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CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 7, 2022
250 NORTH 5TH STREET - AUDITORIUM
VIRTUAL MEETING - LIVE STREAMED
BROADCAST ON CABLE CHANNEL 191

5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Recognition of Photographers Selected for Annual Calendar

Proclamations

Proclaiming December 18, 2022 as International Day of the Migrant in the City of Grand Junction

Appointments

To the Visit Grand Junction Board

To the Commission on Arts & Culture

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, December 7, 2022 or 4) submitting comments online until noon on Wednesday, December 7, 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. Summary of the November 14, 2022 Workshop

b. Minutes of the November 16, 2022 Regular Meeting

2. Set Public Hearings

a. 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 Grand Valley Estates Annexation of 17.42 Acres, Located at the Northeast Corner of 31 Road and E ½ Road, and Setting a Public Hearing for January 18, 2023

b. Legislative

i. Introduction of an Ordinance for an Amendment of the City Charter to Change the Authorized Length of a Lease of Certain Public Property for Colorado Discover Ability from Twenty-Five up to Ninety-Nine Years to be Placed on the Election Ballot for the April 4, 2023 Municipal Election and Setting a Public Hearing for December 21, 2022

ii. Introduction of an Ordinance Amending the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code and Setting a Public Hearing for December 21, 2022

iii. Introduction of an Ordinance Amending the Zoning and Development Code Section 21.04.040(f) Accessory Uses and

Structures, of the Grand Junction Municipal Code and Setting a Public Hearing for December 21, 2022

iv. Introduction of an Ordinance Amending Ordinance No. 4599 and Section 5.15.010 Et. Seq., of the Grand Junction Municipal Code to Allow Marijuana Businesses in the City of Grand Junction and Setting a Public Hearing for December 21, 2022

3. Agreements

a. Intergovernmental Agreement between the City and Downtown Development Authority (DDA) Renewing a Line of Credit for Financing DDA Projects and Programs

b. Letter of Intent with Mesa County Regarding the Construction of a Future Fleet Maintenance Facility

4. Procurements

a. Authorize a Construction Contract for 2022 Sewer Replacements

b. Authorize a Construction Contract for Orchard Mesa Persigo Collections Office Parking Lot Replacement

5. Resolutions

a. A Resolution Levying Taxes for the Year 2022 in the City of Grand Junction, Colorado and the Downtown Development Authority

b. A Resolution Adopting Rates, Fees, and Charges for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling Services Effective January 1, 2023

c. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

d. A Resolution Issuing a Revocable Permit to Allow Private Stormwater Drainage Pipe for the Proposed Cannon Xpress Carwash Located at 683 24 Road within the Right-of-Way of 24 Road

e. A Resolution Amending the Bylaws of the Grand Junction Urban Trails Committee to Clarify the Number of Voting Members and to Convert the Regional Transportation Planning Organization and the Mesa County Public Health Representatives to Ex-Officio Non-Voting Members

6. Other Action Items

a. Downtown Grand Junction Business Improvement District's 2023 Operating Plan and Budget

b. Horizon Drive Association Business Improvement District's (Horizon Drive BID) 2023 Operating Plan and Budget

REGULAR AGENDA

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

7. Resolutions

a. A Resolution Setting the Title and Submitting to the Electorate on April 4, 2023, a Measure to Increase the City Sales and Use Tax from 3.25 percent to 3.40 percent (An Increase of 0.15 percent to Sunset December 31, 2054) and to Retain and Spend Revenues as a Voter-Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build a Community Recreation Center at Matchett Park

8. Public Hearings

a. Quasi-judicial

i. An Ordinance Rezoning 10.96-Acres from PD (Planned Development) to R-4 (Residential – 4 du/ac), Located at 172 and 174 Sunlight Drive

b. Legislative

i. An Ordinance Adopting the 2018 International Energy Conservation Code with Amendments Thereto, Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith

ii. 2023 Budget Presentation, Second Public Hearing, and an Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2023 and Ending December 31, 2023

iii. An Ordinance for Supplemental Appropriations for 2022 for the Downtown Development Authority (DDA)

9. 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.

10. Other Business

11. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: December 7, 2022

Presented By: Sara Spaulding, Director of Communications and Engagement

Department: City Manager's Office

Submitted By: Sara Spaulding

Information

SUBJECT:

Recognition of Photographers Selected for Annual Calendar

RECOMMENDATION:

To recognize the selected photographers.

EXECUTIVE SUMMARY:

Each year, the City invites area photographers to submit pictures to be featured for each month of a printed annual calendar. The calendar is so popular, residents start calling in the fall asking when it might be ready. Not only does it celebrate the beauty of the Grand Junction area, but the calendar also serves as an Annual Report for the City. It includes holidays, City Council meeting dates as well as those for Boards and Commissions. In addition, the calendar includes important reminders about city services. The calendar is mailed to households within City limits and free copies are available at City Hall, the police and fire departments, 910 Main, and Visit GJ.

The photos that are submitted undergo a rigorous selection process that is finalized by the Arts and Culture Commission. Once again this year, the process of selecting the best photo for each month was a difficult one. Nearly 400 stunning photographs were received from the community. This recognition is an opportunity for City Council to thank all the artists who donated their amazing work so the community can enjoy photographs of the breathtaking natural beauty that surrounds the city.

BACKGROUND OR DETAILED INFORMATION:

Month	Name
Extra	David Shield

Extra	Susan Justice
January	Christine Noel
February	Todd Foisy
March	Jennifer Mathena
April	Carla Dekalb
May	Jane Harrison
June	Kamie Long
July	Carla Dekalb
August	Jason Hendershaw
September	Kelly Wilkinson
October	Bobby Segurola
November	Josey Quintanilla
December	Scott Patterson

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None



City of Grand Junction, State of Colorado

Proclamation

Whereas, the City of Grand Junction is home to many immigrants from all over the world; and

Whereas, the City of Grand Junction honors the dignity of all city residents, regardless of nationality, and recognizes the importance of their many contributions to the social, religious, cultural, and economic life of the City; and

Whereas, the City of Grand Junction is concerned that immigration reform legislation be just, fair, and comprehensive, and

Whereas, the City of Grand Junction supports the Constitution of the United States and the Bill of Rights; and

Whereas, the United States, because of the Constitution is a beacon of hope for people all over the globe seeking a better life and peaceful future; and

Whereas, December 18th is recognized by the United Nations as the "International Day of the Migrant" and is a day for our Country to look closely at our immigration policies and practices.

NOW, THEREFORE, I, Anna Stout, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim December 18, 2022 as

"International Day of the Migrant"

in the City of Grand Junction and encourage fair, just, and comprehensive immigration reform in order to provide principled solutions to our nation's immigration situation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of December 2022.

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: December 7, 2022

Presented By: Amy Phillips, City Clerk

Department: City Clerk

Submitted By: Kerry Graves

Information

SUBJECT:

To the Visit Grand Junction Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Visit Grand Junction Board.

EXECUTIVE SUMMARY:

There are three full-term vacancies on the Visit Grand Junction Board.

BACKGROUND OR DETAILED INFORMATION:

Joseph Burtard, Tammy Anderson, and Kelsey Coleman have terms expiring December 31, 2022.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Visit Grand Junction Board.

Attachments

None

Grand Junction City Council

Regular Session

Item #

Meeting Date: December 7, 2022

Presented By: Amy Phillips, City Clerk

Department: City Clerk

Submitted By: Kerry Graves

Information

SUBJECT:

To the Commission on Arts & Culture

RECOMMENDATION:

To appoint the interview committee's recommendation to the Commission on Arts & Culture.

EXECUTIVE SUMMARY:

There are four full-term vacancies on the Commission on Arts & Culture.

BACKGROUND OR DETAILED INFORMATION:

Diana Rooney, Sarah Meredith-Dishong, and Matt Goss have terms expiring December 31, 2022. There is one expiration from 2021 that was not filled.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to appoint/not appoint the interview committee's recommendation to the Commission on Arts & Culture.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 14, 2022

Meeting Convened: 5:30 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

City Councilmembers Present: Councilmembers Chuck McDaniel, Randall Reitz, Dennis Simpson, Rick Taggart, Mayor Pro Tem Abe Herman and Mayor Anna Stout.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Housing Specialist Sherry Price, Finance Director Jodi Welch, Parks and Recreation Director Ken Sherbenou, Fire Chief Ken Watkins, Deputy Fire Chiefs Chris Angermuller and Gus Hendricks, City Clerk Amy Phillips, and Deputy Clerk Janet Harrell

(*Clerk's Note: Technological difficulties took place during the meeting resulting in poor audio and/or video connections.*)

1. Discussion Topics

a. Community Recreation Center Planning

Parks and Recreation Director Ken Sherbenou and Dr. William Findlay the Chair of the Parks and Recreation Advisory Board gave a brief overview of the Community Recreation Center (CRC) planning process. The process began with a statistically valid survey indicating strong support for a CRC. Council then provided further direction to assemble a potential plan and proposal to bring a CRC to fruition. Barker Rinker Seacat Architecture (BRS) was selected to facilitate the Community Recreation Center (CRC) study building from previous studies and reforming plans. City Council charged the Parks and Recreation Advisory Board (PRAB) with guiding the process and reporting their findings and recommendations back to Council.

At the July 6, 2022 City Council meeting, Council approved the recommended site for the CRC at Matchett Park. At its August 17, 2022 City Council meeting, Council approved PRAB's recommendation to proceed with a plan to build an 83,000 square foot facility and fund the construction and operations with a combination of the cannabis tax revenue already secured for Parks and Recreation with a small sales tax increase of 0.15 percent.

On September 19 & 20, 2022 work session #3 was held including six focus groups and a community forum. Following those meetings, PRAB again reviewed a significant amount of public feedback. PRAB held a special meeting on September 26, 2022 and recommended approving the operational plan.

On November 1, the CRC PRAB Subcommittee met to evaluate and discuss the draft report. Changes from members of PRAB were incorporated into the document to accurately capture the full plan. In a letter to Council dated November 1, 2022, Dr. Findlay stated PRAB voted unanimously "to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the April 4, 2023 election."

Craig Bouck and Jenna Katsaros of Barker Rinker Seacat Architecture (BRS) gave a presentation celebrating the work that PRAB had completed. The presentation showed the concept design, site plan, operations, costs, fees, projected revenues, and key elements of the first phase which will include the recreation center, parking lot and access drives.

Discussion ensued regarding assumptions, calculations of the CRC total project cost with escalations, how the 0.15% increase differs from a previously proposed increase denied by the voters, increases in interest rates affecting the financing calculations and timeline for completion.

Mr. Bauck explained in depth their systematic process for calculating project costs in a conservative manner. This includes getting construction cost information from CRC contractors and escalating those costs to the middle point of construction. This cost escalation for the 2022 CRC plan is calculated at 22% above current 2022 prices. As for the timeline for completion, he stated that there is an extra measure of conservatism built into the escalation calculations and were reflected in the schedule. The goal is to be completed by the end of 2025.

Concluding discussion, Council gave direction to place the adoption of the CRC plan on the agenda for the November 16th City Council meeting.

The Mayor called for a 10-minute recess.

b. Housing Strategy Implementation

Community Development Director Tamra Allen reported that staff has been working with community housing partners, the housing and homeless coalitions, and Root Policy to advance the implementation of strategies adopted in the Grand Junction Housing Strategy. Staff provided a brief review of the 12 housing strategies previously adopted and focused discussion on next steps for Strategies #5 and #6. In addition, Staff requested direction regarding the potential of a 13th housing strategy focused on Community Education and Information. (Please note the following discussions and updates for each strategy were not in numeric order.)

Housing Manager Ashley Chambers began the presentation by introducing Housing Specialist Sherry Price and Root Policy consultant Molly Fitzpatrick. They reviewed the following Strategies and their status.

