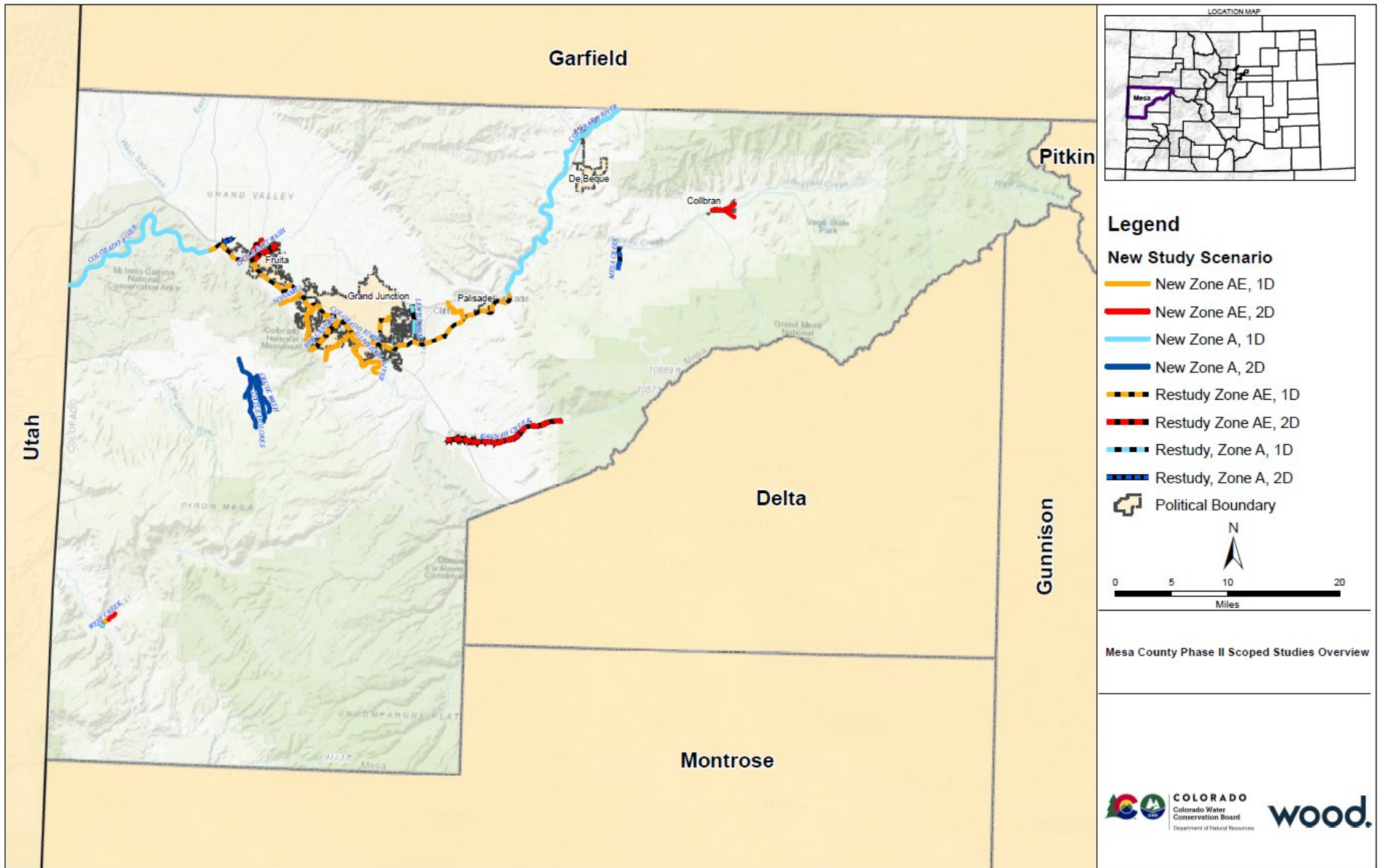


Figure 1: BLE Data and Scoped Phase II Reaches



FACT SHEET/STUDY MEMO

Table 1: Study Reach Information

Affected Communities	Stream Reach	Length (miles)	Effective Mapping Zone	Study Type	Updated Mapping Zone	Hydraulic Model Approach	Upstream Limit	Downstream Limit
Fruita, Mesa County Unincorporated	BIG SALT WASH	2.7	AE	Restudy	AE	2D Unsteady	1 mile Upstream of 17 Rd	Confluence with the Colorado River
	LITTLE SALT WASH	3.2	AE	Restudy	AE	2D Unsteady	L Rd	Confluence with the Colorado River
	REED WASH	1.3	A	Restudy	A	2D Unsteady	1,500ft Upstream of US HWY 50	Confluence with the Colorado River
Grand Junction, Fruita, Palisade, Mesa County Unincorporated	Colorado River R2	35.7	AE	Restudy	AE	1D	6.1 miles Downstream of HWY 340 crossing	1,100ft Upstream of I-70 Crossing
Grand Junction, Mesa County Unincorporated	INDIAN WASH	2.1	AE	Restudy	AE	1D	220ft Upstream of Grand Valley Canal Crossing	260ft Downstream of I-70 Business Crossing
	LEWIS WASH	3.4	A	Restudy			410ft Upstream of I-70 Crossing	Confluence at East Lake
	LIMEKIN GULCH	4.2	N/A	New	AE	1D	2,850ft Upstream of Redlands Second Lift Canal Crossing	Confluence with the Colorado River
	NO THOUROUGHFARE CANYON	4.4	N/A	New	AE	1D	3.6 miles Upstream of Monument Rd Crossing	Confluence with the Colorado River
	RED CANYON	3.9	Limited AE	Upgrade	AE	1D	1.1 Miles Upstream of S Camp Rd Crossing	Confluence with the Redlands Power Canal
Collbran, Mesa County Unincorporated	BUZZARD CREEK	0.9	A	Upgrade	AE	2D Unsteady	0.9 Miles Upstream of Confluence	Confluence with Plateau Creek
	GROVE CREEK	1.1	A, AE	Upgrade	AE	2D Unsteady	0.45 Miles Upstream of 58 7/10 Rd Crossing	Confluence with Plateau Creek
	PLATEAU CREEK	2.3	A, AE	Upgrade	AE	2D Unsteady	0.5 Miles Upstream of Main St Crossing	150ft Downstream of Confluence with Clover Gulch



FACT SHEET/STUDY MEMO

Affected Communities	Stream Reach	Length (miles)	Effective Mapping Zone	Study Type	Updated Mapping Zone	Hydraulic Model Approach	Upstream Limit	Downstream Limit
De Beque, Mesa County Unincorporated	Colorado River R3	24.2	N/A	New	A	1D	Mesa - Garfield County Line	6.1 miles Downstream of HWY 340 crossing
Mesa County Unincorporated	BOSLEY	2.8	N/A	New	AE	1D	500ft Upstream of I-70 Crossing	Confluence with the Colorado River
	Colorado River R1	20	N/A	New	A	1D	1,100ft Upstream of I-70 Crossing	State Line
	DOLORES RIVER	0.7	A	Restudy		1D	1,000ft Upstream of Confluence with West Creek	1,040ft Downstream of HWY 141 Crossing
	GUNNISON RIVER	7.1	A	Upgrade	AE	1D	3,900ft Downstream of Confluence with Ladder Creek	Confluence with the Colorado River
	KANNAH CREEK	15.6	AE	Restudy	AE	2D Unsteady	610ft upstream of Kannah Creek Highline Ditch gate	Confluence with Indian Creek
	LITTLE DOLORES	30.9	N/A	New	A	2D Unsteady	3,000ft Upstream of Thompson Reservoir Number 2 Dam	Various
	MESA CREEK	1.8	A	Restudy	A	2D Unsteady	1,900ft Upstream of KE Rd Crossing	Confluence with Plateau Creek
	MONUMENT CANYON	2.5	N/A	New	AE	1D	2,350ft Upstream of Broadway Crossing	Confluence with the Colorado River
	WEST CREEK	1.7	A, AE	Upgrade	AE	1D	3,200ft Upstream of Unnamed Rd Crossing	Confluence with Dolores River
Total	22 Reaches	172.4						

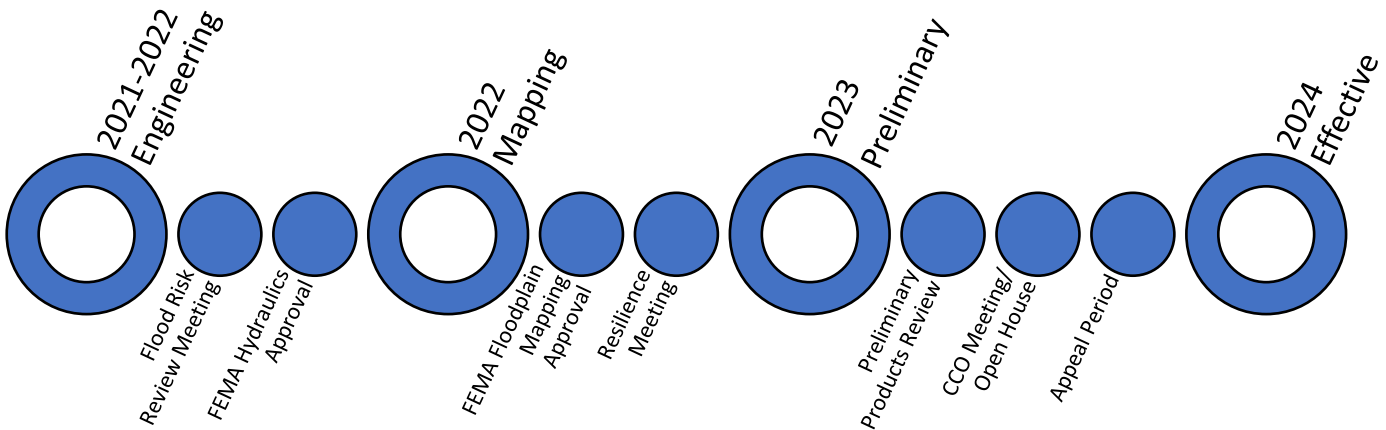
Cells in the light orange shading are meant to be filled out by the communities for whom those reaches will be studied.



MEMORANDUM OF AGREEMENT

Project Schedule

A high-level schedule for the flood risk project is presented below (subject to change).



General Project Approach for Flood Risk Studies

The following methodology will be applied to this study, which is in accordance with applicable FEMA Risk MAP Technical References, [Guidelines and Standards](#) for Flood Risk Analysis and Mapping. The flood study tasks vary based on the level of study for the designated reaches, which are outlined in Table 1 and the Scoping Map. Enhanced Level studies (mapped as Zone AE) include survey and field reconnaissance and will eventually result in special flood hazard area (SFHA) delineations with plotted Base Flood Elevations (BFEs) and delineated floodways (unless otherwise requested). Base Level / Approximate (mapped as Zone A) studies do not incorporate field reconnaissance or survey data, rely exclusively on topographic data for terrain information, and will eventually result in model-backed SFHAs without plotted BFEs.