Strategy 1: Participate in Regional Collaborations regarding housing/homeless needs and services – *Staff meets monthly with community partners*
Status: On-Going

Strategy 2: Adopt Local Affordable Housing Goal(s)
Status: Completed, On-going tracking In Process

Strategy 3: Implement Land Use Code Changes that Facilitate Attainable Housing Development and Housing Diversity – *working on Code and development revisions currently in process*
Status: In process

Strategy 4: Encourage Development of Accessory Dwelling Units (ADUs) – working on finalizing toolkit – *changes in parking regulations, entry points, minimum lot size, limit short term rental, and allowing second ADU - will be in front of Council* by year *end for consideration*
Status: In process

Strategy 7: Create a Dedicated Revenue Source to Address Housing Challenges - *Proposition 123 passed (municipalities must adhere to state requirements)*
Status: Ballot Question 2a & 2b failed

Strategy 8: Provide Financial Support to Existing Housing and Homelessness Services and Promote Resident Access to Services – *staff is seeking community development block grants (CDBG) which are now in process, discussions with Homeward Bound, completion of 2 emergency family shelters, and searching for a men's location*
Status: In process

Strategy 9: Support Acquisition/Rehabilitation that Creates or Preserves Affordable Housing – *Application submitted for $2.25M in grant funds*
Status: In process

Strategy 10: Consider Implementation of an Inclusionary Housing/Linkage Fee Ordinance
Status: Seeking Direction

Strategy 11: Explore Designation of Urban Renewal Areas (URA) and Utilization of Tax Increment Financing for Affordable Housing and **Strategy 12**: Consider Adoption of a Voluntary Rental Registry Program in Conjunction with Landlord Incentives
Status: Recommended Timeline for Implementation 4-6 years; No updates at this time

Strategy 6: Allocate City Owned Land (and/or Strategically Acquire Vacant and Underutilized Properties) for Affordable and Mixed-Income Housing - *Staff provided*

a report that included Land Banking that could be considered for this strategy. Those options were:

- *Option A: Buy & Sell,*
- *Option B: Buy for a Specific Purpose,*
- *Option C: Buy & Lease,*
- *Option D: Buy & Sell (by a separate board)*

Status: In Process; Ballot 2c failed

Strategy 13: Provide Community Engagement and Education Opportunities to Address Housing Challenges and Promote Community Participation – *Strategy to bring full communication to the community*

Benefits:

- *Build Relationships with Community Members & Local Groups*
- *Provides Factual Information about Issues*
- *Provides Information and Engagement between Departments*
- *Coordinates Communication between Community Members and City Leaders*

Expected Outcomes:

- *Play a neutral role between stakeholders*
- *Ensures communication flows consistently*
- *Contributes expertise to housing conversation*
- *Ensures community participation in goal implementation*
- *Provides awareness of issues*
- *Builds support for implementation of strategies*
- *Develops trust within the community*

Some Methods:

- *Housing Newsletter*
- *Local Business Outreach and Education*
- *Focus Groups*
- *Regular Housing Updates to Council and Internal Depts*
- *Public Education Efforts and Campaigns to end NIMBYism*
- *Educational Sessions with Developers*
- *Poverty Simulation*

Discussion regarding Strategy 6 and consideration of each option and short-term rentals (STR) ensued. Regarding STR, discussion centered on the different types of STR, how many STRs are in the City, how does the City bring them into compliance, the possibility of a cap on the number of STRs and the assessment of additional lodging tax. Regarding Strategy 6 Council will continue to review the options and will entertain additional recommendations from staff and Planning Commission after the next public feedback session.

Ms. Allen reviewed **Strategy 5**: Formalize Existing Incentives and Consider Additional Incentives for Affordable Housing Development and modifications to this incentive. The modifications presented to Council on September 7, 2022, were to encourage affordable housing units anywhere within the City, by waiving development fees and

plan investment fees for sale and rental units, as well as increasing 80% AMI for sale units to 120%, and continuing with the approved 60% AMI for rental units due to rising costs for housing. Two other modifications would be expediting the review process and limiting deed restrictions.

Deliberations concluded with direction to move forward with expedited review, tabling financial incentives, and moving forward with **Strategy 13**.

c. Fire Department Consultant Study

Rich Buchanan Senior Project Manager with AP Triton reported that the primary intent of the Cooperative Services Study was to determine the feasibility of combining the service areas for the Grand Junction and Clifton Fire Departments. The study evaluated both departments' service demands, organizational structures, adequate finances and response resources, feasibility of a cooperative service agreement between the Grand Junction Fire Department and the Clifton Fire Protection District and if it would result in more efficient service delivery overall.

The study provided a baseline assessment of both agencies regarding staffing certifications, schedules, salaries and possible pros and cons of a cooperative service agreement, resulting in the consultant's recommendation to continue exploration of an *Intergovernmental Cooperation Agreement* (IGA) or joint operating agreement (JOA). These agreements are enabled through *Colorado Revised Statute* Title 32 §§32-1-1001, while evaluating and determining feasibility of a merger, District, or other permanent relationship between the Grand Junction Fire Department and the Clifton Fire Protection District for the long-term mutual benefit of Clifton and Grand Junction.

Discussion concluded with Chief Watkins explaining that the City has been working on a mutual aid agreement for 2 years and with the recent resignations of Clifton's Fire Department's top two positions as well as a request for management assistance, a formal management agreement could help better serve both communities. With that Council directed staff to proceed with an IGA and feasibility of a permanent relationship.

2. City Council Communication

None

3. Adjournment

There being no Council Communication or further business, the Workshop adjourned at 9:08 p.m.

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

November 16, 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 16th day of November 2022 at 5:30 p.m. Those present were Council President Pro Tem Abe Herman, Councilmembers Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart (virtual), and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, and Parks and Recreation Director Ken Sherbenou.

Council President Stout called the meeting to order, and Councilmember Simpson led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming November 26, 2022 as Small Business Saturday in the City of Grand Junction

Council President Pro Tem Herman read the proclamation and Candace Carnahan with the Grand Junction Area Chamber of Commerce accepted the proclamation.

Citizen Comments

Bruce Lohmiller spoke of extending the Day Center's hours for the houseless community and thanked everyone who voted for him as Mesa County Sheriff.

Carissa Fisher spoke in support of keeping Orchard Mesa Pool open and asked for more negotiations and transparency in the partnership with the parties involved.

Lee Stigen spoke in support of keeping Orchard Mesa Pool open.

Noah Bradshaw stated his concerns with the deferred maintenance at Orchard Mesa Pool.

City Manager Report

City Manager Caton had no report.

Council Reports

Council President Pro Tem Herman spoke of a presentation by Dr. Nate Perry of Colorado Mesa University of the impact of outdoor recreation on the local economy given at the Grand Junction Economic Partnership Board meeting.

Councilmember Reitz gave an update on the Commission on Arts and Culture.

Council President Stout spoke of the Colorado Governmental Finance Officers Association Conference being held locally where she provided the welcome address.

CONSENT AGENDA

Councilmember Simpson asked that item #3.a. be removed from the consent agenda. Councilmember Simpson moved and Council President Pro Tem Herman seconded to adopt Consent Agenda items #1 - #4 excluding item #3.a. Motion carried by unanimous voice vote.

1. Approval of Minutes

a. Summary of the October 31, 2022, Workshop

b. Minutes of the November 2, 2022, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance for Supplemental Appropriations for 2022 for the Downtown Development Authority (DDA) and Setting a Public Hearing for December 7, 2022

b. Quasi-judicial

i. Introduction of an Ordinance to Rezone 10.96-Acres from PD (Planned Development) to R-4 (Residential – 4 du/ac), Located at 172 and 174 Sunlight Drive in Orchard Mesa and Setting a Public Hearing for December 7, 2022

3. Procurements

a. Contracts for Advertising Technology Services – **Moved to the Regular Agenda**

b. Contracts for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects

4. Resolutions

a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Multimodal Options Fund (MMOF) Grant Program for the North Avenue Enhanced Transit Corridor Improvements Project

REGULAR AGENDA

Councilmember Taggart joined virtually at 5:50 p.m.

Contracts for Advertising Technology Services

Visit GJ has evolved into an innovative data-based marketing department. This ensures that marketing initiatives are influenced by data and tracked accordingly, with highly sophisticated attribution technology. Visit GJ works directly with the adtech publishers, which results in significant accountability; anonymized, yet trackable, visitation; and extensive reporting that can be attributed to Visit GJ's ad campaigns. This request allows Visit GJ to seek a Request for Proposal for contract consideration with approved partners.

General Services Director Jay Valentine and Visit Grand Junction Director Elizabeth Fogarty answered questions regarding process and procurement on this item.

Councilmember Pe'a moved and Councilmember Reitz seconded to approve contracts for Advertising Technology Services. Motion carried by voice vote with Councilmember Simpson voting no.

An Ordinance Regarding the Baseball Lease and Management Agreement Transfer for Suplizio Field to Future Legends, LLC

The City was notified the Grand Junction Rockies (GJR, LLC) sold its interests in the Grand Junction Rockies minor league baseball club to Future Legends, LLC. Future Legends, LLC acquired the equity, stock, or assets of GJR, LLC and, pursuant to the Agreement, assumed, and has represented to the City, that it will honor GJR, LLC's obligations arising out of and under the Agreement. Future Legends, LLC also recently announced a name change for the team to the Grand Junction Jackalopes. By and with this Ordinance, the City Council acknowledges the Agreement and transfers it to Future Legends, LLC and substitutes Future Legends, LLC for GJR, LLC.

Parks and Recreation Director Ken Sherbenou presented this item.

The public hearing was opened at 5:57 p.m.

There were no public comments.

The public hearing was closed at 5:57 p.m.

Council President Pro Tem Herman moved and Councilmember Pe'a seconded to adopt Ordinance No. 5108, an ordinance transferring, authorizing, and substituting the Lease and Management Agreement by and between the City and GJR, LLC to Future Legends, LLC for use of the premises commonly known as Suplizio Field and ratifying all actions heretofore taken and in connection therewith on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Approving a Lease of City Property at 244 26 1/4 Road (City Water Treatment Plant) to Optimus Communications for Installation of an Antenna and Communication Equipment

The City Utilities Department has negotiated with Optimus Communication and, for the reasons described in the lease, the City and Optimus have agreed to certain terms and conditions for the use of the Property in accordance with the lease.

City Attorney John Shaver presented this item.

The public hearing was opened at 6:00 p.m.

There were no public comments.

The public hearing was closed at 6:00 p.m.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt Ordinance No. 5109, an ordinance authorizing, approving, and confirming a lease to Optimus Communication for use of real property located at 244 26 1/4 Road, Grand Junction, Colorado (commonly known as the Water Treatment Plant) for an antenna and communication equipment and ratifying all actions heretofore taken and in connection therewith on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

A Resolution Adopting the 2022 Grand Junction Community Recreation Center Plan

The Grand Junction Community Recreation Center (CRC) at Matchett Park Feasibility Study has been completed. This report captures the full planning process that has been conducted for most of 2022. City Council adopted the Parks, Recreation and Open Space (PROS) Master Plan on January 6, 2021. The highest priority of that plan was a Community Recreation Center. To better understand the opportunity, the City commissioned a study facilitated by professors from Colorado Mesa University, which concluded in February of this year. Showing strong community support for a CRC and a willingness to fund it, the City commenced planning for the CRC. The Grand Junction Community Recreation Center at Matchett Park Feasibility Study is now brought before City Council for consideration, potential adoption and, if adopted, the pursuit of a ballot proposal to ask voters if they approve of making the facility a reality.
City Council charged the Parks and Recreation Advisory Board (PRAB) with informing

and guiding the creation of the plan. PRAB made several recommendations to City Council at critical junctions in the planning process including site, building size, and funding plan. These recommendations have been ratified by the City Council. PRAB met on November 1 and formulated their final recommendation as explained in the letter from CRC PRAB subcommittee chairman Dr. Bill Findlay. Chairman Findlay stated: "we unanimously voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the April 4, 2023 election."

At the November 14 City Council workshop, a majority of City Council gave direction to place adoption of the CRC plan on the agenda for the November 16 City Council meeting.

Parks and Recreation Director Ken Sherbenou introduced this item Dr. Findlay gave an outline and history of efforts taken to get the CRC back on the ballot before the voters and asked for Council approval.

Comments were made regarding the interest rate projection and the impact of inflation on the costs to pursue this proposal.

The public hearing was opened at 6:11 p.m.

Andrea Kreeves spoke in support of the resolution to provide the community with a resource to promote mental, physical, and social health.

Payton Sanders spoke of the importance of maintaining Orchard Mesa Pool until the CRC is completed and available.

Dana Booth expressed her excitement of the possibility of a CRC.

Sue Springer spoke in support of the CRC and said the committee has worked hard and used the feedback from the community to improve the proposal as presented.

Orin Zyvan thanked staff and Council for the public interaction to listen to the community for their input on the CRC.

Aricely De Villegas-Decker spoke in support of the CRC to create a safe environment and community.

Lee Stigen asked what the difference is between this proposal and the last.

The public hearing was closed at 6:25 p.m.

Conversation ensued regarding the changes from what had been proposed in the past, gratitude to staff for their work, and the interest rate and inflation built into the project.

Craig Bouck with Barker Rinker Seacat Architecture was present virtually to answer

questions regarding the cost projections.

City Manager Caton spoke to the interest rate projections as related to municipal bonds.

Councilmember Pe'a moved and Councilmember Reitz seconded to adopt Resolution No. 84-22, a resolution to adopt the 2022 Community Recreation Center Plan, and to direct staff to draft ballot language to refer a ballot question to the upcoming April 4, 2023 election to enable the implementation of the 2022 CRC Plan. Motion carried by roll call vote with Councilmember Simpson voting no.

Non-Scheduled Citizens & Visitors

Mary Ann Taigeman spoke in support of keeping Orchard Mesa Pool open until the CRC opens.

Other Business

Councilmember McDaniel asked that Council set a timeline for an ARPA (American Rescue Plan Act) Recommendations and the Impact Fees discussion.

Adjournment

The meeting adjourned at 6:51 p.m.

_____
Amy Phillips, CMC
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 7, 2022

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

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 Grand Valley Estates Annexation of 17.42 Acres, Located at the Northeast Corner of 31 Road and E ½ Road, and Setting a Public Hearing for January 18, 2023

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Grand Valley Estates Annexation, introducing the proposed Ordinance and setting a hearing for January 18, 2023.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Venture, LLC, is requesting annexation of approximately 17.42 acres of land located at the northeast corner of 31 Road and E ½ Road and surrounds a property owned by Mesa County that contains portions of the Lewis Wash. The subject property is located west of Long Park and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicants are requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, Grand Junction Venture, LLC, is requesting annexation of approximately 17.42 acres of land located at the northeast corner of 31 Road and E ½ Road. The

subject property borders on three sides a property owned by Mesa County that contains portions of the Lewis Wash; this property is not under consideration for annexation at this time. The subject property is located west of Long Park and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits. Annexation is being sought in anticipation of developing this property. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – December 7, 2022
- Planning Commission considers Zone of Annexation – December 13, 2022
- Introduction of a Proposed Ordinance on Zoning by City Council – January 4, 2023
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – January 18, 2023
- Effective date of Annexation and Zoning – February 19, 2023

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on Zoom on June 8, 2022, 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 approximately 13 participants.

An official development application was submitted to the City of Grand Junction for review on July 7, 2022. After submitting the application, the Applicant modified the request for zoning and held a second neighborhood meeting to ensure compliance with notification requirements. That meeting was held on September 12, 2022, via Zoom. The Applicant's representative and City staff were in attendance, along with approximately seven participants.

During the June neighborhood meeting, concerns on the project were raised about traffic, access, and what is permitted in the R-8 zone district, specifically about height restrictions. In September, the neighborhood concerns were again primarily focused on traffic impacts on E ½ Road along with access to the site. Additional concerns raised at this meeting were about the presence of floodplain, the lack of a development plan at the annexation stage, impacts on emergency services, and the increase in density.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 22, 2022. 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 2, 2022. The notice of the Planning Commission public hearing was published December

6, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The property is currently adjacent to the existing City limits to the south. The necessary one-sixth-contiguity requirements of State Statutes for annexation is being met through a serial annexation. The property owner has signed a petition for annexation.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Grand Valley Estates Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50 percent of the owners and more than 50 percent of the property described. The petition has been signed by the owners of all properties or 100 percent of the owners and includes 100 percent of the property described excluding right-of-way.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The Grand Valley Estates Annexation meets the 1/6 contiguity requirements for annexation through a serial annexation process. Annexation No. 1 has 16.7 percent contiguity; Annexation No. 2 has 16.7 percent contiguity; Annexation No. 3 has 17.9 percent contiguity.

c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future. The property has existing urban utilities available which are located near major developments along the I-70B corridor and established residential neighborhoods. The Applicant has stated that the requested annexation is anticipation of residential development.

e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the City limits on the south side and is currently interconnected with existing urban services. Utilities and City services are available and currently serve the existing urban area adjacent to this site.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner’s consent. The entire property owned by the applicant is being annexed.

The annexation petition was prepared by the City.

FISCAL IMPACT:

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every $1,000,000 of actual value, City property tax revenue on residential property at the current assessment rate would be approximately $620 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Fiscal Impacts by City Departments

Police

Based on the proposed annexation here, the expected impact on the need for additional officers is an expected increase of .9 (rounded) additional officers to maintain our current ratio of .0021 officers (authorized)/city resident (67,000 residents).

The annexation takes into account the affects in the increased for calls for service, routine patrol, traffic enforcement, response time impact and reported civil issues such as neighbor disputes, runaways and other non-criminal and non-traffic related calls for service.

This impact is assuming an increase of 171 residences (the middle of the potential increase) with an average of 445 (rounded) people residing in all of that housing. These numbers reflect using 10.6 residences per acre (R-12 proposed zoning of 137-205 units on 16.14 acres) and the Colorado average occupancy per residence of 2.6 people). The proposed buildup of this property does reflect the same density that is currently in the surrounding area.

NOTE:

The daytime population of Grand Junction is much higher than the residential population. Grand Junction is the main transportation hub, shopping hub and medical hub for the entire 155,000 residents of Mesa County and the majority of Northwestern Colorado, Southeastern Utah and is a major vacation travel spot. It is therefore imperative that we maintain the current staffing levels of the police department to meet the demands of city residents, county residents and visitors to the city.mperative that we maintain the current staffing levels of the police department to meet the demands of city residents, county residents and visitors to the city.

Public Works

Public Works - The annexation takes in 555 feet of frontage of E ½ Road (Orchard Ave) that is designated as a collector road on the Grand Valley Circulation Plan. Mesa County is currently under design for the reconstruction of E ½ Road to a full collector at no capital expense to the City. Construction is slated for 2023.

The City will be responsible for maintenance costs associated with the E ½ Road frontage. Street sweeping, snow removal, striping, and street lighting is estimated at $420/year. Chip seal is anticipated in 2027 at an expense of $3600.

The developer will also be constructing the east half of 31 Road along the west side of the development. The City will reimburse the developer to construct the western 16 feet of 31 Road with Transportation Impact Fees. The City has $200,000 in the proposed 2023 budget under the transportation impact fee fund.

Fire

Currently the property is in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates $64.81 per year in property taxes for the 17 acres. If annexed, the property will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate $44.88 per year. If the property develops at the estimated 137-205 dwelling units with an estimated value of $375,000, the estimated annual property tax revenue (at the current residential assessment rate) would be approximately $26,660 - $39,893 per year based on the estimated units built. Sales and use tax revenues will be dependent on construction activity and consumer spending on City taxable items for residential and commercial uses. City services are supported by a combination of property taxes and sales/use taxes.

This area will be served by the new Fire Station 8 at 441 31 Road. This station is planned to open in January 2023 and response times from the station to this annexation area will be within the National Fire Protection Association response time standards.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 85-22, 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 and exercising land use control over the Grand Valley Estates Annexation, approximately 17.42 acres, located at northeast corner of 31 Road and E ½ Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Grand Valley Estates Annexation, approximately 17.42 acres, located at northeast corner of 31 Road and E ½ Road, and set a public hearing for January 18, 2023.

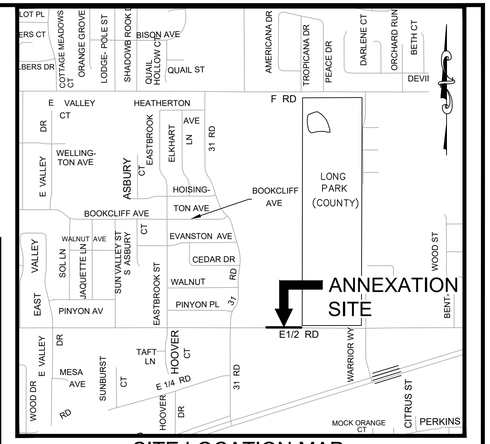
Attachments

1. Grand Valley Estates Annexation Plat
2. Site Maps and Photo
3. Annexation Schedule - Table - Grand Valley Estates Annexation
4. Resolution - Referral of Petition GVE Annexation
5. GVE Annexation Ordinance

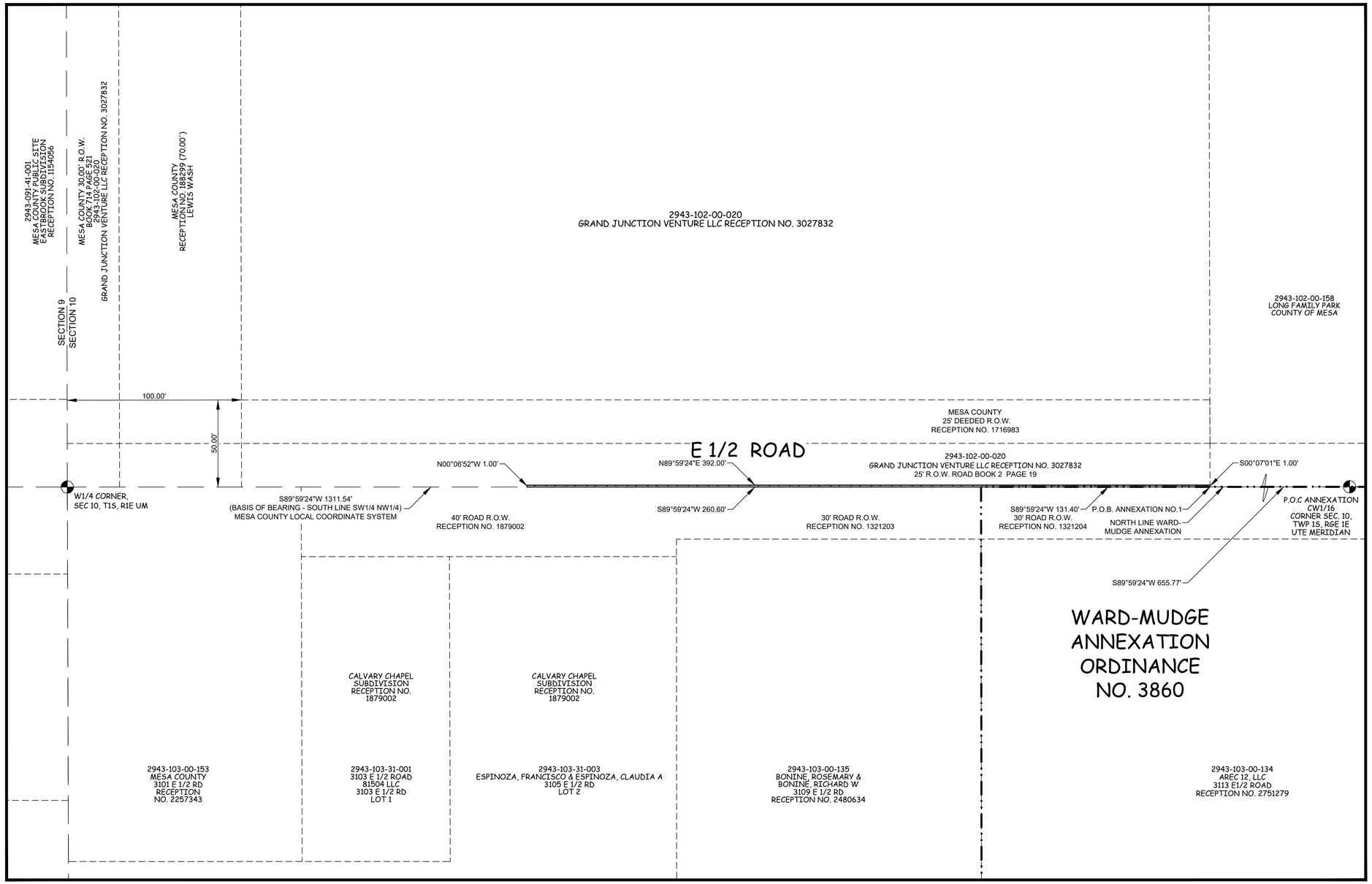
GRAND VALLEY ESTATES ANNEXATION NO. 1

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

30' 0 15' 30'
SCALE: 1" = 30'
LINEAL UNITS = U.S. SURVEY FOOT



SITE LOCATION MAP SCALE: 1" = 800'



LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-*MUDGE ANNEXATION, ORDINANCE NO. 3860* being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING **392** Square Feet or **0.009** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	786.00 FT.
CONTIGUOUS PERIMETER	131.40 FT.
AREA IN SQUARE FEET	392.00 FT^2
AREA IN ACRES	0.009
AREA WITHIN R.O.W.	392.00 FT^2
	0.009 ACRES
AREA WITHIN DEEDED R.O.W.	0.00 FT^2
	0.00 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

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PRELIMINARY

RENEE BETH PARENT DATE
STATE OF COLORADO - PLS. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
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DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022

30' 0 15' 30'
SCALE: 1" = 30'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

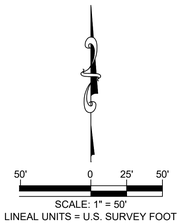
GRAND VALLEY ESTATES ANNEXATION NO. 1
Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