The Project tasks include the following level of effort:

- Field Survey and Reconnaissance – Channel bathymetry and structure survey is being collected for all detailed reaches. Bathymetric survey data is also being collected for approximate reaches along major flooding sources such as the Colorado River. The approximate locations of survey collection can be seen in the [ArcGIS Online map](#) shared along with this memo. Survey information collected includes:
 - Documenting the condition and types of hydraulic structures, such as bridges and culverts, and measuring structure dimensions.
 - Measuring channel dimensions and elevations including the bank and overbank areas along specified cross-sections. Cross-sections are spaced every 2,000 to 3,000ft for detailed studies, except where bathymetry is captured at structures, and every 5 miles for approximate studies.
- Topographic Data – This effort will include generating terrain models using Quality Level 2 Light Detection and Ranging (LiDAR) datasets, which were collected between 2015 and 2016 with 10cm vertical accuracy. If additional topographic data is provided by communities by or before **January 13th, 2022** these data can also be incorporated.
- Hydrology – New or updated hydrological analyses have been completed for most of the scoped flooding sources and will be submitted to FEMA for review in December 2021. Where sufficient stream gage data is available, a Bulletin 17C statistical stream gage analysis was used to estimate hydrology. For detailed studies where stream gage data was not available, a rainfall run-off model was developed using the Hydrologic Engineering Center – Hydrologic Modeling System (HEC-HMS). The HMS models were calibrated based on local stream gage data and effective hydrology within Mesa County. For the approximate studies where sufficient gage data was not available to complete a 17C analysis, the rain-on-mesh hydrology developed as part of the BLE study was leveraged. This hydrology methodology uses NOAA Atlas 14 data, nested hyetographs, and aerial reduction coefficients to estimate rainfall onto the hydraulic mesh. The hydraulic model then aggregates and routes the run-off. The BLE rain-on-mesh hydrology was calibrated based on local gage data and is reliable for approximate studies. Information about the hydrological method used for each flood source can be found in the attached SID 620 form. The 10%, 4%, 2%,



FACT SHEET/STUDY MEMO

1%, 1% plus, and 0.2% annual chance events were estimated for all flood sources. For reference, a chart with recurrence intervals and annual chance exceedance percentages is included in Table 2.

Table 2: Recurrence Intervals and Annual Chance Exceedance Probabilities

Recurrence Interval (years)	Annual Exceedance Probability (%)
10	10
25	4
50	2
100	1
100-plus	1+
500	0.2

- Hydraulics – New and Updated hydraulics will include performing detailed and approximate 1D steady-state and 2D unsteady-state hydraulics using HEC-RAS 6.1. Floodways will be delineated for all detailed reaches (unless otherwise requested). Additional modeling information can be found in Table 1.
- Flood Risk Products – This will include flood hazard mapping spatial files and exhibits containing results of the analysis, as well as non-regulatory products (e.g., changes since last firm [CSLF], areas of mitigation interest [AOMI], etc.). All data will be formatted to meet [FEMA’s technical references](#).

Community Responsibilities

Communities participating in the National Flood Insurance Program (NFIP) are typically required to provide updates regarding flood risk, as described in [44 CFR 65.3](#). CWCB and FEMA are offering support to identify revised flood risks by initiating this project. While providing this support, CWCB and FEMA ask that the community agree to lead the following tasks:

- Identify any other agencies or stakeholders that should be included in the process.
- Provide updates to community leaders and pertinent information to homeowners. Make sure they understand this will result in identified floodplain changes for future phases of the study.
- Provide any prior engineering study or data that should be considered in this analysis before the main study process is underway. This includes identifying any upcoming or ongoing Conditional Letters of Map Revision or Letters of Map Revision (CLOMRs/LOMRs) across the study areas.
- Remain involved with the overall study process and review any information provided to offer concurrence with results, as well as be engaged and ask questions, raise concerns if/when applicable, and communicate with the project team.
- Identify any contact/staff changes related to this project as they occur to avoid communication gaps.
- Sign this MOA and ensure that all new community contacts review and re-submit this agreement.
- Identify any needs to support outreach or project understanding.

Stakeholder coordination is a significant part of this effort. The CWCB will help craft messaging and outreach materials for communities as appropriate, when requested. Some materials that have already been created can be accessed on www.coloradohazardmapping.com. Project information will be included on the project website at the [Mesa County Project Page](#). The next official meeting and communication between the Communities and CWCB will be a Flood Risk Review meeting in spring/summer 2022 to discuss draft hydraulic results and draft floodplains.

Request for Concurrence

Should you have any questions or comments regarding the stated scope of work, please contact Terri Fead, *CWCB Floodplain Mapping Program Coordinator* (terri.fead@state.co.us, 303.866.3441 x3230), Marta Blanco Castaño, *CWCB Flood Mapping Program Assistant* (marta.blancocastano@state.co.us, 303.866.3441 x3225), or Chris Ide, *Wood Project Manager*, (christopher.ide@woodplc.com, 303.742.5337). **Otherwise please indicate your concurrence with the above approaches and project understanding by returning a signed copy of this Fact Sheet/Study Memo to the**



FACT SHEET/STUDY MEMO

above contacts; **OR** you may alternatively **sign the following Google Form:**

<https://forms.gle/jPfefab6YEJZAUaN8>

Signing indicates concurrence with the general approach and partnership responsibilities but does not imply acceptance of future results nor ownership for their development. It is preferred that two community representative sign; however, it is at the community's discretion who should sign. **We kindly request that you provide concurrence by January 13th, 2022.** We appreciate your timely response and look forward to working with you on this Study.

Printed Name of Floodplain Administrator (FPA)

Community Name

Signature of FPA

Date

Printed Name of Community Executive Officer (CEO) or designee

Signature of CEO

Date

Resolution No. __-22

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF AGREEMENT (MOA) WITH THE STATE OF COLORADO FOR THE MESA COUNTY RISK MAPPING ASSESSMENT AND PLANNING (MAP) PROJECT - PHASE 2 DATA DEVELOPMENT

The Colorado Water Conservation Board (CWCB), in partnership with the Federal Emergency Management Agency (FEMA) and their contractor, Wood (Consultant) are currently working with Mesa County and the rest of the Mesa County communities for a flood risk study update. This study will update all of the Flood Insurance Rate Maps (FIRMs) in Mesa County and Incorporated communities.

CWCB is asking that each community sign a MOA stating that the City agrees to work with CWCB, FEMA, Army Corp of Engineers (ACOE) Consultant and provide requested support in the terms of engineering data that should be considered.

The MOA requests that staff remain involved in the overall study process and review information provided and provide updates to community leaders and pertinent information to homeowners. This City provided information, along with FEMA/CWCB/consultant study may change premiums and flood plain management requirements.

City staff has reviewed the MOA and the methodology proposed is in line with current standard practice and appears sound from a technical standpoint.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado that:

The City Council of the City of Grand Junction authorizes the City Manager to sign a memorandum of agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) project – Phase 2 Data Development.

PASSED and ADOPTED this 19th day of January 2022

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: January 19, 2022
Presented By: Doug Shoemaker, Chief of Police
Department: Police
Submitted By: Doug Shoemaker, Chief of Police

Information

SUBJECT:

A Resolution Authorizing an Application to the Colorado Department of Local Affairs (DOLA) for the 2022 Peace Officers Mental Health Grant (POMH)

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

On April 4, 2017, Governor Hickenlooper signed into law House Bill 17-1215 Concerning Mental Health Support for Peace Officers. This bill authorizes The Peace Officers Behavioral Health Support and Community Partnerships grant program within the Department of Local Affairs (DOLA) for law enforcement agencies, peace officer organizations, public safety agencies for certain purposes. Behavioral health or community-based social services providers are eligible to apply in partnership with law enforcement or public safety agencies. The purpose of this item is to authorize the application for the 2022 Peace Officers Mental Health Grant.

BACKGROUND OR DETAILED INFORMATION:

On April 4, 2017, Governor Hickenlooper signed into law House Bill 17-1215 Concerning Mental Health Support for Peace Officers. This bill has been amended by House Bill 21-1030. As a result, C.R.S. 24-32-3501 authorizes The Peace Officers Behavioral Health Support and Community Partnerships grant program within the Department of Local Affairs (DOLA) for law enforcement agencies, peace officer organizations, public safety agencies for purposes 1-6 stated below. Behavioral health or community-based social services providers are eligible to apply in partnership with law enforcement or public safety agencies for the purposes identified in 1-2 below:

1. Co-responder community responses;
2. Community-based alternative responses;

3. Counseling services for peace officers and their immediate family members;
4. Assistance for development and implementation of policies to support peace officers who are involved in shootings or fatal use of force;
5. Training and education programs that teach peace officers and their immediate family members the symptoms of job-related mental trauma and how to prevent and treat such trauma;
6. Peer support programs for peace officers.

For the 2022 cycle, the Colorado Department of Local Affairs has total funding of \$3,000,000 available. \$2,000,000 has been set aside for costs associated with peace officers (including their immediate family members) behavioral health counseling, training/education, and peer support programs for peace officers. \$1 million has been set aside for costs associated with co-responder/community-based alternative response projects. GJPD plans to apply for grant funds that will allow for mental health support and counseling services for our peace officers. GJPD will be requesting \$30,000 in grant funding to cover the monthly retainer for four local licensed professional counselors who have backgrounds working with first responders. This retainer will include three hours per week in the Police Department building for drop-in appointments, six trainings per year with the Peer Support Team which provides additional mental health support to officers, attending briefings and ride-alongs, and other functions as needed to establish connections with GJPD employees.

FISCAL IMPACT:

If the grant application is successful, the requested \$30,000 will cover mental health support and counseling services for GJPD officers. This grant revenue and spending is included in the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 12-22, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs (DOLA) for the 2022 Peace Officer Mental Health (POMH) Grant.

Attachments

1. CRS 24-32-3501
2. RES-2022 POMH Grant

Colo. Rev. Stat. § 24-32-3501

Section 24-32-3501 - Peace officers behavioral health support and community partnerships grant program - created - report - rules - fund - definitions - repeal

- (1) There is created in the department of local affairs, referred to in this section as the "department", the peace officers behavioral health support and community partnerships grant program to provide grants to law enforcement agencies, behavioral health entities, county or district public health agencies, community-based social service and behavioral health providers, peace officer organizations, and public safety agencies for the purposes identified in subsection (2) of this section.
- (2) Grant recipients may use money received through the grant program for the following purposes:
- (a) Co-responder community responses;
 - (b) Community-based alternative responses;
 - (c) Counseling services for peace officers and their immediate family members, including reimbursing peace officers who have paid the costs of their own counseling services;
 - (d) Assistance for law enforcement agencies' development and implementation of policies to support peace officers who are involved in a shooting or a fatal use of force;
 - (e) Training and education programs that teach peace officers and their immediate family members the symptoms of job-related mental trauma and how to prevent and treat such trauma; and
 - (f) Peer support programs for peace officers.
- (2.5) [Deleted by 2021 amendment.]
- (3) Public safety agencies, law enforcement agencies, and peace officer organizations that apply for grants pursuant to subsection (2) of this section are encouraged to do so, to the extent possible, in collaboration with the community mental health centers and other community-based social service or behavioral health providers in their regions.
- (4) The department shall administer the grant program and, subject to available appropriations, shall award grants as provided in this section from the fund created in subsection (7) of this section.
- (5) The executive director of the department, or the executive director's designee, shall develop policies and procedures as may be necessary to implement and administer the grant program. At a minimum, the policies and procedures must specify:
- (a) The time frames for applying for grants, the form of the grant program application, and the time frames for distributing grant money;
 - (b) The criteria for the department to use in awarding and denying grants;

(c) That a public safety agency may apply for a grant for the purpose outlined in subsection (2)(a) or (2)(b) of this section;

(d) That a law enforcement agency or peace officer organization may apply for a grant for the purposes outlined in subsections (2)(a) to (2)(f) of this section; and

(e) That a behavioral health entity, county or district public health agency, or community-based social service or behavioral health provider may apply for a grant in partnership with a law enforcement agency or public safety agency for the purposes outlined in subsection (2)(a) or (2)(b) of this section.