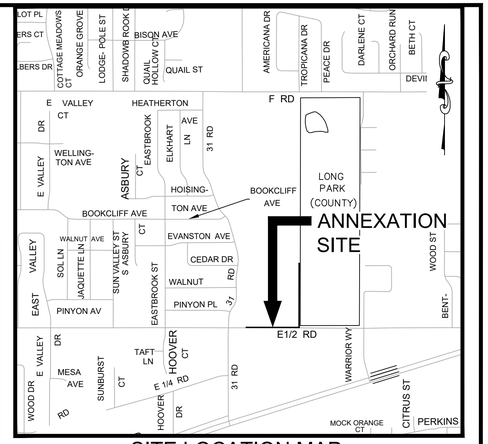
1 OF 3

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GRAND VALLEY ESTATES ANNEXATION NO. 2

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO





SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING **1,337** Square Feet or **0.031** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,351.54 FT.
CONTIGUOUS PERIMETER	393.00 FT.
AREA IN SQUARE FEET	1,337 FT^2
AREA IN ACRES	0.031
AREA WITHIN R.O.W.	768 FT^2
	0.018 ACRES
AREA WITHIN DEEDED R.O.W.	25 FT^2
	0.001 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

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PRELIMINARY

RENEE BETH PARENT DATE
STATE OF COLORADO - PL.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

CEDAR DR
2943-091-37-008
STEWART, JARED ODELL
3099 CEDAR DR
LOT 8 BLOCK 4
2943-091-37-009
MIRELES, SAMANTHA N
& MIRELES, MELITON M JR
3096 WALNUT PL
LOT 9 BLOCK 4
WALNUT PL
2943-091-36-007
RUPE, BRANDON C
3097 PINYON PL
LOT 7 BLOCK 3
2943-091-36-008
ROBERT CHARLES BUCKLEY
REVOCABLE LIVING TRUST
3096 PINYON PL
LOT 8 BLOCK 3
31 ROAD
PINYON PL
2943-091-41-001
MESA COUNTY PUBLIC SITE
EASTBROOK SUBDIVISION
RECEPTION NO. 1154056
2943-091-35-006
OTT, ADAM C &
OTT, JENNIFER L
3095 PINYON PL
LOT 6 BLOCK 2
EASTBROOK SUBDIVISION
RECEPTION NO. 1154056
MESA COUNTY 30.00' R.O.W.
BOOK 714 PAGE 521
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
2943-102-00-020
MESA COUNTY
RECEPTION NO. 188299 (70.00')
LEWIS WASH
SECTION 9
SECTION 10
2943-102-00-020
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
2943-102-00-158
LONG FAMILY PARK
COUNTY OF MESA
N89°59'24"E 1.00'
N00°07'01"W 618.00'
S00°07'01"E 619.00'
MESA COUNTY 25' DEEDED R.O.W.
RECEPTION NO. 1716983
S89°59'24"W 1311.54'
(BASIS OF BEARING - SOUTH LINE SW1/4 NW1/4)
MESA COUNTY LOCAL COORDINATE SYSTEM
100.00'
50.00'
W1/4 CORNER,
SEC 10, T1S, R1E UM
E 1/2 ROAD
N89°59'24"E 554.77'
2943-102-00-020
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
25' ROAD R.O.W.
ROAD BOOK 2 PAGE 19
P.O.B. ANNEXATION NO. 2
N00°06'52"W 2.00'
S89°59'24"W 163.77'
S00°06'52"E 1.00'
30' ROAD R.O.W.
RECEPTION NO. 1321203
S89°59'24"W 392.00'
30' ROAD R.O.W.
RECEPTION NO. 1321204
N00°07'01"W 1.00'
NORTH LINE WARD-MUDGE ANNEXATION
S89°59'24"W 655.77'
P.O.C ANNEXATION
CW1/16
CORNER SEC. 10,
TWP 1S, RGE 1E
UTE MERIDIAN
50' R.O.W.
RECEPTION NO. 1097049
40' ROAD R.O.W.
RECEPTION NO. 1879002
CALVARY CHAPEL
SUBDIVISION
RECEPTION NO.
1879002
GRAND VALLEY ESTATES
ANNEXATION NO. 1
WARD-MUDGE
ANNEXATION
ORDINANCE
NO. 3860
2943-094-29-008
MENDOZA, LARISA
GUADALUPE RUBALCABA
548 31 RD
RECEPTION
NO. 2570720
EAST PARK SUBDIVISION
RECEPTION NO. 1097049
2943-103-00-153
MESA COUNTY
3101 E 1/2 RD
RECEPTION
NO. 2257343
2943-103-31-001
3103 E 1/2 ROAD
81504 LLC
3103 E 1/2 RD
LOT 1
2943-103-31-003
ESPINOZA, FRANCISCO &
ESPINOZA, CLAUDIA A
3105 E 1/2 RD
LOT 2
2943-103-00-135
BONINE, ROSEMARY &
BONINE, RICHARD W
3109 E 1/2 RD
RECEPTION NO. 2480634
2943-103-00-134
AREC 12, LLC
3113 E1/2 ROAD
RECEPTION NO. 2751279
2943-103-00-136
SCOTT, MARIA
GUADALUPE NARVAEZ
3117 E 1/2 RD
RECEPTION NO. 2732382
2943-103-00-148
WAL-MART REAL ESTATE BUSINESS TRUST
541 WARRIOR WAY
RECEPTION NO. 2721929

THIS IS NOT A BOUNDARY SURVEY

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DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022

50' 0 25' 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

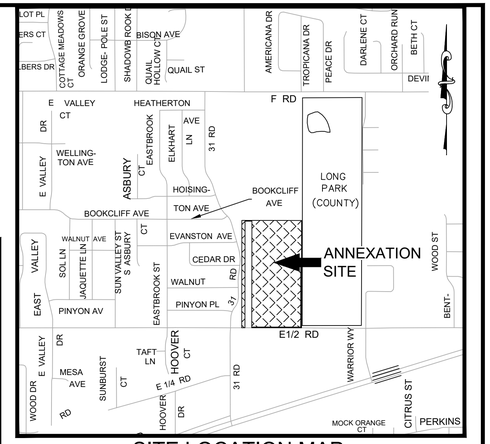
GRAND VALLEY ESTATES ANNEXATION NO. 2
Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

2 OF 3

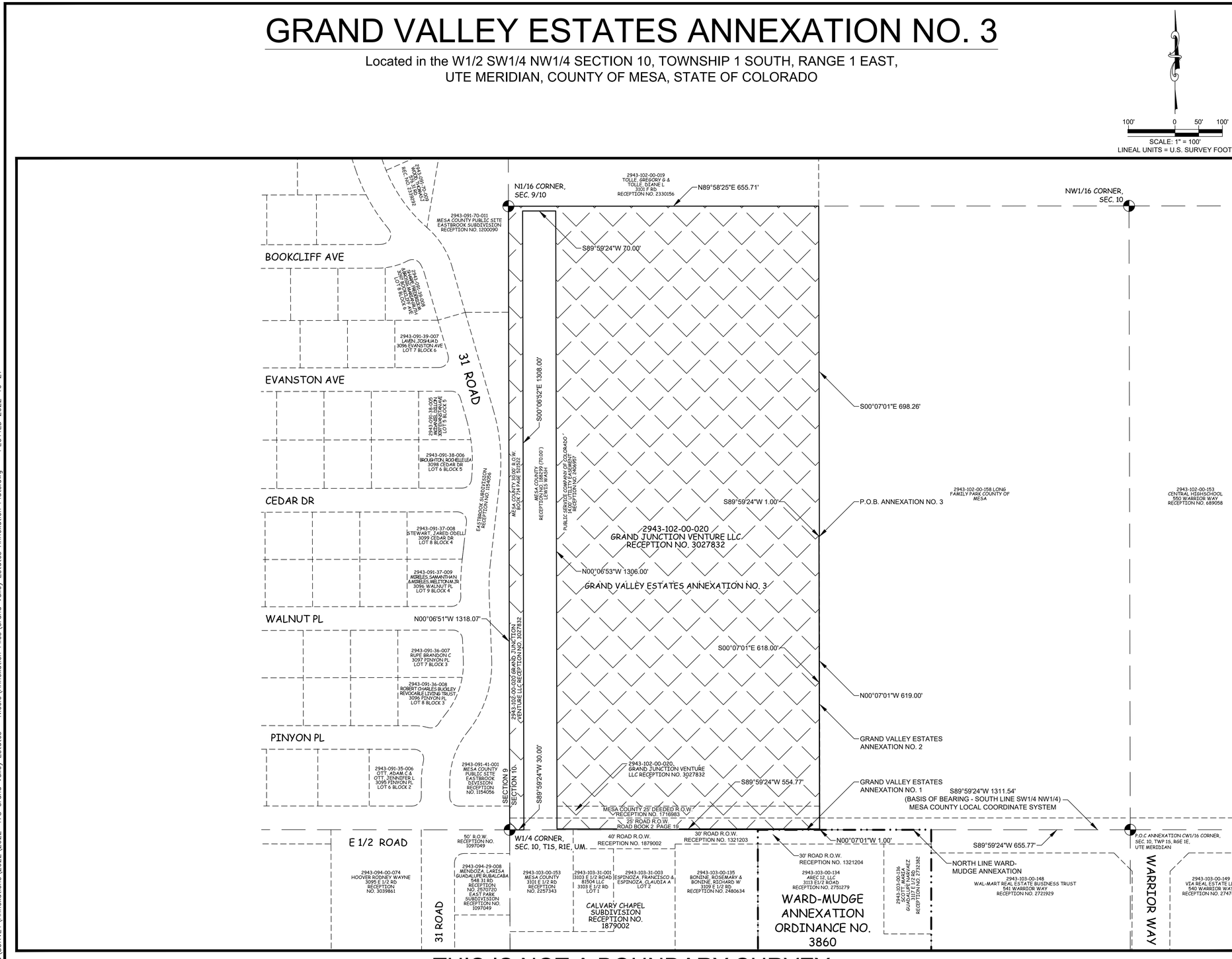
G:\Data\SURVEY\Annexations\2022\2022-478 Grand Valley Estates - Nicole\Annexation Files\Grand Valley Estates Annexation Plats.dwg - PLOTTED 2022-10-27

GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'



LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-*MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to* the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING **771,084** Square Feet or **17.702** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	6,559.81 FT.
CONTIGUOUS PERIMETER	1,173.77 FT.
AREA IN SQUARE FEET	771,084 FT^2
AREA IN ACRES	17.702
AREA WITHIN R.O.W.	66,168 FT^2 1.519 ACRES
AREA WITHIN DEEDED R.O.W.	13,869 FT^2 0.318 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

RENEE BETH PARENT DATE
STATE OF COLORADO - PL.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022

100' 0 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

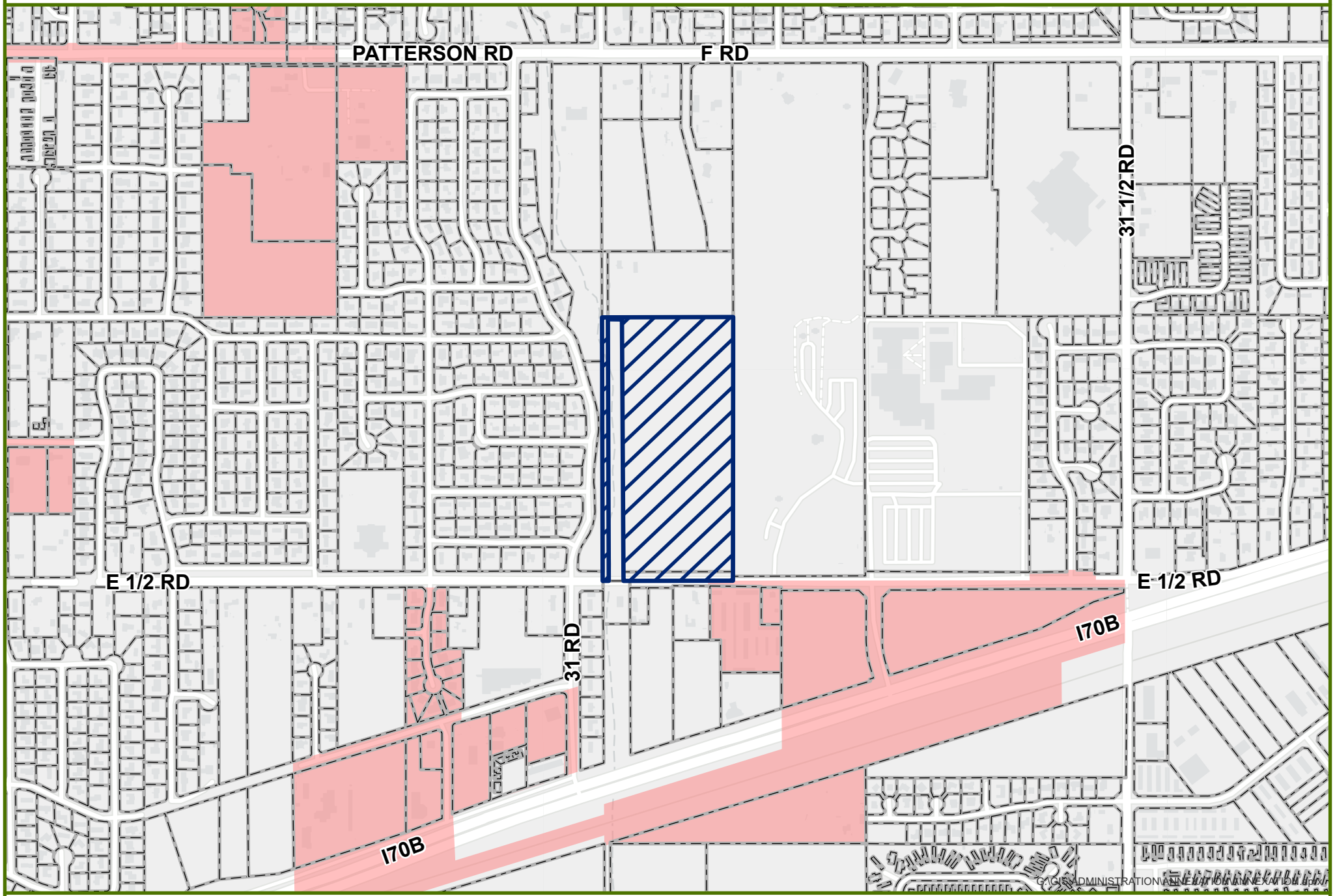
GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

G:\Data\SURVEY\Annexations\2022\2022-478 Grand Valley Estates - Nicole\Annexation Files\Grand Valley Estates Annexation Plats.dwg - PLOTTED 2022-10-27

GRAND VALLEY ESTATES ANNEXATION



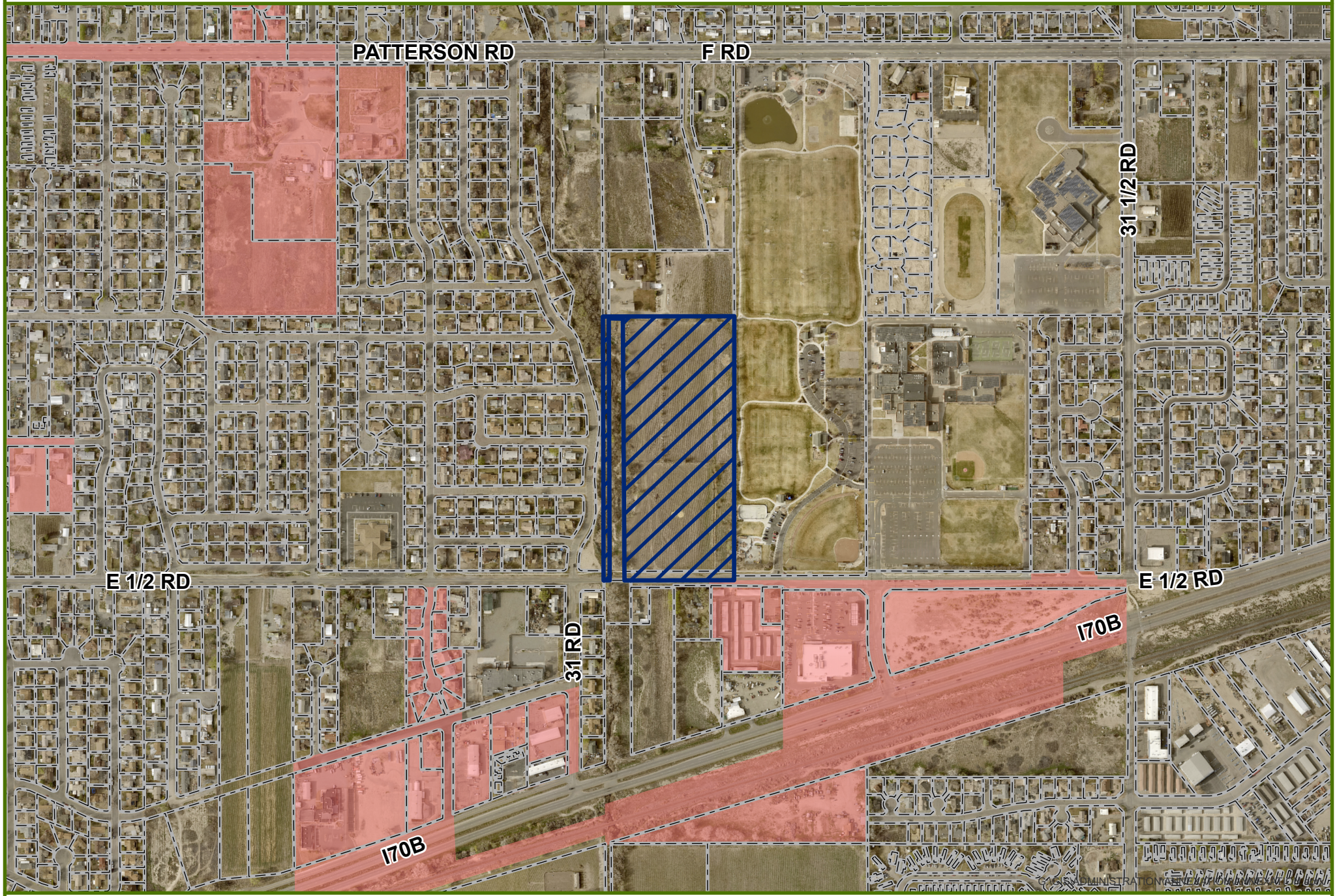
N

0 0.1 0.2 Miles

Annexation City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION



N

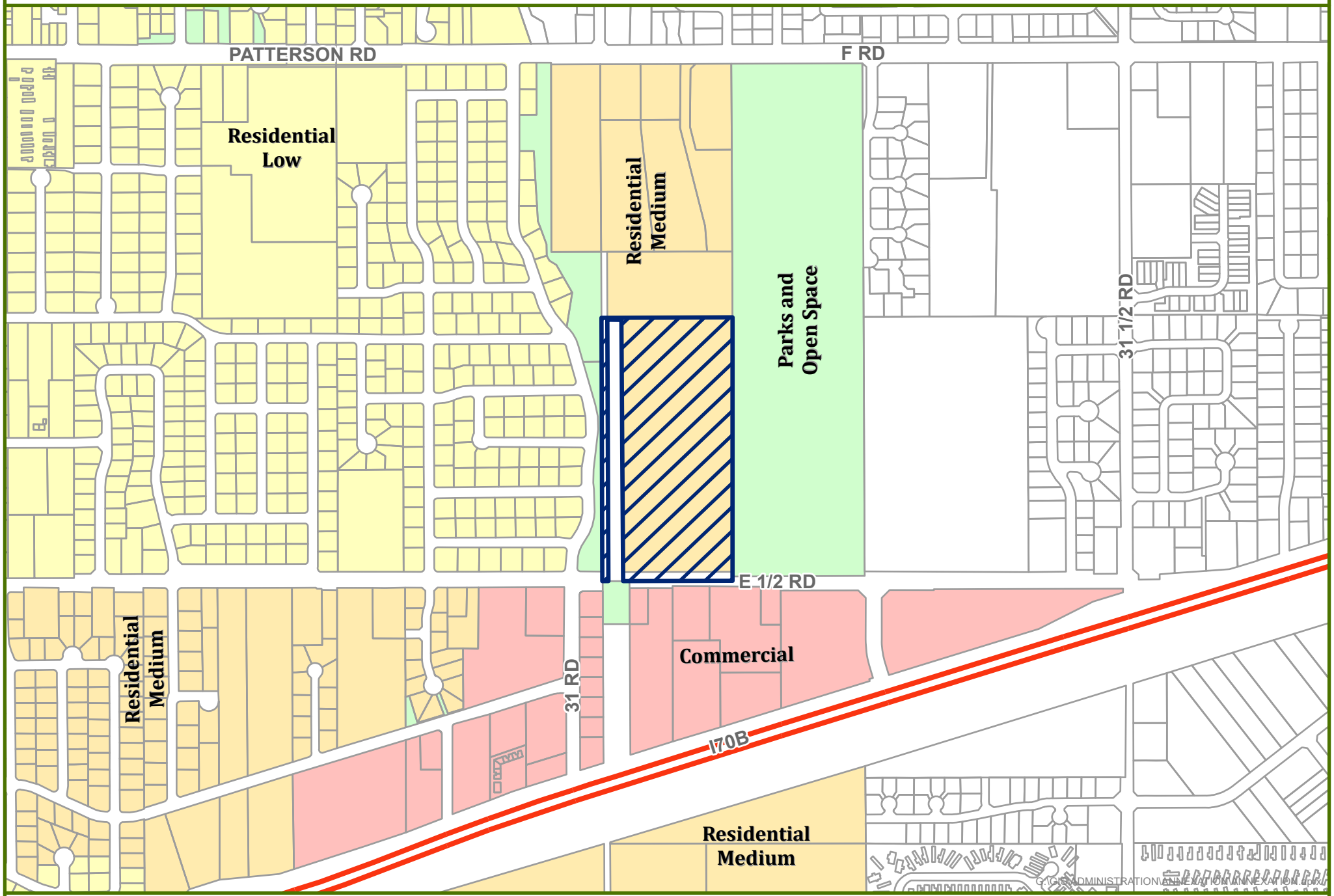
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - LAND USE