(6)

(a) In accordance with a schedule to be determined pursuant to policies and procedures developed by the executive director of the department, each grant recipient shall submit to the department a report that describes and includes documentation of the grant recipient's use of the grant money. The report must also include any information required by the department pursuant to The policies or procedures developed by the department pursuant to subsection (5) of this section. In preparing The report, each grant recipient shall redact the names and any other personal identifying information of each peace officer who received services, training, or education with grant money.

(b)

(I) The department shall include a summarized report of the activities of the grant program beginning in fiscal year 2017 through fiscal year 2021 in the department's annual presentation to the committees of reference pursuant to section 2-7-203 for the 2022 legislative session. This subsection (6)(b)(I) is repealed, effective November 1, 2021.

(II) Beginning with the 2023 regular legislative session and each regular legislative session thereafter, the department shall include a summarized report of the activities of the grant program in the department's annual presentation to the committees of reference pursuant to section 2-7-203. Notwithstanding section 24-1-136 (11)(a)(I), the reporting requirements set forth in this section continue indefinitely.

(7)

(a) The peace officers behavioral health support and community partnership fund, referred to in this section as the "fund", is created in the state treasury. The fund consists of gifts, grants, and donations credited to the fund pursuant to subsection (7)(b) of this section and any other money that the general assembly may appropriate or transfer to the fund. Subject to annual appropriation by the general assembly, the department may expend money from the fund for the purposes of this section. The department may use up to five percent of the money annually appropriated to the fund to pay the direct and indirect costs that the department incurs in administering the grant program.

(b) The department may seek, accept, and expend gifts, grants, or donations from private or public sources for the purposes of this section. The department shall transmit all money

received through gifts, grants, or donations to the state treasurer, who shall credit the money to the fund.

(c) The state treasurer shall credit all interest and income derived from the deposit and investment of money in the fund to the fund. At the end of any fiscal year, all unexpended and unencumbered money in the fund remains therein and shall not be credited or transferred to the general fund or any other fund.

(d)

(8) As used in this section, unless the context otherwise requires:

(a) "Behavioral health entity" means a behavioral health entity licensed pursuant to article 27.6 of title 25.

(b) "Community-based alternative response" means a person-centered crisis response to community members who are experiencing problems related to poverty, homelessness, behavioral health, food insecurity, and other social issues, that directs certain calls for police service to more appropriate support providers in lieu of a police response.

(c) "Community-based social services and behavioral health providers" means providers of community-based alternative response and Co-responder community response.

(d) "Co-responder community response" means a model of criminal justice diversion that pairs law enforcement and behavioral health providers to intervene and respond to behavioral health-related calls for police service, utilizing the combined expertise of the law enforcement officer and behavioral health specialist to de-escalate situations and help link individuals with behavioral health issues to appropriate services.

(e) "County or district public health agency" means a county or district public health agency created pursuant to section 25-1-506.

(f) "Law enforcement agency" means the Colorado state patrol, the Colorado bureau of investigation, the department of corrections, the department of revenue, a county sheriff's office, a municipal police department, a campus police department, a town marshal's office, or the division of parks and wildlife.

(g) "Peace officer organization" means:

(I) A statewide association of police officers and former police officers; or

(II) An organization within the state that provides services and programs that promote the mental health wellness of peace officers and that has at least one peace officer or former peace officer serving on its board of directors or in a comparable capacity.

(h) "Public safety agency" means an agency providing law enforcement, fire protection, emergency medical, emergency response services, or emergency dispatch services in response to 911 calls, as defined in section 29-11-103 (3).

C.R.S. § 24-32-3501

Amended by 2021 Ch. 354, § 2, eff. 9/7/2021.

Amended by 2019 Ch. 223, § 1, eff. 8/2/2019.

Added by 2017 Ch. 150, § 3, eff. 8/9/2017.

L. 2017: Entire part added, (HB 17-1215), ch. 150, p. 507, § 3, effective August 9.

2021 Ch. 354, was passed without a safety clause. See Colo. Const. art. V, § 1(3).



RESOLUTION NO. 2022-25

A RESOLUTION SUPPORTING THE APPLICATION FOR THE FY 2022 PEACE OFFICERS BEHAVIORAL HEALTH SUPPORT AND COMMUNITY PARTNERSHIP GRANT (POMH) FROM THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA)

Recitals:

City Council has considered, and for the reasons stated herein, authorizes an application by the City for the FY 2022 Peace Officers Behavioral Health Support and Community Partnership Grant. The grant will provide financial assistance to the Grand Junction Police Department (GJPD) to provide mental health support to officers and training to the Department's Peer Support Team (Project).

The GJPD was awarded a POMH grant in 2021 and with approval of this Resolution will apply for the 2022 cycle. A grant application cannot be submitted unless approved by the City Council.

The GJPD is requesting \$30,000 (Grant) to cover the monthly retainer for four local licensed professional counselors who specialize in working with first responders. The monthly retainer will include three hours per week in the Police Department for drop ins, six trainings per year with the Peer Support Team, which provides additional mental health support to officers, attending briefings and ride-alongs, and other functions as needed to establish connections with GJPD employees

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

- 1: The City Council of the City of Grand Junction strongly supports the application to DOLA to obtain funds needed to complete the Project and the City Manager is authorized and directed to work to finalize and timely submit such 2022 DOLA POMH grant application.
- 2: If the Grant is awarded, the City Council strongly supports the completion of the Project and authorizes the City Manager to sign a grant agreement in a form acceptable to the City, as grantee of the 2022 DOLA POMH Grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this 19TH day of January 2022.

C.B. McDaniel
President, Grand Junction City Council

ATTEST:

Wanda Winkelman
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: January 19, 2022

Presented By: Jodi Welch, Finance Director, Greg Caton, City Manager

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance Making Supplemental Appropriations for Employee Childcare Facility

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations for Employee Childcare Facility and amending the 2022 City of Grand Junction Budget.

EXECUTIVE SUMMARY:

The City recognizes the need to expand childcare options for our employees. It is especially difficult for those employees working shift schedules and the availability of childcare is a challenge throughout the community. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. Offering these services will also enhance recruiting and retention efforts. By offering childcare options, the City can reduce the potential of employees leaving the workplace or not returning after bringing a new child into the family.

As part of this effort, an existing facility has been located and the City applied for an Employer Based Child Care Facility Grant last month in the amount of \$800,000 to fund a portion of the purchase of the facility and part of the improvements. The City received notice of intent to award on December 20th (attached). The total capital project is estimated at \$1.3 million, funded by the existing \$500,000 in the 2022 adopted budget and the \$800,000 grant award. The facility is expected to be operational in July 2022 and has an estimated 2022 operating budget of \$312,000 (including \$40,000 in start-up costs), of which \$213,000 is expected to be covered by fee revenue with the difference of \$99,000 covered within the existing 2022 Adopted Budget.

The supplemental appropriation is required to authorize spending on the capital project in the Capital Fund and spending for the operational budget in the General Fund.

BACKGROUND OR DETAILED INFORMATION:

Property Acquisition and Improvements: As directed by the City Council Property Committee, an offer to purchase a former childcare facility has been negotiated and agreed upon for \$650,000 with an anticipated closing date in January 2022. The contract will come to City Council for approval at the January 19, 2022 City Council meeting. This facility requires improvements to make it operational and the total cost for the childcare facility project (including acquisition) is estimated at \$1.3 million.

Grant: In order to leverage funding, the City pursued the Employer Based Child Care Facility Grant from the State of Colorado through the Colorado Division of Human Services (CDHS) last month for \$800,000. The City was notified on December 20, 2021 that the Department had selected the City as one of four recipients of the funding (notice of intent to award attached).

Operation: The proposed childcare facility offers three separate spaces perfect for three age group classrooms, including 10 infant spots (6 weeks – 18 months), 10 toddler spots (12 months – 36 months), and 20 Preschool spots (3 years – 4 years). The facility and the childcare operations would be fully licensed under the Office of Early Childhood, which has specific guidelines related to childcare operations, staff-to-child ratios and square footage requirements. The staffing model for the childcare facility would be to hire one Daycare Director, three Early Childhood Teachers for each of the age-specific classrooms, and then multiple Assistant Early Childhood Teachers to meet the required staff-to-child ratios. The annual operation is expected to cost \$530,000, offset by \$430,000 in fee revenue which would require a \$100,000 annual subsidy. It is likely after the first six months of operation that staff will be able to identify cost-saving measures or additional revenues to reduce the ongoing subsidy.

Additional information regarding the facility purchase, employee childcare needs and use survey, operations, and staffing was provided to City Council on December 23, 2021 and is attached to this report for further reference.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and is supported by the supplementary documents incorporated by reference above.

The supplemental amount required for the Sales Tax Capital Improvement Fund is \$1,300,000 for the capital project, offset by the \$800,000 in grant revenue and includes the already budgeted \$500,000 for employee childcare. The total operating costs are estimated as \$312,000, however spending authority is only needed for the portion covered by expected fee revenue because the difference of \$99,000 will be absorbed in

the existing budget. The supplemental amount required for the General Fund is \$213,000. (this section updated 1/19/2022)

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5049, an ordinance making Supplemental Appropriations to the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 on final passage and order final publication in pamphlet form.

Attachments

1. Notice of Intent to Award - RFA 2022000099 Employer-Based Child Care Facility Grant
2. Childcare Program Memo122321
3. January 19th 2022 Supplemental Appropriation Ordinance

STATE OF COLORADO



COLORADO

FINANCIAL SERVICES
Andrea Eurich, Controller

PROCUREMENT DIVISION
1575 Sherman St., 6th Floor
Denver, Colorado 80203
Phone 303-866-3227
FAX 303-987-4610



Jared Polis
Governor

Michelle Barnes
Executive Director

December 20, 2021

RE: RFA 2022000099 Employer-Based Child Care Facility Grant.

Good Afternoon,

This letter is to inform you that Colorado Department of Human Services (CDHS) has completed the evaluation of proposals received in response to RFA 2022000099 Employer-Based Child Care Facility Grant. CDHS intends to award the following vendors the work identified in the solicitation:

Eagle Schools
Community Hospital
City of Grand Junction
Full Plate Management

Provided no protest regarding this solicitation and award is received, it is the intent of the CDHS to enter into a contractual agreement with the identified vendor in compliance with the terms and conditions stated in the solicitation, published addenda, and the response proposal. Final award will be contingent upon successful contract discussions.

Thank you again for your proposal and interest in this important project. If you would like to leave feedback about any part of the solicitation process, please provide the feedback at the following link:
<https://docs.google.com/forms/d/e/1FAIpQLScIgv9lgrT3x5AGzcvT1xkvpucrRhhN5QJ23vLcbyfvc2sma/w/viewform>

Sincerely,

Ryan Yarrow
Purchasing Agent

TO: Members of City Council
FROM: Greg Caton, City Manager
DATE: December 23, 2021
SUBJECT: Childcare Program Update

The City recognizes the need to expand childcare options for our employees. It is especially difficult for those employees working shift schedules and the availability of childcare is a challenge throughout the community. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. Offering these services will also enhance recruiting and retention efforts. By offering childcare options the City can reduce the potential of employees leaving the workplace or not returning after bringing a new child into the family.

A recent employee survey conducted by the Human Resources Department revealed that 132 employees out of 254 responses are currently using or anticipate using childcare with 73% of those respondents indicating they would consider utilizing city-provided childcare. The final question on the survey allowed respondents to provide additional thoughts on childcare. The following themes are taken from the responses:

- City provided childcare is well-received
- There is a need for flexibility in hours of operations due to non-traditional work schedules
- There is a need for after hour and non-school day childcare for school aged children

Purchase & Operation of a Childcare Facility – Following the direction of the City Council Property Committee, an offer to purchase the former childcare facility located at 545 25 ½ Road has been negotiated and agreed upon for a price of \$650,000. The offer to purchase has several contingencies built into the agreement, most notably being subject to City Council approval and the award of Employer Based Child Care Facility Grant. Approximately \$650,000-\$750,000 are anticipated for improvements to the facility. Therefore, the total projected cost for the facility and associated improvements is \$1.3 - \$1.4 million.

An aerial showing the location of the proposed City of Grand Junction Employee Childcare Facility is included .

Employee Childcare Program – The proposed childcare facility offers three separate spaces perfect for three age group classrooms including 10 infant spots (6 weeks – 18 months), 10 toddler spots (12 months – 36 months), and 20 Preschool



spots (2 ½ years – 4 years). The facility and the childcare operations would be fully licensed under the Office of Early Childhood which has specific guidelines related to childcare operations, staff-to-child ratios and square footage requirements. The staff-to-child ratios are specifically related to the age of the children:

- 6 weeks to 18 months – 1 staff member to 5 infants
- 12 months to 36 months – 1 staff member to 5 toddlers
- 3 years to 4 years – 1 staff member to 10 children

The square footage requirement per child also relate to the age of the child and the size of each classroom. These spaces may include sleep and activity spaces but exclude areas such as the kitchen, toilet rooms, office, staff rooms, hallways, closets and space which is occupied by permanent built-in cabinets and storage shelves.

- 6 weeks to 18 months – 50 square feet per child
- 12 months to 36 months – 45 square feet per child
- 3 years to 4 years – 30 square feet per child

Staffing – The staffing model for the childcare facility would be to hire one Daycare Director, three Early Childhood Teachers for each of the age specific classrooms, and then multiple Assistant Early Childhood Teachers to meet the required staff-to-child ratios. The Daycare Director will be responsible for daily operations of the facility including all license requirements, intake of new children, management of staff and classroom curriculum. The Daycare Director will also substitute in the classrooms when a teacher is not available. Per licensing requirements, each of these positions have specific qualification guidelines that must be adhered to.

Understanding that the cost of childcare can be a concern for families. The City has in place fiscal agreements with both Mesa County and Garfield County to be a Colorado Child Care Assistance Program (CCCAP) provider. CCCAP provides childcare assistance to families who are working, searching for employment, or are in training, and families who are enrolled in the Colorado Works program and need childcare services to support their efforts toward self-sufficiency. CCCAP provides access to reduced cost childcare at licensed childcare facilities. Currently the City’s summer camp programs use CCCAP funding in ensure all families are able to access these programs. The proposed childcare facility would also access CCCAP funding that could provide assistance to qualifying families. The following are the eligible requirements:

- Reside in Colorado
- Are working, seeking employment, or are participating in training/education
- Have at least one child who is under 13 years old (or 19 years old if the child has special needs or a disability and requires childcare)
- Have a family income of less than the defined maximum in your county of residence

Professional Development of Staff – The City realizes the importance of quality childcare. To demonstrate our commitment to quality care, the City will invest in professional development and will actively pursue the level 4 Quality Rating with the Colorado Shines program within the first year of operation. The Colorado Shines program is the rating system under the Office of Early Childhood. Understanding that the Colorado Shines QRIS is the tool that will be used for

assessing, enhancing and communicating to the public that the City of Grand Junction is operating the highest of quality licensed childcare program.

Grant Award – The City pursued the Employer Based Child Care Facility Grant from the State of Colorado in the amount of \$800,000. On Monday, December 20, City staff were notified that the City of Grand Junction was awarded the \$800,000 employee-based daycare grant for the State.

Supplemental Appropriation – Included within the 2022 Adopted Budget is \$500,000 allocated to employee childcare which will be used in support of this proposed project. In addition, the City has committed in-kind services to move this project forward. In anticipation of securing the property and being successful with the award of the grant, the City has already begun work with licensing to ensure that our facility will be open, licensed, and operational by July 1, 2022.

If approved, a supplemental appropriation to expend that grant award and to purchase the building will be brought for first reading on January 5 with the second reading scheduled for January 19. The contract to purchase the property at 545 25 ½ Road will also come to City Council on January 19.

C: Department Directors

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2022 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2022 to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 213,000
Sales Tax CIP Fund	201	\$ 1,300,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: January 19, 2022
Presented By: Jay Valentine, General Services Director
Department: General Services
Submitted By: Jay Valentine

Information

SUBJECT:

Approval of a Contract to Purchase Property at 545 25 1/2 Road

RECOMMENDATION:

Staff recommends the purchase of 545 25 1/2 Road as the location for the City of Grand Junction day care program

EXECUTIVE SUMMARY:

This action is for the approval to purchase the former child care facility located at 545 25 1/2 Road at a negotiated price of \$650,000. Built in 1956, this 3,200 square foot building offers three separate spaces for three different age group classrooms which are well suited for the planned City of Grand Junction employee daycare center. The closing date for this transaction is January 21.

BACKGROUND OR DETAILED INFORMATION:

Following the direction of the City Council Property Committee, an offer to purchase the former child care facility located at 545 25 1/2 Road has been negotiated from the original asking price of \$699,000 for an agreed-upon price of \$650,000. Staff ordered a real estate appraisal of this property that put the estimated value at \$640,000. Using the income approach, a local real estate agent estimated the value at \$687,000. The offer to purchase has several contingencies built into the agreement, most notably being subject to City Council approval and the award of an Employer-Based Child Care Facility Grant from the State of Colorado in the amount of \$800,000, which has now been awarded. The closing date is scheduled for January 21.

This building, built in 1956, will need various upgrades and remodels in order to meet the standards and guidelines of today's child care licensing. Included in the 2022

budget approved by City Council on December 1, 2021, is \$500,000 allocated to employee childcare which will be used in support of this proposed project. In addition, the City has committed a significant amount of in-kind service to move this project forward. In anticipation of securing the property and with the successful award of the grant, the City has already begun work with licensing to ensure that our facility will be open, licensed, and operational by July 1, 2022.

FISCAL IMPACT:

Included within the 2022 Adopted Budget is \$500,000 allocated to employee childcare which will be used in support of this proposed project. If approved, a supplemental appropriation to expend the \$800,000 grant award and to purchase this building was brought for first reading on January 5 with the second reading on the agenda for the January 19 meeting included with this agenda item.

SUGGESTED MOTION:

I move (adopt/deny) Resolution No. 13-22, a resolution authorizing the purchase and acquisition of real property located at 545 25 1/2 Road, Grand Junction, CO and ratifying actions heretofore taken and directing further actions in connection therewith.

Attachments

1. RES-545 25.5 011322

RESOLUTION NO. __-22

A RESOLUTION AUTHORIZING THE PURCHASE AND ACQUISITION OF REAL PROPERTY LOCATED AT 545 25 ½ ROAD, GRAND JUNCTION, COLORADO AND RATIFYING ACTIONS HERETOFORE TAKEN AND DIRECTING FURTHER ACTIONS IN CONNECTION THEREWITH

RECITALS:

The building and property at 545 25 ½ Road, Grand Junction Colorado, (Property) has historically been used as a child-care center. The City recently applied for and has been awarded the Employer Based Child Care Facility Grant (Grant), which grant will support the City providing child-care services to City employees.

The offer to purchase the Property has several contingencies built into the Contract to Buy and Sell Real Estate (Purchase Agreement), most notably being that the purchase is subject to City Council approval and the award of the Grant.

In addition to the purchase price, approximately \$650,000-\$750,000 is anticipated for improvements to the Property. Therefore, the total projected cost for the Property and improvements is \$1.3 - \$1.4 million. Notwithstanding the cost of improvements, the historic use of the Property is advantageous to the City's plan and will, following necessary renovations allow the City to move expeditiously to offer much needed and desired services.

For the foregoing reasons the City Council deems the purchase of the Property as provided in the Purchase Agreement is necessary and proper and its purchase and use will advance the public interest and health, safety and welfare.

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

1. That the City Council hereby authorizes the purchase of the Property by the City for a price of \$650,000.00 and the expenditure of an amount of money to be determined to pay for the necessary and reasonable expenses for the purchase of the Property to be paid at closing.
2. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of the Property which are consistent with the provisions of the attached Purchase Agreement (Contract to Buy and Sell Real Estate) and this Resolution are hereby ratified, approved and confirmed.
3. The purchase is for and in support of the operations of the City and will benefit the City. Accordingly, all actions taken or to be taken by the officers, employees and agents of the City relating to the use of the Property, which are consistent with the provisions of this Resolution, are ratified, approved and confirmed.

PASSED and ADOPTED this 19th day of January 2022.

C.B. McDaniel
President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: January 19, 2022
Presented By: Nicole Galehouse, Senior Planner
Department: Community Development
Submitted By: Nicole Galehouse, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac), Located at 2858 C 1/2 Road

RECOMMENDATION:

Planning Commission heard this request at its December 14, 2021 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Dustin Gehrett, Member, on behalf of 2858 Investors LLC, is requesting a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 3.42-acres located at 2858 C ½ Road in anticipation of future development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac), if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is situated approximately midway between Riverside Parkway and C ½ Road, about a third of a mile west of 29 Road. The property currently has one single-family home on the site. The applicant is seeking a change in zoning that implements the 2020 One Grand Junction Comprehensive Plan adopted by the City in December 2020 and in preparation for future residential subdivision development. The current City zoning for the property is R-4 (Residential 4 du/ac) which is not consistent with nor implements the adopted Comprehensive Plan.

The property has access to sewer service with a sewer trunk line running along the former Florida Street ROW. The property was annexed by the City in 2007. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through infill in this area. The “Residential Medium” land use designation within this category is implemented through zone districts requiring a minimum density of 5.5 units per acre.

The request for a rezone anticipates future subdivision and development on the property. Understanding that the Comprehensive Plan adopted in 2020 promotes growth through infill, the future land use requires a minimum density of 5.5 units per acre. The current zone district of R-4 (Residential – 4 du/ac) does not implement this goal, as the maximum permitted density (4 du/ac) is less than the minimum required by the Comprehensive Plan (5.5 du/ac). The R-4 zone district allows a minimum density of 2 du/acre while the proposed R-8 (Residential – 8 du/ac) zone district has a minimum density requirement of 5.5 units per acre that aligns well with and implements the land use designation of Residential Medium.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwellings, and multi-family uses, providing a transition between lower density single-family districts and higher density multi-family or business developments. As noted above, the R-8 zone district ensures the minimum density of 5.5 dwelling units per acre is met.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Medium (5.5 – 12 du/ac):

Residential Medium (5.5 – 12 du/ac)

- R-12 (Residential – 12 du/ac)
- CSR (Community Services and Recreation)
- MXR-3 (Mixed Use Residential)
- MXG-3 (Mixed Use General)
- MXS-3 (Mixed Use Shopfront)

In reviewing the other zoning district options for implementing the Residential Medium (5.5 – 12 du/ac) land use designation, the CSR zone district also allows single-family detached development, while the R-12 zone district allows for two-family dwelling units and multi-family development and the Mixed Use zone districts allow for multi-family. Given the applicant’s intent to build single-family residential homes, the R-12 or CSR would be the only zone districts able to implement the land use designation of Residential Medium.