N

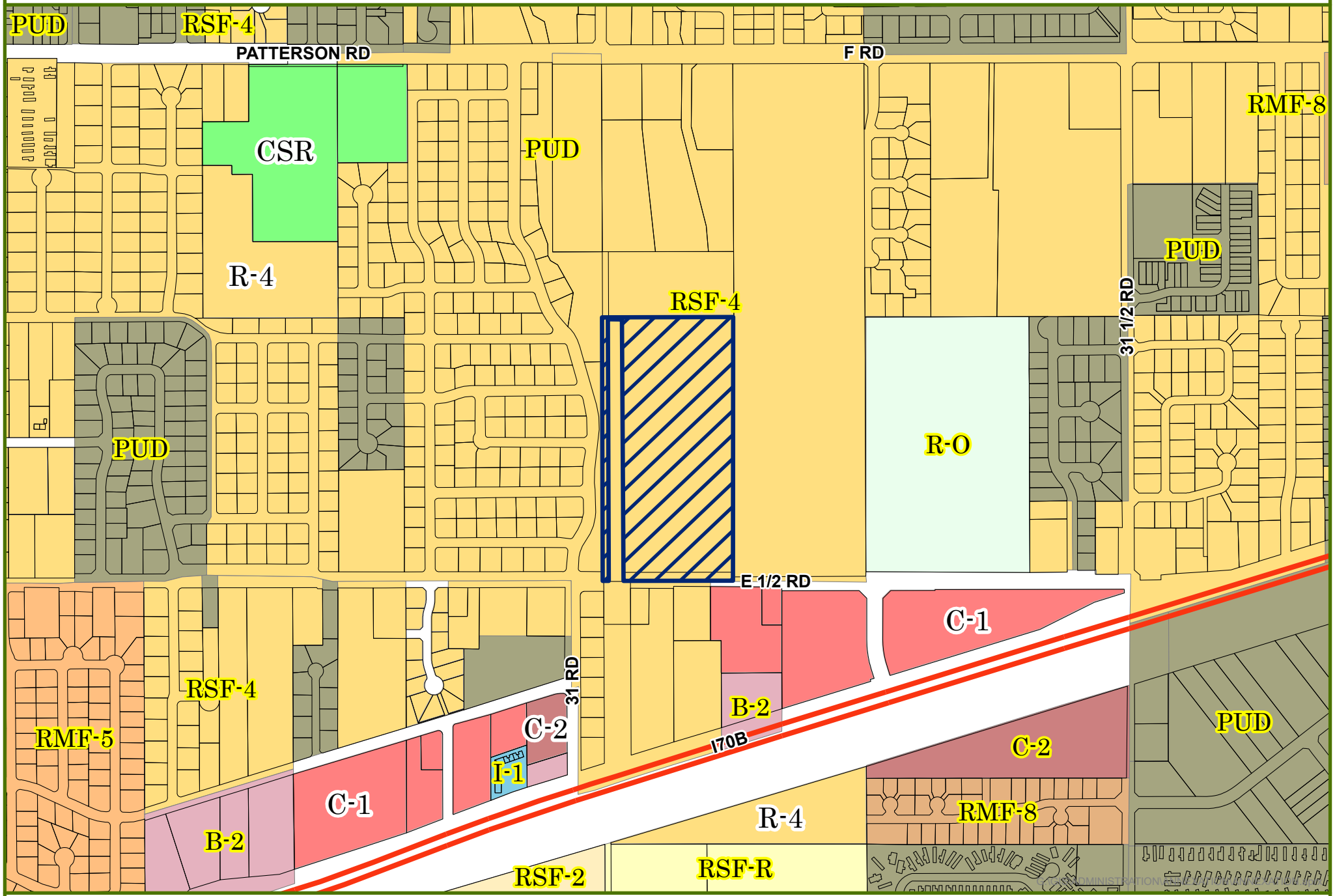
0 0.1 0.2 Miles

Annexation Boundary

Date Created: 11/22/2022

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEMS

GRAND VALLEY ESTATES ANNEXATION - ZONING



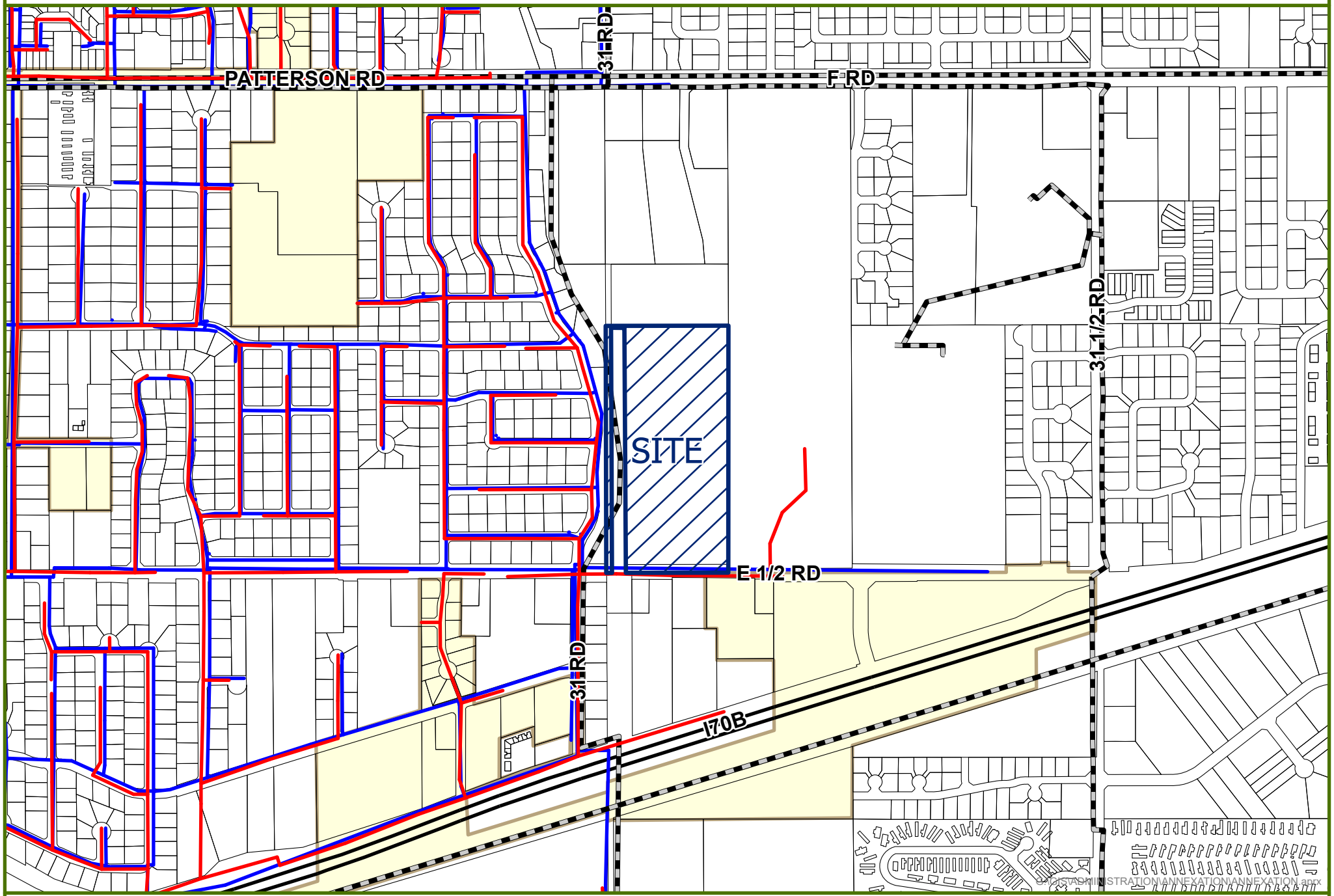
N

0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - UTILITIES



N

0 0.1 0.2 Miles

NON-CITY FIBER
SEWER
CLIFTON WATER
CITY LIMITS

Date Created: 11/22/2022

City of Grand Junction Colorado



View of the subject property looking north from E ½ Road

ANNEXATION SCHEDULE	
December 7, 2022	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
December 13, 2022	Planning Commission Considers Zone of Annexation
January 4, 2023	City Council Intro Proposed Zoning Ordinance
January 18, 2023	City Council Accept Petition/Annex and Zoning Public Hearing
February 19, 2023	Effective date of Annexation and Zoning

ANNEXATION SUMMARY						
File Number		ANX-2022-478				
Location		NE Corner of 31 Rd and E ½ Rd				
Tax ID Number(s)		2943-102-00-020				
Number of Parcel(s)		1				
Existing Population		0				
No. of Parcels Owner Occupied		0				
Number of Dwelling Units		0				
Acres Land Annexed		17.13				
Developable Acres Remaining		17.13				
Right-of-way in Annexation		E ½ Rd				
Previous County Zoning		RSF-4				
Proposed City Zoning		R-12				
Surrounding Zoning:	North:	County RSF-4				
	South:	County RSF-4/City C-1				
	East:	County RSF-4 (Long's Park)				
	West:	County RSF-4				
Current Land Use		Vacant Land				
Proposed Land Use		Residential Medium				
Surrounding Land Use:	North:	Residential Medium				
	South:	Commercial				
	East:	Parks & Open Space				
	West:	Parks & Open Space/Residential Low				
Comprehensive Plan Designation:		Residential Medium				
Zoning within Comprehensive Plan Designation:		Yes:	X	No:		
Values:	Assessed	$5,610				
	Actual	$21,240				
Address Ranges		3100 to 3116 E ½ Rd, even only				
Special Districts:	Water	Clifton				
	Sewer	Persigo				
	Fire	Clifton				
	Irrigation/Drainage	Palisade Irrigation/GVDD				
	School	D51				
	Pest	Grand River Mosquito Control District				

NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 7th day of Decemeber 2022, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

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,
AND EXERCISING LAND USE CONTROL

KEYSER COURT ANNEXATION

APPROXIMATELY 17.42 ACRES
LOCATED AT THE NORTHEAST CORNER OF 31 ROAD AND E ½ ROAD

WHEREAS, on the 7th day of December, 2022, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

GRAND VALLEY ESTATES ANNEXATION

PERIMETER BOUNDARY LEGAL DESCRIPTION
A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

Grand Valley Estates Annexation No. 1

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24”W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52”W a distance of 1.00 feet 2) N89°59'24”E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

Grand Valley Estates Annexation No. 2

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52”W a distance of 2.00 feet 2) N89°59'24”E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

Grand Valley Estates Annexation No. 3

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1)

S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 18th day of January, 2023, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 7th day of December, 2022.

_____
President of the Council

Attest:

_____
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

_____
City Clerk

DATES PUBLISHED
December 9th, 2022
December 16th, 2022
December 23rd, 2022
December 30th, 2022

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO GRAND VALLEY ESTATES ANNEXATION

APPROXIMATELY 17.42 ACRES LOCATED AT THE NORTHEAST CORNER OF 31 ROAD AND E ½ ROAD

WHEREAS, on the 7th day of December, 2022, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the __ day of _____, 2023; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

GRAND VALLEY ESTATES ANNEXATION
EXHIBITS A, B, & C

PERIMETER BOUNDARY LEGAL DESCRIPTION
A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

Grand Valley Estates Annexation No. 1

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860

being the Point of Beginning; thence continuing along said boundary line S89°59'24”W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52”W a distance of 1.00 feet 2) N89°59'24”E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

Grand Valley Estates Annexation No. 2

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52”W a distance of 2.00 feet 2) N89°59'24”E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

Grand Valley Estates Annexation No. 3

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other

bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

INTRODUCED on first reading on the 7th day of December 2022 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2023 and ordered published in pamphlet form.

_____
President of the Council

Attest:

_____
City Clerk

EXHIBIT A

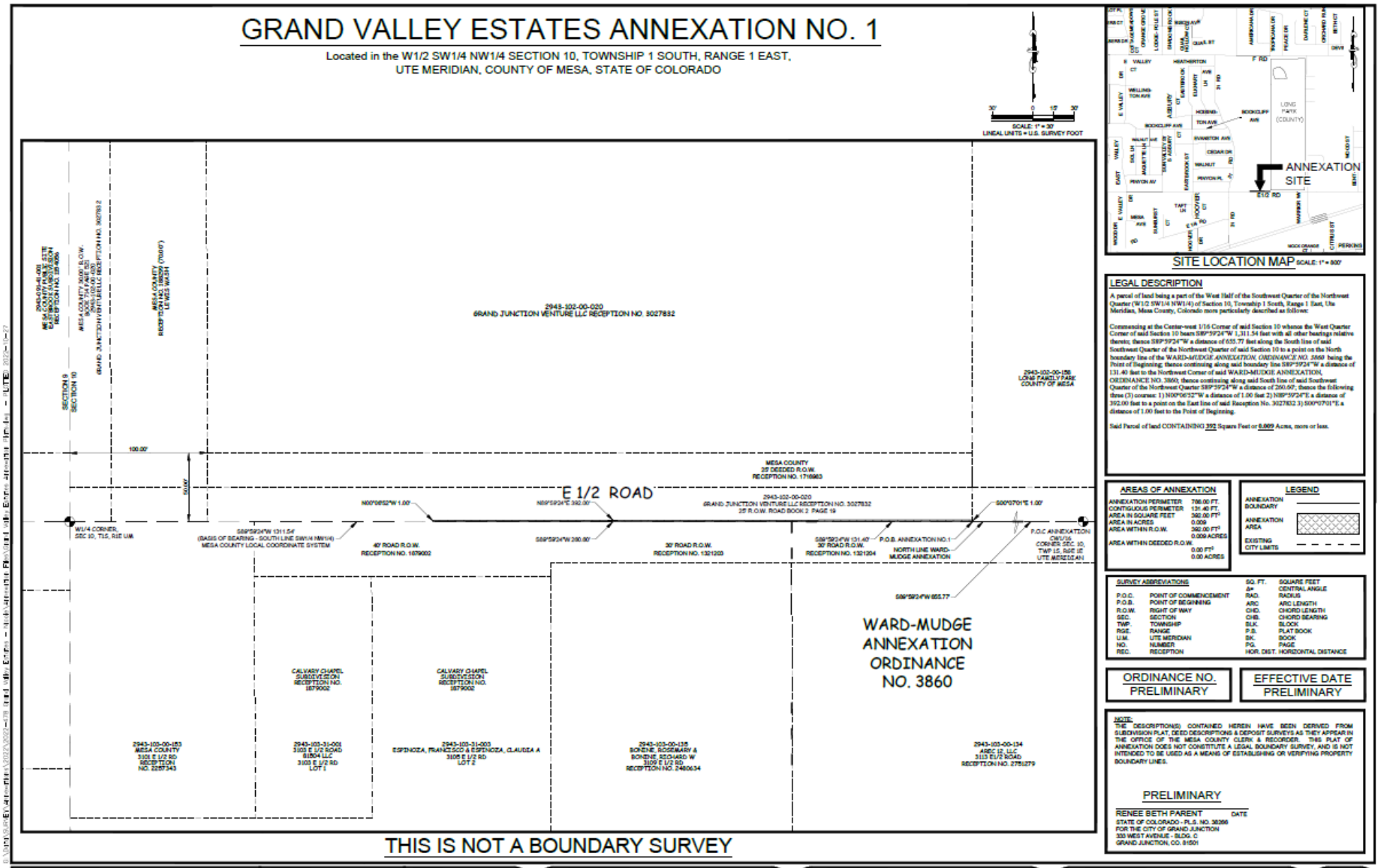

GRAND VALLEY ESTATES ANNEXATION NO. 1
Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
SCALE: 1" = 30'
LINEAR UNITS = U.S. SURVEY FOOT
2943-102-00-020
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
2943-102-00-156
LONG FAMILY PARK
COUNTY OF MESA
E 1/2 ROAD
MESA COUNTY
25' DEEDED R.O.W.
RECEPTION NO. 1719963
2943-102-00-020
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
25' R.O.W. ROAD BOOK 2 PAGE 19
W1/4 CORNER,
SEC 10, T1S, R1E UM
(BASIS OF BEARING - SOUTH LINE SW1/4 NW1/4)
MESA COUNTY LOCAL COORDINATE SYSTEM
40' ROAD R.O.W.
RECEPTION NO. 1679002
30' ROAD R.O.W.
RECEPTION NO. 1321203
30' ROAD R.O.W.
RECEPTION NO. 1321204
NORTH LINE WARD-
MUDGE ANNEXATION
P.O.C ANNEXATION
CW1/16
CORNER SEC. 10,
TWP 1S, R1E UE
UTE MERIDIAN
P.O.B. ANNEXATION NO.1
WARD-MUDGE
ANNEXATION
ORDINANCE
NO. 3860
CALVARY CHAPEL
SUBDIVISION
RECEPTION NO.
1879002
2943-103-00-153
MESA COUNTY
3101 E 1/2 RD
RECEPTION
NO. 2257343
2943-103-31-001
3103 E 1/2 ROAD
81504 LLC
3103 E 1/2 RD
LOT 1
2943-103-31-003
ESPINOZA, FRANCISCO A ESPINOZA, CLAUDIA A
3105 E 1/2 RD
LOT 2
2943-103-00-135
BONENE, ROSEMARY A
BONENE, RICHARD W
3109 E 1/2 RD
RECEPTION NO. 2480634
2943-103-00-134
ABEC 12, LLC
3113 E1/2 ROAD
RECEPTION NO. 2755279
ANNEXATION
SITE
SITE LOCATION MAP SCALE: 1" = 800'
LEGAL DESCRIPTION
A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.
Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.
AREAS OF ANNEXATION
ANNEXATION PERIMETER 786.00 FT.
CONTIGUOUS PERIMETER 131.40 FT.
AREA IN SQUARE FEET 392.00 FT²
AREA IN ACRES 0.009
AREA WITHIN R.O.W. 392.00 FT²
0.009 ACRES
AREA WITHIN DEEDED R.O.W. 0.00 FT²
0.00 ACRES
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
SQ. FT. SQUARE FEET
Δ= CENTRAL ANGLE
RAD. RADIUS
ARC ARC LENGTH
CHD. CHORD LENGTH
CHB. CHORD BEARING
BLK. BLOCK
P.B. PLAT BOOK
BK. BOOK
PG. PAGE
HOR. DIST. HORIZONTAL DISTANCE
ORDINANCE NO.
PRELIMINARY
EFFECTIVE DATE
PRELIMINARY
NOTE:
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PRELIMINARY
RENEE BETH PARENT DATE
STATE OF COLORADO - PLS. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501
THIS IS NOT A BOUNDARY SURVEY
NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/29/2022
SCALE: 1" = 30'
LINEAR UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
PUBLIC WORKS
ENGINEERING DIVISION
GRAND VALLEY ESTATES ANNEXATION NO. 1
Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
1 OF 3

EXHIBIT B

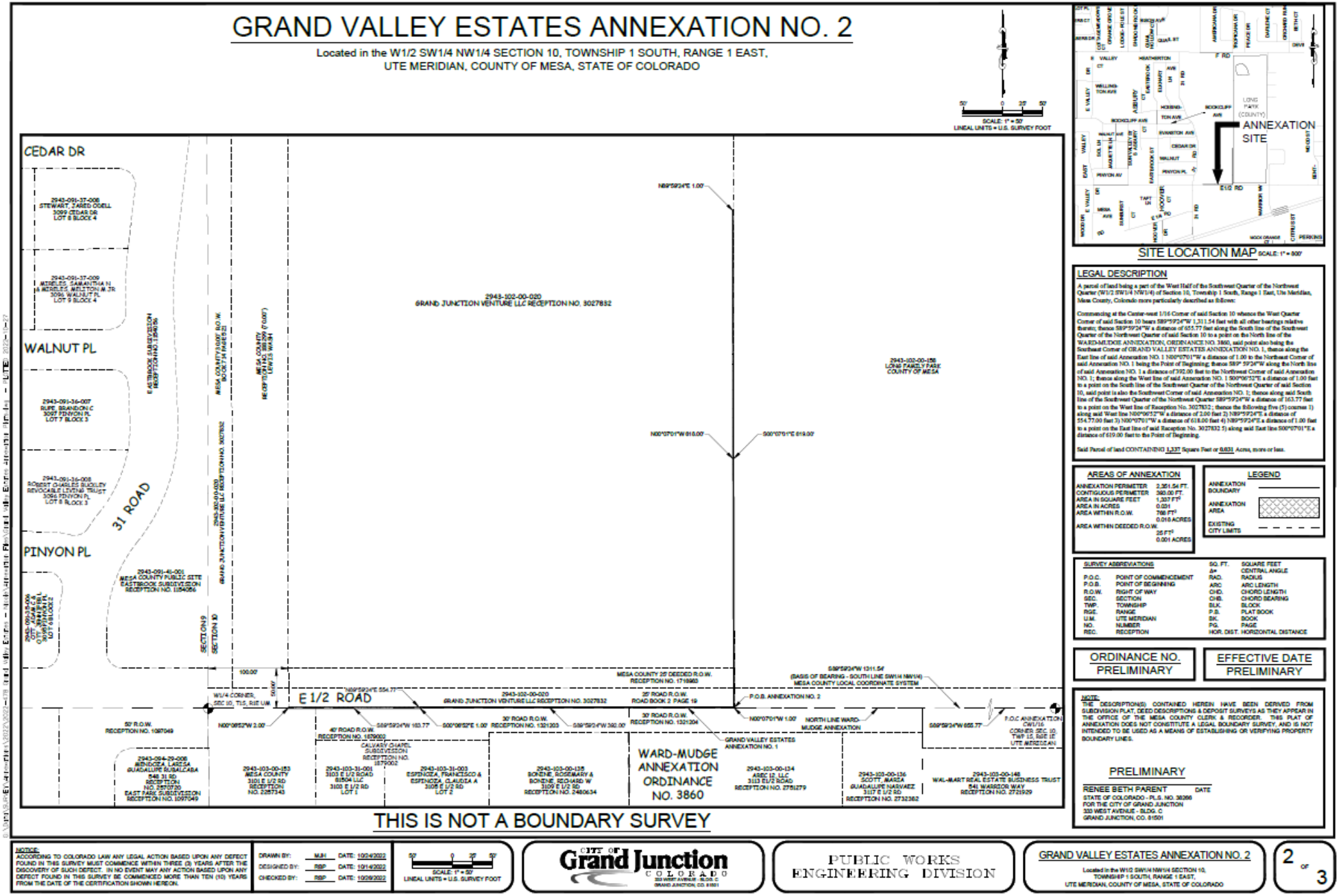
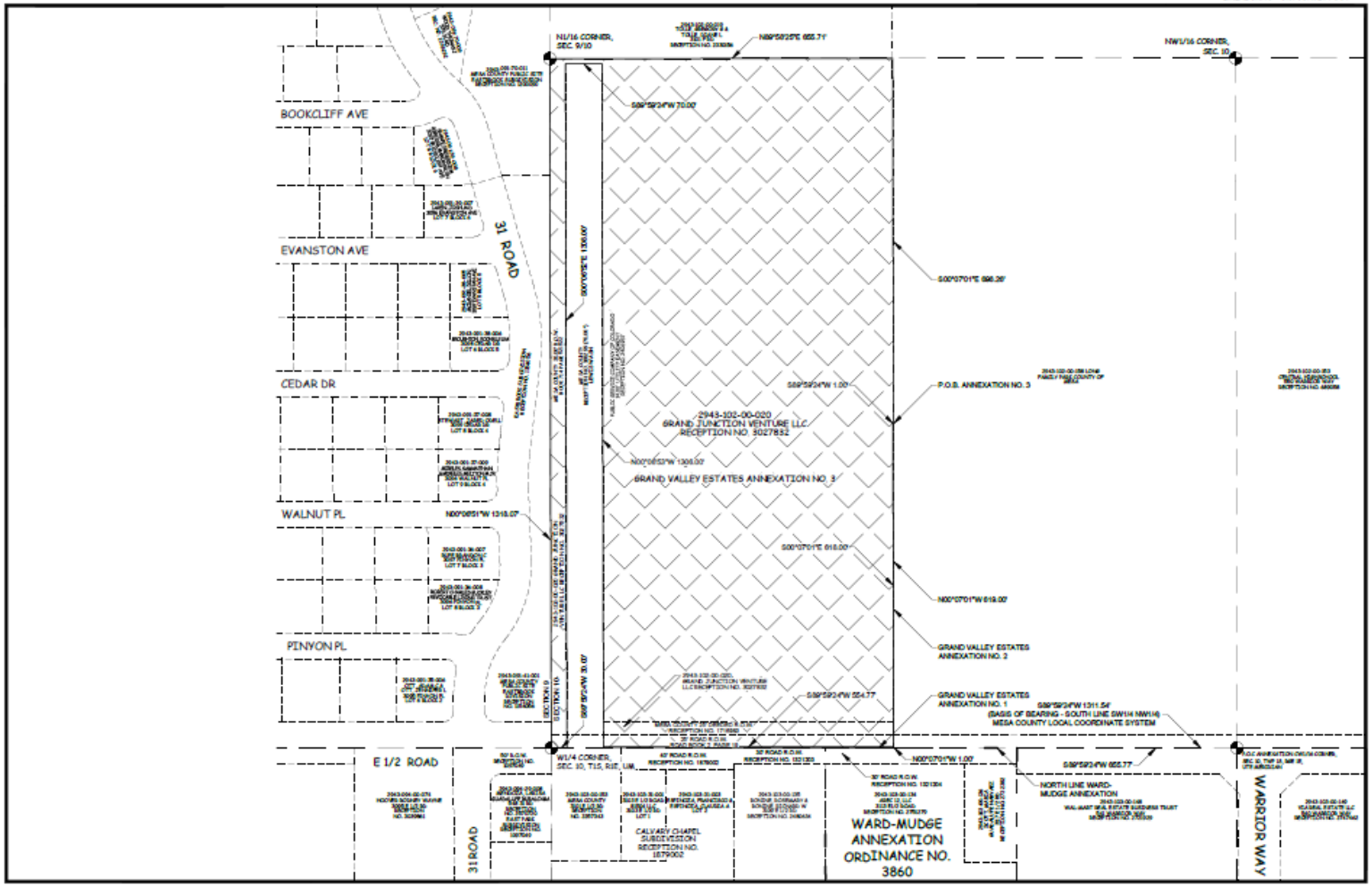