The properties adjacent to the subject property to the north and west are within City limits and zoned R-4, with a future land use designation of Residential Low. The R-8 zone

districts would provide for a transition between lower density single-family districts and higher density residential development. The properties to the east and south are unincorporated but have a land use designation of Residential Medium per the 2020 Comprehensive Plan, which they would receive upon annexation; Mesa County's future land use designation is also Residential Medium, which has the same density limits.

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed rezone request was held through Zoom on Thursday, August 26, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with five neighbors. A presentation of the rezone request to R-8 was made by the applicant's representative, along with information about the proposed subdivision which would have 19 single-family residential lots. Those in attendance expressed concerns regarding increased traffic from the addition of 19 lots into the neighboring subdivisions, decreased property values, potential for multi-family development, fire protection, and access to C ½ Road. Attendees also noted they were interested in ensuring there was similarity between the CC&Rs for the existing White Willow Subdivision and the proposed new subdivision.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on September 27, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 1, 2021. The notice of this public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

At the time of annexation in 2007, the property was zoned to R-4 (Residential – 4 du/ac). While the property owner could still develop under the R-4 zone district, they have requested a rezone to increase the density consistent with the Land Use Map in the 2020 Comprehensive Plan, which increased from Residential Low to Residential Medium. This change in land use designation now requires a minimum of 5.5 dwelling units per acre.

The subject property is also located within Tier 1 on the Intensification and Growth Tiers Map of the 2020 One Grand Junction Comprehensive Plan. The primary goal of

Tier 1 is to support urban infill with a focus on intensifying residential growth. Therefore, staff finds that this criterion is met.

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

Most of the subdivisions surrounding the proposed rezone were developed prior to the property's annexation in 2007. The White Willow and Skyler subdivisions, to the north and northeast, have developed densities of 3.4 and 3.6 du/ac, respectively, and the Pine Estates subdivision, just west of White Willow, has a developed density of 1.1 du/ac. In 2019, the Sage Meadows subdivision was completed with a density of 5 du/ac, along with the construction of the Golden Gate fueling station and convenience store at the corner of Riverside Parkway. Even though these developments have occurred since the property was originally zoned in 2007, staff has not found that there have been significant changes that have affected the overall character of the community. Therefore, staff finds that this criterion has not been met.

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

Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power, Xcel electrical gas service, and public stormwater sewer are available to the site. Transportation infrastructure is generally adequate to serve development of the type and scope associated with the R-8 zone district. The City Fire Department expressed no concern about providing service for the additional density proposed by the rezone. Therefore, staff finds that this criterion is met.

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

As demonstrated in the City's recent Housing Needs Assessment, Grand Junction has a need for additional housing, both in terms of general quantity and as it relates to varied housing types and price ranges. In this case, the community could be defined as the Pear Park Neighborhood, generally between 28 Road and 32 Road, north of the Colorado River and south of Interstate 70-Business. Much of the property within the Pear Park Neighborhood has not yet been annexed into the City and those that have been annexed and developed are largely zoned R-4 or R-5 with some R-8 (Summer Glen Subdivision). In addition, there is a relatively small amount (~10 acres) of R-8 property zoned, but undeveloped within a proximate of this site. Therefore, staff finds this criterion to be met.

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

The current property use of a single-family home on 3.42 acres underutilizes the land use vision for this property/area as provided in the 2020 Comprehensive Plan. By

rezoning the property to R-8 and developing at a minimum of 5.5 du/ac, the City will provide additional opportunity for housing to be constructed at a higher density; this may result in the construction of new, more attainable housing units in this area of the community. The location of the property also provides for convenient access and proximity to the recreational activities along the Colorado Riverfront. Equitable access to outdoor recreational amenities is a key principle within the Comprehensive Plan. Therefore, staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of the relevant sections of the Comprehensive Plan as well as the Pear Park Neighborhood Plan (2004) that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*
 - Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.
 - The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-8 zone district is a permissible district to implement the Residential Medium designation.
- Plan Principle 3: *Responsible and Managed Growth*
 - Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourage the efficient use of land.
 - Goal: Encourage infill and redevelopment to leverage existing infrastructure.
 - The proposed rezone will provide for a higher density of development nestled into an existing community where infrastructure is already available to the site. The higher density implements a more compact pattern of growth, utilizing a smaller footprint for a greater number of residential units.
- Plan Principle 5: *Strong Neighborhoods and Housing Choices*
 - Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
 - The R-8 (Residential – 8 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With this ability, it becomes easier to add diversity to the City's housing stock.
- Plan Principle 6: *Efficient and Connected Transportation*

- Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
- The subject property is located on the north side of a drainage way that connects the Colorado River to Riverside Parkway. The Active Transportation Corridor Map, part of the City's 2018 Circulation Plan, identifies this route to improve the Urban Trails System. As such, it will be required to build a trail and/or dedicate land along the drainage way as it moves forward in the development process.
- Plan Principle 8: *Resource Stewardship*
 - Goal: Promote the use of sustainable development.
 - Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the City. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure which is already available on the site of the proposed rezone.
- Chapter 3 – Land Use and Growth: *Intensification and Tiered Growth Plan*
 - Subject property is located within Tier 1 (Urban Infill) – Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.
 - Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary.
 - As previously discussed, the subject property has infrastructure that is already available on-site. It currently only has one single-family home on the property, which indicates that it is underutilized as the land use designation would allow up to 41 units on the site.
- Pear Park Neighborhood Plan: *Land Use and Growth*
 - Goal: Establish areas of higher density to allow for a mix of housing options.
 - The R-8 (Residential – 8 du/ac) zone district allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With this ability, it becomes easier to add diversity to the City's housing stock. While the R-5 (Residential – 5 du/ac) zone district also allows for the same flexibility, the R-8 provides the higher density desired by the Pear Park Neighborhood Plan & the 2020 Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 2858 Investors Rezone request, for a rezone from R-4 (Residential 4 du/ac) to R-8 (Residential – 8 du/ac) for the property located at 2858 C ½ Road, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5050, an ordinance rezoning approximately 3.42 acres from an R-4 (Residential - 4 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located at 2858 C 1/2 Road on final passage and order final publication in pamphlet form.

Attachments

- 1. EXHIBIT 2 - Development Application Form
- 2. EXHIBIT 3 - Site Maps & Pictures of Site
- 3. EXHIBIT 4 - Neighborhood Meeting Minutes
- 4. EXHIBIT 5 - Zoning Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation <input type="text" value="Residential Low"/>	Existing Zoning <input type="text" value="R-4"/>
Proposed Land Use Designation <input type="text" value="Residential Medium"/>	Proposed Zoning <input type="text" value="R-8"/>

Property Information

Site Location: <input type="text" value="2858 C 1/2 Road, Grand Junction, CO 81501"/>	Site Acreage: <input type="text" value="3.42 Acres (assessor)"/>
Site Tax No(s): <input type="text" value="2943-191-51-001"/>	Site Zoning: <input type="text" value="R-4"/>
Project Description: <input type="text" value="To rezone from R-4 to R-8 in accordance with the 2020 Comprehensive Plan with subdivision to follow."/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

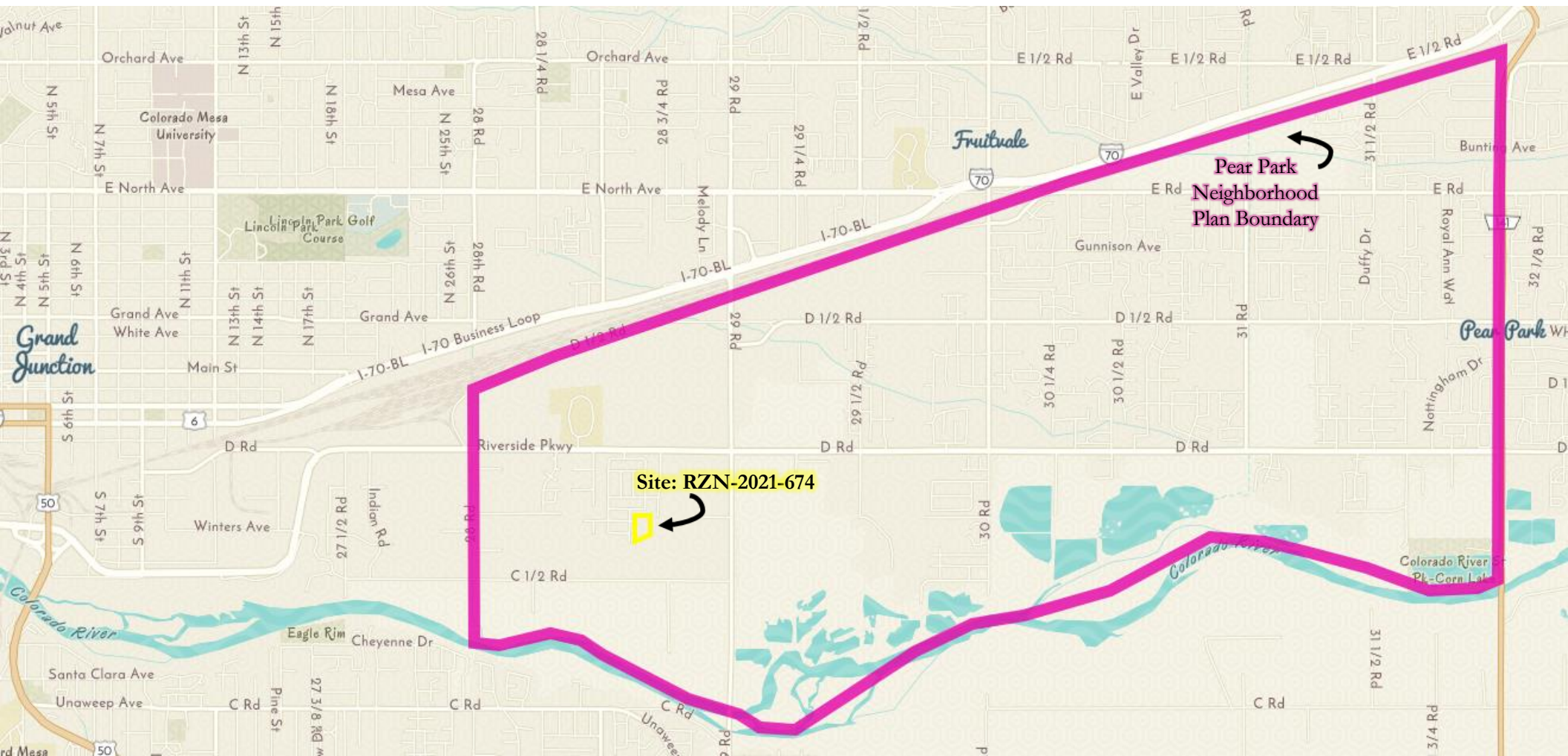
NOTE: Legal property owner is owner of record on date of submittal.

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

Signature of Person Completing the Application <input type="text" value="Tracy States"/>	<small>Digitally signed by Tracy States Date: 2021.08.26 16:05:13 -06'00'</small>	Date <input type="text" value="August 26, 2021"/>
Signature of Legal Property Owner <input type="text" value="Dustin Gehrett"/>		Date <input type="text" value="9/1/21"/>

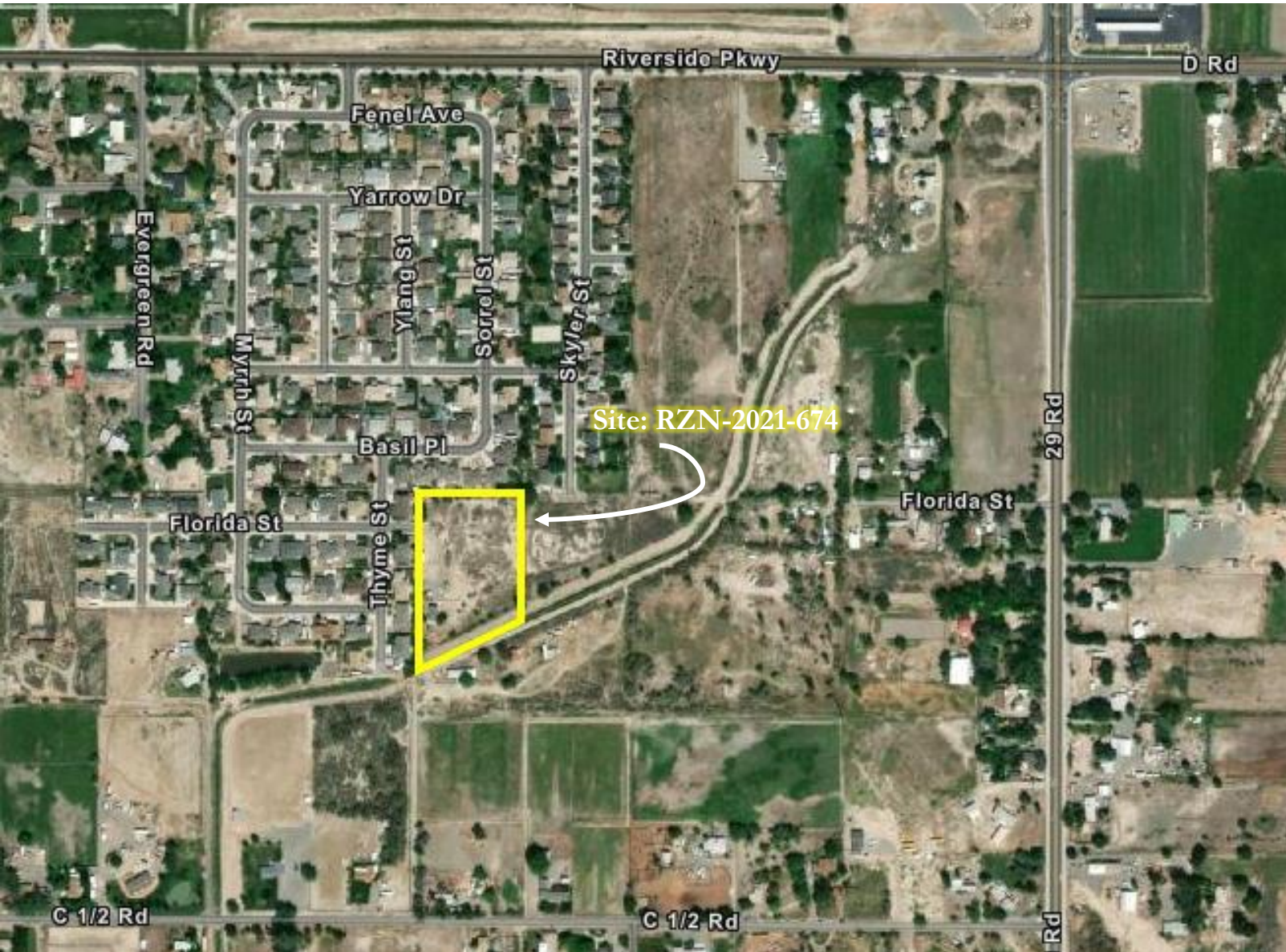
2828 Investors Rezone

Vicinity Map



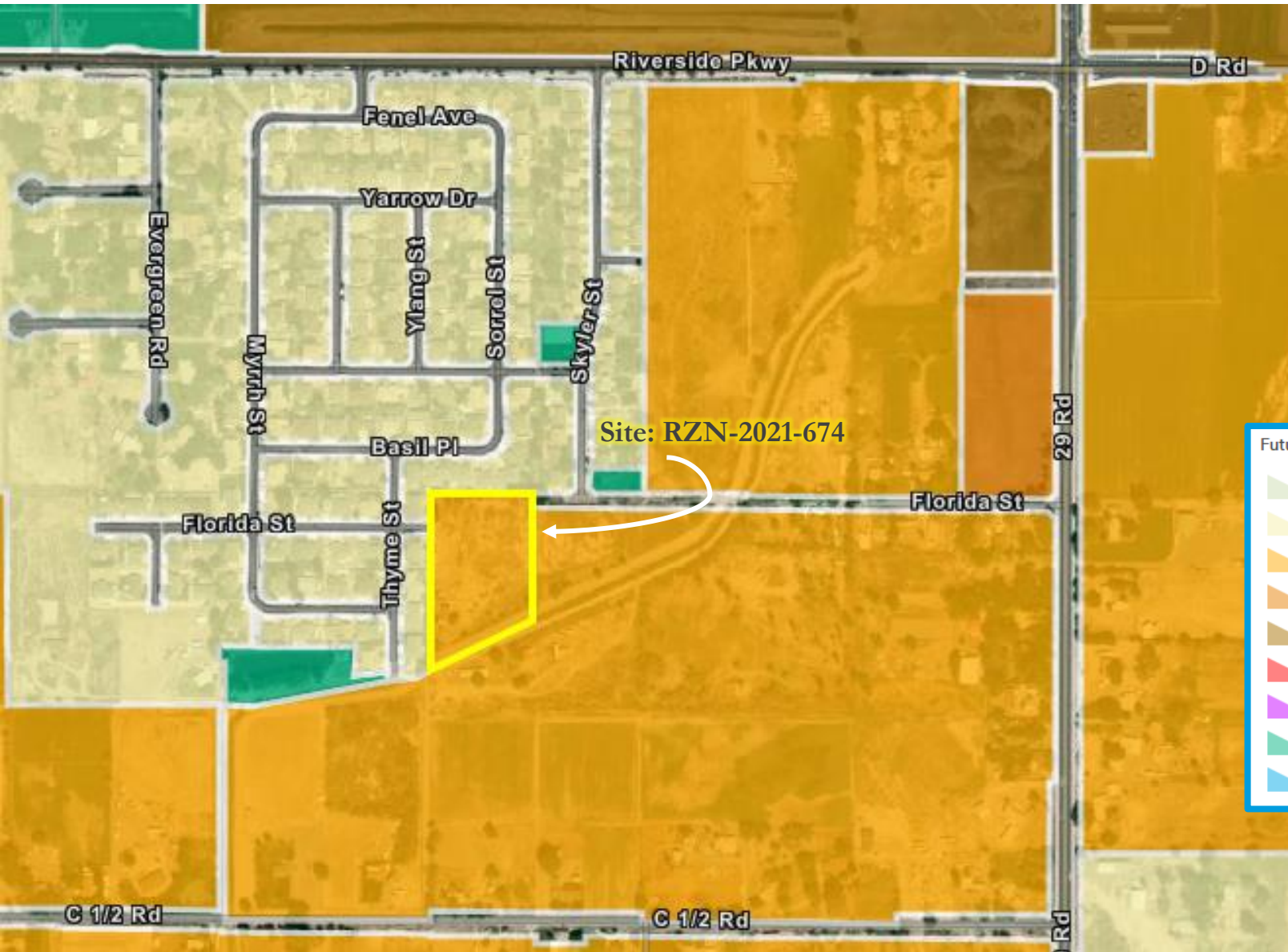
2828 Investors Rezone

Site Location Map



2828 Investors Rezone

Land Use Map

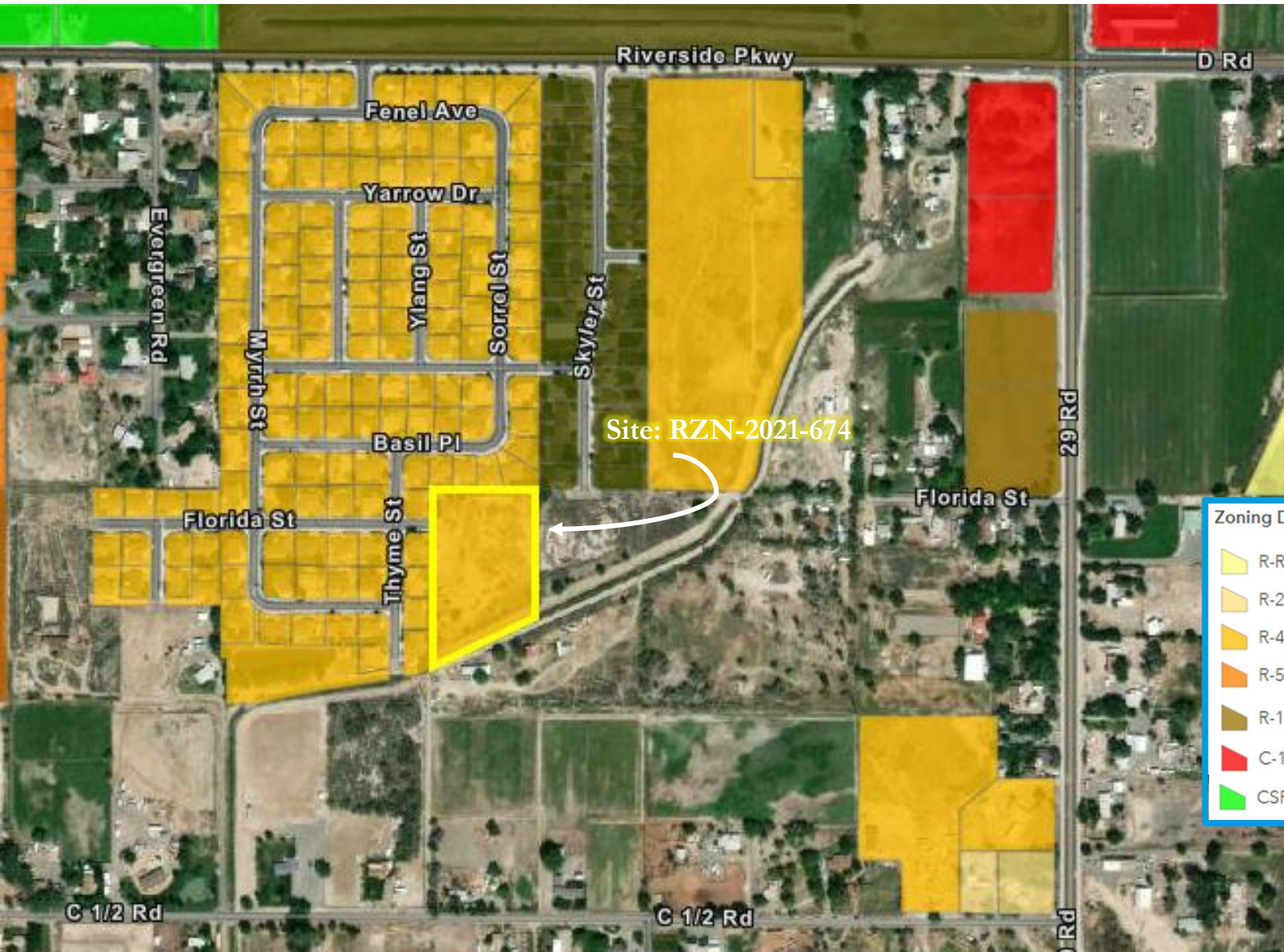


Future Land Use

- Rural Residential (1 DU/5 Acres)
- Residential Low (2 -5.5 DU/Acre)
- Residential Medium (5.5 -12 DU/Acre)
- Residential High (12+ DU/Acre)
- Mixed Use
- Commercial
- Industrial
- Parks and Open Space
- Airport

2828 Investors Rezone

Zoning Map



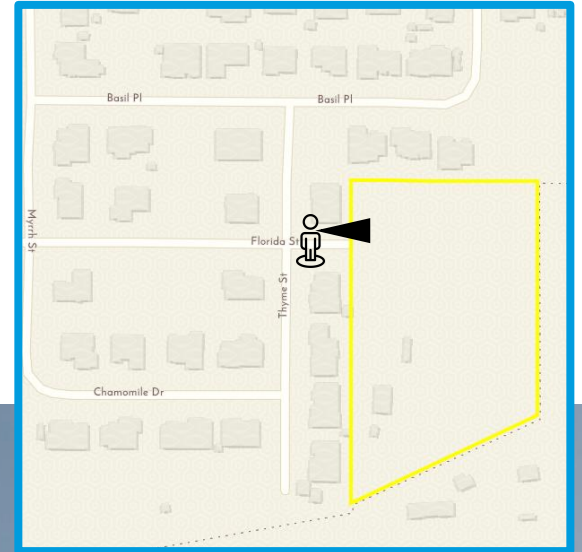
Zoning Districts

- R-R Rural (1 unit/5 acres)
- R-2 (2 units/acre)
- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-12 (8-12 units/acre)
- C-1 (Light Commercial)
- CSR (Community Services & Rec.)

2828 Investors Rezone

Land Use Map

Google Maps street view of property looking east from Florida Street





**2858 C ½ Road, Grand Junction, CO
(Parcel No. 2943-191-51-001) - Rezone**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, AUGUST 26, 2021 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Rezone, was held Thursday, August 26, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on August 13, 2021, per the mailing list received from the City of Grand Junction. There were seven attendees including Tracy States, Project Coordinator, with River City Consultants, and Scott Peterson, Senior Planner with the City of Grand Junction. There were five neighbors in attendance.

The meeting included a brief presentation and a question/answer session. Information about the proposed subdivision was presented, and it was explained the zoning district proposed was R-8 (5.5 - 12 dwelling units per acre) and that 19 single family residential building lots were proposed on 3.42 acres, equating to 5.55 DU/AC, which is the low end of the density range. It was explained that R-8 zoning was being sought to comply with the 2020 Comprehensive Plan designation of Residential Medium.

A Concept Plan was shown to the attendees and a copy is included with this summary. Tracy offered that no irrigation shares were transferred with the recent purchase and that water does not make it to the property, therefore domestic water would be used for irrigation. She also explained that the project would be built out by the developer and their sister company, Pareto Builders with houses ranging from 1,300 – 1,700 square feet in size.

The attendees main concern was traffic that would be generated by the addition of 19 lots into both White Willow and Skyler subdivisions, and increased traffic on the Riverside Parkway. Many comments were made about how difficult it is to get onto the Parkway at high traffic times and the need for the City to look into traffic lights. Scott Peterson said he had noted this and that the City Development Engineers and Traffic Engineers would assess the need for traffic evaluation.

Other comments included possible decrease of property values, no multi-family, fire protection, and access to C ½ Road from the subdivision. Tracy explained there would be no multi-family, only single family detached homes and that the addition of new, quality finished homes should increase property values in the area. One of the attendees did say that it would be nice to have something there. Tracy noted, as well as one of the other attendees, that the existing access to C ½ Road was by a private easement and that project would not be accessing C ½ Road. She also explained that the project would have to be designed according to City standards which includes the installation of fire hydrants per the direction of City Fire and the water purveyor.

A Board Member from White Willow subdivision asked if the developer would be open to

discussing/collaborating the CCRs to make sure they were compatible with White Willow's CCRs. Tracy asked him to send her an email with his information and she would forward it to the developer.

Scott Peterson explained the public hearing process with regards to the rezone and that cards would be sent out notifying when the project was scheduled for public hearings. He also explained that subdivision process would be an administrative process. One of the attendees indicated that he might protest the R-8 zoning and ask that it remain R-4. Tracy explained that even if developed at R-4 zoning, there would still be up to an additional 13 homes that could be added. He agreed that it wouldn't make that much difference.

The meeting adjourned at approximately 6:05 PM.

Location Map



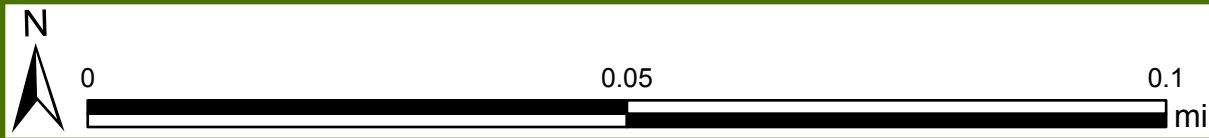
City of Grand Junction



Printed: 8/26/2021
1 inch equals 94 feet
Scale: 1:1,128



City of Grand Junction Zoning Map



Printed: 8/26/2021
1 inch equals 94 feet
Scale: 1:1,128

2020 Comprehensive Plan Map



City of Grand Junction



Printed: 8/26/2021
1 inch equals 94 feet
Scale: 1:1,128





<p>UNCC Utility Notification 800.922.1987 www.uncc.org CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.</p>	<p>811 Know what's below. Call before you dig.</p>	<p>Project Benchmark MCSM xxxx * Brass Cap Intersection of x Road and x Road Sec. xx, Txx, Rxx, U.M. Northing: xxxxxx Easting: xxxxxx Elevation: xxxxx Datum Source: MCLCS Zone "GVA" (NAVD 88)</p>	<p>SCALE (IN FEET) 0 10 20 40 CONTOUR INTERVAL = 1 FOOT ORIGINAL SHEET SIZE: 22 x 34</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>S:\PROJECTS\1749 Apex Design & Drafting\004 2858 C.S. Road\Design\DWG\02-Linework\1749-004 Parcels-LW.dwg [Lot Layout] 8/25/2021 3:56:37 PM</p>	NO.	DATE	DESCRIPTION	BY																									<p>PRELIMINARY</p>	<p>RIVER CITY CONSULTANTS 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.8841 www.rcwest.com</p> <p>PROJECT #: 1749-004 CHECKED BY:</p> <p>DATE ISSUED: 20.Aug.2021 HORIZ: AS SHOWN VERT: N/A</p>	<p>PARETTO BUILDERS 2858 C 1/2 Road Lot Layout</p> <p>C0</p>
NO.	DATE	DESCRIPTION	BY																																

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING FROM R-4 (RESIDENTIAL - 4 DU/AC) TO R-8
(RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED AT 2858 C ½ ROAD
Tax Parcel No. 2943-191-51-001**

Recitals:

The property owner, Dustin Gehrett, Member, on behalf of 2858 Investors LLC, proposes a rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) on a total of 3.42-acres located at the 2858 C ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5 – 12 du/ac) of the 2020 One Grand Junction Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) for the property is consistent with the vision, intent, goals, and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment. The City Council also finds that the R-8 (Residential – 4 du/ac) zone district is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-8 (Residential – 8 du/ac) on the zoning map:

Lot 1 of Jensen Subdivision together with that strip of land as described in Vacation Ordinance No. 4221 recorded April 25, 2008 under Reception No. 2436331, County of Mesa, State of Colorado.

Introduced on first reading this ___ day of _____, 2022 and ordered published in pamphlet form.

Adopted on second reading this ___ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: January 19, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Finding the 2020 One Grand Junction Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

RECOMMENDATION:

Staff recommends the City Council adopt the resolution.

EXECUTIVE SUMMARY:

Colorado law (C.R.S. 31-12-101, et. seq.) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area that the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

Since 1996, the City's master plans, including the Growth Plan adopted in 1996 and the 2010 Comprehensive Plan that replaced the Growth Plan and the 2020 One Grand Junction Comprehensive Plan that replaced the 2010 Comprehensive Plan, have historically been considered and found to be the City's Municipal Three-Mile Plan. These master plans describe the proposed character, extent, and location of land uses and infrastructure preparation as required for a three-mile plan by State law. The proposed resolution reaffirms that the City's current Comprehensive Plan is the City's Municipal Three-Mile Plan and, with the adoption of the 2022 map, satisfies the statutory requirement of the annual update.

BACKGROUND OR DETAILED INFORMATION:

Colorado law (C.R.S. §31-12-101, et. seq) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The law does not expressly establish whether the entire three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan; however, and as is the case in Grand Junction, because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such and pursuant to C.R.S. §31.12.101, et seq, the City recognizes the 2020 One Grand Junction Comprehensive Plan and its Urban Development Boundary as the City's Three-Mile Plan.

The City's master planning began with the 1996 Growth Plan. Previously to that, the City adopted an annual Municipal Annexation Plan that served as the City's Three-Mile Plan. In 1998, the City and County executed the Persigo Agreement that determined, amongst other things, when and where the City would annex. In 2007, a 30-month planning effort culminated with the adoption of the Grand Junction Comprehensive Plan on February 7, 2010, by Ordinance 4406, replacing the 1996 Growth Plan. Among other things, the Comprehensive Plan established the Urban Development Boundary ("UDB") which sets the eventual boundary of the City. On December 15, 2020, City Council adopted the 2020 One Grand Junction Comprehensive Plan replacing the 2010 Grand Junction Comprehensive Plan. The UDB currently does not extend beyond three miles from any existing boundary of the City.

The 2010 Comprehensive Plan was jointly adopted by the City of Grand Junction and Mesa County, creating intergovernmental collaboration and creating a unified vision between the City and County for growth in the Grand Junction area. This intergovernmental collaboration continued with the 2020 One Grand Junction Comprehensive Plan when Mesa County adopted on February 17, 2021 the Land Use Map and Plan found in Chapter 3 of the 2020 One Grand Junction Comprehensive Plan. The City's Comprehensive Plan provides the framework for annexation and development, including defining and describing growth and development goals and policies, which include but are not limited to the boundary of the City and how and where urban utilities, infrastructure, and facilities will extend. Having Mesa County as a planning partner for the 2010 Comprehensive Plan provided a wider breadth of stakeholders and community participants and a unified approach to establishing the Urban Development Boundary (UDB), where annexation can occur. The UDB established in the 2010 Comprehensive Plan saw only minor changes, mostly reducing the size of the boundary in the 2020 Comprehensive Plan.

The Comprehensive Plan promotes the community's vision, goals, objectives, and policies; it establishes a process for orderly growth and development; addresses both

current and long-term needs; and provides for a balance between the natural and built environment. These are elements acknowledged by Colorado law and good public policy.

The Comprehensive Plan was developed with an understanding of the need to maximize the efficiency and effectiveness of development, to preserve agricultural lands outside the UDB, and to increase densities and development intensity within. To that end, the Comprehensive Plan includes a Land Use Map that designates the future land uses within the UDB.

The Comprehensive Plan, through the application of its goals and policies, the appendices, and supporting documentation all describe the City's intent regarding the provision of infrastructure, transportation, utilities, and other services to and within any annexed property within the planning area/UDB. The Comprehensive Plan describes the proposed character, extent and location of land uses and infrastructure preparation. These have been consistent since the adoption of the Comprehensive Plan.

The proposed resolution reaffirms the Comprehensive Plan as the City's Municipal Three-Mile Plan, while the 3-Mile Plan Map satisfies the annual update requirements of C.R.S. 31-12-101 et. seq. and all applicable law.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 14-22, a Resolution reaffirming the City's Comprehensive Plan as the Grand Junction Municipal 3-Mile Plan and adopting the Grand Junction Municipal 3-Mile Plan Map as the 2022 annual update of the 3-Mile Plan, satisfying the requirements of C.R.S. 31-12-101 et. seq. and all applicable law.

Attachments

1. RES-2022 Three Mile Plan

RESOLUTION NO. ____-22

A RESOLUTION ESTABLISHING THE COMPREHENSIVE PLAN AS ADOPTED AND AMENDED AS THE 2022 THREE-MILE PLAN FOR THE CITY OF GRAND JUNCTION

RECITALS.

Colorado law (C.R.S. §31-12-101, et. seq) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The law does not expressly establish whether the entire three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan. However, and as is the case in Grand Junction because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such and pursuant to C.R.S. §31.12.101, et seq, the City recognizes the 2020 One Grand Junction Comprehensive Plan and its Urban Development Boundary as the City's Three-Mile Plan.

The City's master planning began with the 1996 Growth Plan, prior to that the City adopted an annual Municipal Annexation Plan that served as the City's Three-Mile Plan. In 1998 the City and County executed the Persigo Agreement that determined, amongst other things, when and where the City would annex. In 2007 a 30-month planning effort culminated with the adoption of the Grand Junction Comprehensive Plan, on February 7, 2010 by Ordinance 4406, replacing the 1996 Growth Plan. On December 16, 2020 City Council adopted by Ordinance 4971 the 2020 One Grand Junction Comprehensive Plan ("*Comprehensive Plan*"), replacing the 2010 Grand Junction Comprehensive Plan after a 24-month planning effort. Among other things the Comprehensive Plan establishes the Urban Development Boundary ("UDB") which sets the eventual boundary of the City. The UDB currently does not extend beyond three miles from any existing boundary of the City.

On February 17, 2021 Mesa County adopted the Land Use Map and Plan found in Chapter 3 of the *Comprehensive Plan*. The *Comprehensive Plan* provides the framework for annexation and development, including defining and describing growth and development goals and policies, including defining and describing growth and development goals and policies, which include but are not limited to the boundary of the City and how and where

urban utilities, infrastructure and facilities will extend. Having Mesa County adopt the Land Use Plan provided a wider breadth of stakeholders and community participants and a unified approach establishing the Urban Development Boundary (UDB), where annexation can occur.

The *Comprehensive Plan* promotes the community's vision, goals, objectives, and policies; it establishes a process for orderly growth and development; addresses both current and long term needs; and provides for a balance between the natural and built environment, all as presumed by the law and good public policy.

The Comprehensive Plan was developed with an understanding of the need to maximize the efficiency and effectiveness of development, to preserve agricultural lands outside the UDB and to increase densities and development intensity within. To that end, the Comprehensive Plan includes a Land Use Map that designates the future land uses within the UDB.

The *Comprehensive Plan*, through the application of its Goal and Policies, the appendices and supporting documentation all describe the City's intent regarding the provision of infrastructure, transportation, utilities and other services to and within any annexed property within the planning area/UDB. The *Comprehensive Plan* describes the proposed character, extent and location of land uses and infrastructure preparation, which have been consistent since the adoption, and accordingly the three-mile plan is considered and found, as allowed by law, to be a part of the *Comprehensive Plan*.

The City Council finds the *Comprehensive Plan* together with and as amended by the attached annual update, *2022 Grand Junction Municipal 3-Mile Plan Map* (Exhibit A), satisfies the requirements of C.R.S. 31-12-101 *et. seq.* and all applicable law.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Grand Junction:

That the *Comprehensive Plan* as adopted and amended by and with Exhibit A, is the three-mile plan for the City of Grand Junction and that Exhibit A is and serves as the annual update as required by law.

Passed and adopted this 19th day of January 2022.

Attest:

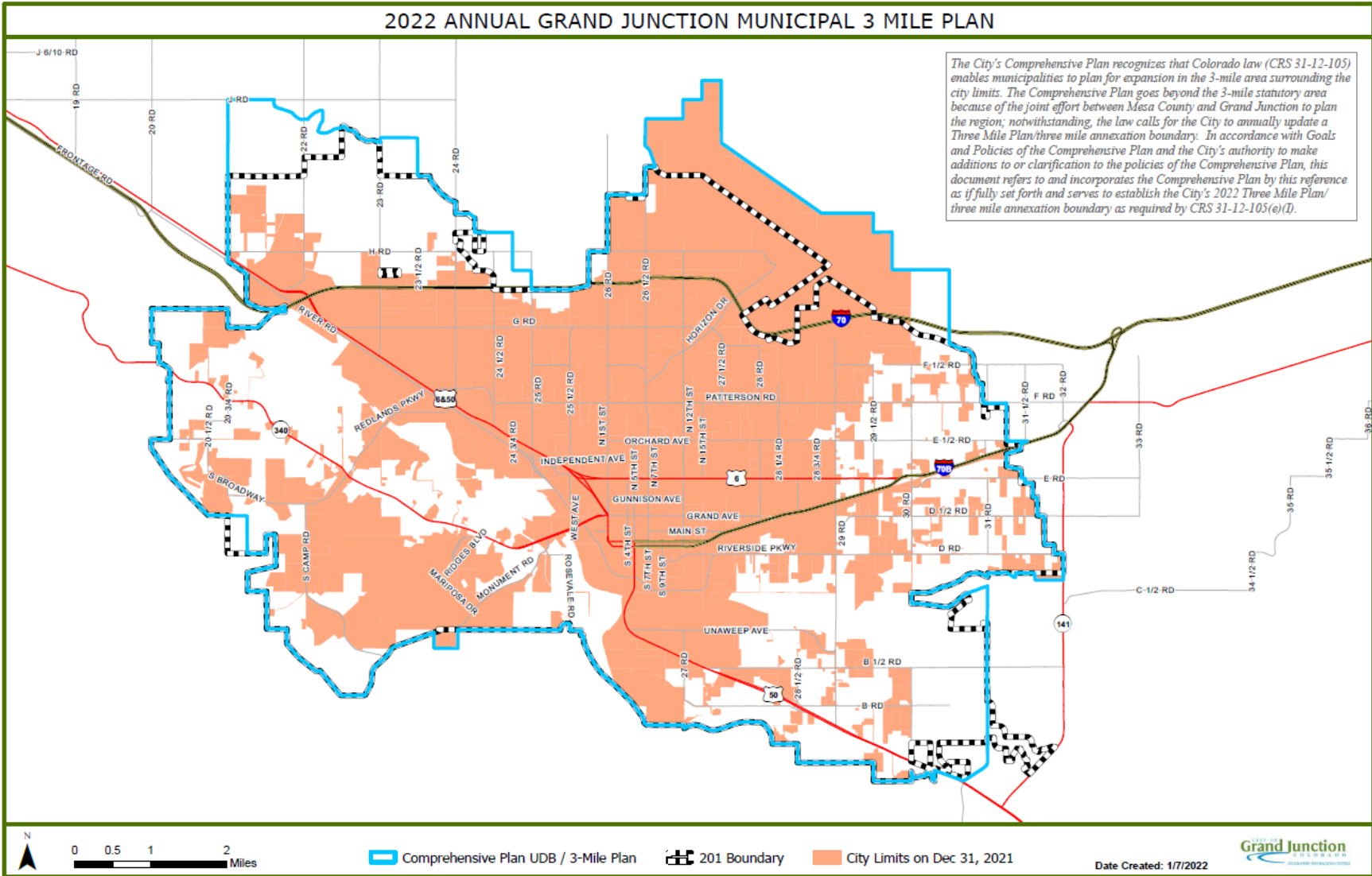
Wanda Winkelmann
City Clerk

C.B McDaniel
President of the Council

Exhibit A

2022 ANNUAL GRAND JUNCTION MUNICIPAL 3 MILE PLAN

The City's Comprehensive Plan recognizes that Colorado law (CRS 31-12-105) enables municipalities to plan for expansion in the 3-mile area surrounding the city limits. The Comprehensive Plan goes beyond the 3-mile statutory area because of the joint effort between Mesa County and Grand Junction to plan the region; notwithstanding, the law calls for the City to annually update a Three Mile Plan/three mile annexation boundary. In accordance with Goals and Policies of the Comprehensive Plan and the City's authority to make additions to or clarification to the policies of the Comprehensive Plan, this document refers to and incorporates the Comprehensive Plan by this reference as if fully set forth and serves to establish the City's 2022 Three Mile Plan/ three mile annexation boundary as required by CRS 31-12-105(e)(1).





Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: January 19, 2022
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Discussion and Possible Direction Regarding the Development and Implementation of a Graywater Ordinance

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

Colorado’s Graywater Control regulations require that cities adopt an ordinance for gray water that specifies requirements, prohibitions, and standards for the use of graywater for non-drinking water purposes, to encourage the use of graywater, and to protect public health and water quality. Staff will present the regulatory requirements for a gray water program for Council discussion and direction regarding development and implementation of an ordinance.

BACKGROUND OR DETAILED INFORMATION:

“Graywater” is defined as: that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers or non-laundry utility sinks.

Graywater use is regulated by the Colorado Department of Public Health and Environment under Regulation 86 – Graywater Control Regulation first promulgated June 30, 2015. As specified in the regulation, graywater is expected to carry human

pathogens with various risk levels and pathways that have the potential to be dangerous to public health. Therefore, the purpose of Regulation 86 is to describe requirements, prohibitions, and standards for the use of graywater for non-drinking water purposes, to encourage the use of graywater, and to protect public health and water quality.

Regulation 86 establishes the allowed users and allowed uses of graywater within the state of Colorado; establishes the minimum state-wide standards for the location, design, construction, operation, installation, modification of graywater treatment works; and establishes the minimum ordinance or resolution requirements for a city, city and county, or county that chooses to authorize graywater use within its jurisdiction. Each local city, city and county, or county has the discretion to decide whether to adopt any of the graywater uses along with the associated minimum design criteria and control measures set forth in this regulation.

Regulation 86 authorizes two uses for graywater; subsurface irrigation and indoor toilet/urinal flushing. Graywater use categories allowed by Regulation 86 are:

- Category A: Single family, subsurface irrigation
- Category B: Non-single family, subsurface irrigation
- Category C: Single family, indoor toilet and urinal flushing, subsurface irrigation
- Category D: Non-single family, indoor toilet and urinal flushing, subsurface irrigation

A city that chooses to authorize graywater use within its jurisdiction must adopt an ordinance or resolution which meets the minimum requirements of Regulation 86 including:

Defining the legal boundaries of the local graywater control program.

- Identifying the local agency that is responsible for oversight and implementation of all graywater regulatory activities including, but not limited to, design review, inspection, enforcement, tracking, and complaints.
- Identifying if a fee(s) will be imposed for graywater activities, and if so, which local agency establishes the fee(s) and where fee(s) information is located.
- Requiring a searchable tracking mechanism for graywater treatment works that is indefinitely maintained by the local agency.
- Requiring a local agency to develop a graywater design criteria document.
- Identifying which graywater use categories are allowed.
- Requiring an operation and maintenance (O&M) manual for all graywater treatment works.
- Identifying the reporting requirements for graywater treatment works

FISCAL IMPACT:

To be determined.

SUGGESTED MOTION:

This is for City Council discussion and possible direction.

Attachments

None