GRAND VALLEY ESTATES ANNEXATION NO. 2
Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
CEDAR DR
WALNUT PL
PINYON PL
31 ROAD
E 1/2 ROAD
2943-102-00-020
GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
2943-102-00-156
LOWE FAMILY FARM
COUNTY OF MESA
N89°59'24"E 1.00'
N00°07'01"W 618.00'
S00°07'01"E 619.00'
S89°59'24"W 1311.54'
(BASIS OF BEARING - SOUTH LINE SW1/4 NW1/4)
MESA COUNTY LOCAL COORDINATE SYSTEM
N89°59'24"E 554.77'
N00°08'52"W 2.00'
S89°59'24"W 163.77'
S00°08'52"E 1.00'
S89°59'24"W 392.00'
N00°07'01"W 1.00'
S89°59'24"W 655.77'
WARD-MUDGE ANNEXATION ORDINANCE NO. 3860
GRAND VALLEY ESTATES ANNEXATION NO. 1
NORTH LINE WARD-MUDGE ANNEXATION
P.O.B. ANNEXATION NO. 2
P.O.C. ANNEXATION CW1/16
CORNER SEC 10, TWP 1S, RGE 1E UTE MERIDIAN
WI/4 CORNER, SEC 10, T1S, R1E UM
MESA COUNTY 25' DEEDED R.O.W. RECEPTION NO. 1719993
25' ROAD R.O.W. ROAD BOOK 2 PAGE 19
30' ROAD R.O.W. RECEPTION NO. 1321203
30' ROAD R.O.W. RECEPTION NO. 1321204
40' ROAD R.O.W. RECEPTION NO. 1879002
50' R.O.W. RECEPTION NO. 1097049
2943-091-37-006 STEWART, ZARED ODELL 3099 CEDAR DR LOT 8 BLOCK 4
2943-091-37-009 MIRELES, SAMANTHA N & MIRELES, MELTON M JR 3096 WALNUT PL LOT 9 BLOCK 4
2943-091-36-007 RUPE, BRANDON C 3097 PINYON PL LOT 7 BLOCK 3
2943-091-36-008 ROBERT CHARLES BUCKLEY REVOCABLE LIVING TRUST 3096 PINYON PL LOT 8 BLOCK 3
2943-091-40-001 MESA COUNTY PUBLIC SITE EASTBROOK SUBDIVISION RECEPTION NO. 1154056
EASTBROOK SUBDIVISION RECEPTION NO. 1154056
MESA COUNTY 30.00' R.O.W. BOOK 71 PAGE 521
MESA COUNTY (FORMERLY) 60.00' R.O.W. RECEPTION NO. 2383599 (7.00') LEVI 15 WASH
2943-303-00-020 GRAND JUNCTION VENTURE LLC RECEPTION NO. 3027832
SECTION 9
SECTION 10
100.00'
50.00'
2943-094-29-006 MENDOZA, LARISA GUADALUPE SUBALCABA 548 31 RD RECEPTION NO. 2957020 EAST PARK SUBDIVISION RECEPTION NO. 1097049
2943-103-00-153 MESA COUNTY 3101 E 1/2 RD RECEPTION NO. 2257343
2943-103-31-001 3103 E 1/2 ROAD BIBOR LLC 3103 E 1/2 RD LOT 1
2943-103-31-003 ESPINOZA, FRANCISCO & ESPINOZA, CLAUDIA A 3105 E 1/2 RD LOT 2
2943-103-00-135 BONENE, ROSEMARY & BONENE, EDWARD W 3109 E 1/2 RD RECEPTION NO. 2480634
2943-103-00-134 ASEC 10, LLC 3103 EL/2 ROAD RECEPTION NO. 2751279
2943-103-00-136 SCOTT, MARSEA GUADALUPE NARVAEZ 3117 E 1/2 RD RECEPTION NO. 2732362
2943-103-00-146 WAL-MART REAL ESTATE BUSINESS TRUST 541 WARRIOR WAY RECEPTION NO. 2721929
CALVARY CHAPEL SUBDIVISION RECEPTION NO. 1879002
THIS IS NOT A BOUNDARY SURVEY
ANNEXATION SITE
SITE LOCATION MAP SCALE: 1" = 500'
LEGAL DESCRIPTION
A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°08'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832; thence the following five (5) courses 1) along said West line N00°08'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.
Said Parcel of land CONTAINING 1.337 Square Feet or 0.031 Acres, more or less.
AREAS OF ANNEXATION
ANNEXATION PERIMETER 2,351.54 FT.
CONTIGUOUS PERIMETER 392.00 FT.
AREA IN SQUARE FEET 1,337 FT²
AREA IN ACRES 0.031
AREA WITHIN R.O.W. 768 FT² 0.018 ACRES
AREA WITHIN DEEDED R.O.W. 25 FT² 0.001 ACRES
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
SQ. FT. SQUARE FEET
Δ= CENTRAL ANGLE
RAD. RADIUS
ARC ARC LENGTH
CHD. CHORD LENGTH
CHB. CHORD BEARING
BLK. BLOCK
P.B. PLAT BOOK
BK. BOOK
PG. PAGE
HOR. DIST. HORIZONTAL DISTANCE
ORDINANCE NO. PRELIMINARY
EFFECTIVE DATE PRELIMINARY
NOTE:
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PRELIMINARY
RENEE BETH PARENT DATE
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501
NOTICE:
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DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C GRAND JUNCTION, CO. 81501
PUBLIC WORKS ENGINEERING DIVISION
GRAND VALLEY ESTATES ANNEXATION NO. 2
Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
2 OF 3

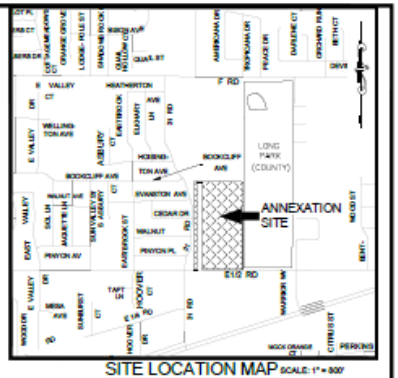
EXHIBIT C

GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of *WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860*, said point also being the Southeast Corner of *GRAND VALLEY ESTATES ANNEXATION NO. 1*, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of *GRAND VALLEY ESTATES ANNEXATION NO. 2*, thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 654.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'53"E a distance of 1306.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, S89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 606.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,064 Square Feet or 17.702 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	6,559.01 FT.
CONTIGUOUS PERIMETER	1,173.77 FT.
AREA IN SQUARE FEET	771,064 FT²
AREA IN ACRES	17.702
AREA WITHIN R.O.W.	66,166 FT² 1.519 ACRES
AREA WITHIN DEEDED R.O.W.	13,068 FT² 0.318 ACRES

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
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PRELIMINARY

RENEE BETH PARENT DATE
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

NOTICE:
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DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022

SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

City of Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

GRAND VALLEY ESTATES ANNEXATION NO. 3
Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: December 7, 2022

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

Introduction of an Ordinance for an Amendment of the City Charter to Change the Authorized Length of a Lease of Certain Public Property for Colorado Discover Ability from Twenty-Five up to Ninety-Nine Years to be Placed on the Election Ballot for the April 4, 2023 Municipal Election and Setting a Public Hearing for December 21, 2022

RECOMMENDATION:

Consider the ordinance on first reading, order the ordinance published in pamphlet form and set a public hearing for December 21, 2022.

EXECUTIVE SUMMARY:

In 2017, the City leased 1.1169 acre/48,621 square feet of property in Las Colonias Park located at 601 Struthers Avenue (Property) to Colorado Discover Ability (CDA) for 25 years. Since 2017, CDA has successfully constructed a building and expanded its programs which provide year-round adaptive recreational experiences for people with disabilities; however, the short term (25 year) lease which is required by the City Charter does not provide certainty as to the location of the program, its services, and continued investment in the building that a long term (99 year) lease provides. The proposed Charter amendment is specific in location and acreage and applies to no other City property.

BACKGROUND OR DETAILED INFORMATION:

Pursuant to §151 of the Grand Junction City Charter, the Charter may be amended at any time in the manner provided by Article XX of the Constitution of the State of Colorado. The City Council has determined that the Charter provision limiting a lease of public property to a term of 25 years may be unduly restrictive and that increasing the term from 25 up to 99 years, specifically and only for 1.1169 acre/48,621 square feet of

property in the Las Colonias Park located at 601 Struthers Avenue (Property), will benefit the public by allowing the property to be occupied and used by Colorado Discover Ability (CDA.)

In 2017, the City leased the Property, which is a portion of the parcel addressed as 601 Struthers Avenue and has been addressed as 599 Struthers Avenue, to CDA for 25 years. Since 2017, CDA has successfully constructed a building and expanded its programs which provide year-around adaptive recreational experiences for people with disabilities; however, the short term (25 year) lease does not provide certainty as to the location of the program, its services, and continued investment in the building that a long term (99 year) lease provides. The proposed Charter amendment is specific in location and acreage and applies to no other City property.

Leasing of any public property is permissive and within the sole and sound discretion of the City Council on terms it deems necessary and appropriate, including the acreage of any parcel, and the compensation to be paid therefor; amending the Charter will only change the possible term of the lease. The long-term lease, if the Charter amendment is approved by the voters to allow it, will be subject to review and approval by the City Council and will include a specific covenant that the lease is only for the use and benefit of CDA.

Therefore, the City Council desires to present to the City voters a change to the City Charter, allowing the voters to determine if the change would be in the best interest of the City.

FISCAL IMPACT:

There is no fiscal impact from the proposed ordinance.

SUGGESTED MOTION:

I move to pass/not pass the ordinance for publication in pamphlet form on first reading and to set a public hearing for December 21, 2022.

Attachments

1. ORD-BQ CDA 99 Year Lease 112822

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE FOR AN AMENDMENT OF THE CITY CHARTER TO CHANGE THE AUTHORIZED LENGTH OF A LEASE OF CERTAIN PUBLIC PROPERTY FROM TWENTY-FIVE UP TO NINETY-NINE YEARS TO BE PLACED ON THE ELECTION BALLOT FOR THE APRIL 4, 2023 MUNICIPAL ELECTION

Recitals.

Pursuant to §151 of the Grand Junction City Charter, the Charter may be amended at any time in the manner provided by Article XX of the Constitution of the State of Colorado.

The City Council has determined that the Charter provision limiting a lease of public property to a term of twenty-five years may be unduly restrictive and that increasing the term from twenty-five up to ninety-nine years, specifically and only for 1.1169 acre/48,621 square feet of property in the Las Colonias Park located at 601 Struthers Avenue (Property), will benefit the public by allowing the property to be occupied and used by Colorado Discover Ability (CDA.)

In 2017 the City leased the Property, which is a portion of the parcel addressed as 601 Struthers Avenue and has been addressed as 599 Struthers Avenue, to CDA for 25 years. Since 2017 CDA has successfully built a building and expanded its programs which provide year around adaptive recreational experiences for people with disabilities; however, the short term (25 year) lease does not provide certainty as to the location of the program, its services, and continued investment in the building that a long term (99 year) lease provides. The proposed Charter amendment is specific in location and acreage and applies to no other City property.

Leasing of any public property is permissive and within the sole and sound discretion of the City Council on terms it deems necessary and appropriate, including the acreage of any parcel, and the compensation to be paid therefor; amending the Charter will only change the possible term of the lease. The long term lease, if the Charter amendment is approved by the voters to allow it, will be subject to review and approval by the City Council and will include a specific covenant that the lease is only for the use and benefit of CDA.

Therefore, the City Council desires to present to the City voters a change to the City Charter, allowing the voters to determine if the change would be in the best interest of the City.

DRAFT

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

That a question of a proposed amendment to Section 124 of the City Charter, as amended, to increase the length of the allowed term of lease of the property located at 599/601 Struthers Avenue, in and near the Las Colonias Park, from twenty-five to ninety-nine years, as follows, and incorporating the foregoing recitals, be placed on the April 4, 2023 ballot:

City of Grand Junction

Shall there be an amendment to Article XIV, Section 124 of the City Charter, as amended, to increase the authorized lease term for 1.1169 acres (48,621 square feet) of property to Colorado Discover Ability located at 599/601 Struthers Avenue in and near Las Colonias Park from 25 years to a term not to exceed a total of 99 years?

If approved, Section 124 will read, in relevant part, and without amendment of the balance of the Section, as follows:

> ***124. "No franchise, lease or right to use the streets or the public places, or property of the city, shall be granted by the city, except as in this Charter provided, for a period longer than twenty-five years. The City may lease, for a term not to exceed 99 years, approximately 1.1169 acres of property located at 599/601 Struthers Avenue, Grand Junction Colorado in or near the Las Colonias Park to Colorado Discover Ability, all as described in and for the purposes as stated in Ordinance No. ____."***

_____ **FOR THE AMENDMENT**

_____ **AGAINST THE AMENDMENT**

The ballot title is set based upon the requirements of the Colorado Constitution and the City Charter, all State statutes that might otherwise apply are hereby superseded to the extent of any inconsistencies or conflicts and, pursuant to Section 31-11-102, C.R.S., is an alternative to the provisions of State law. Any inconsistency or conflict is intended by the City Council and shall be deemed made pursuant to the authority of Article XX of the Colorado Constitution and the Charter.

Pursuant to Sections 31-10-1308, and 1-11-203.5 C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot

DRAFT

issue or ballot question is set, and for contest concerning the order of a ballot, within five days after the ballot order is set by the County Clerk.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED THIS 7th DAY OF DECEMBER 2022.

PASSED, ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM THIS ___ DAY OF DECEMBER 2022.

_____
Anna M. Stout
President of City Council

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: December 7, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code and Setting a Public Hearing for December 21, 2022

RECOMMENDATION:

The Planning Commission will hear this request at it's December 13, 2022 meeting and provide a recommendation at that time.

EXECUTIVE SUMMARY:

These proposed amendments have been returned to Planning Commission after additional discussion regarding requirements for significant tree preservation and irrigation design standards. The proposed amendments remain largely the same as presented at the August 23 Planning Commission hearing, but portions of the analysis section of this report have been updated to reflect the changes, specifically the Water Conservation (par. 3), Significant Trees (all), and Suitable Plants List section (par. 3).

Section 21.06.040 of the Zoning and Development Code requires that site developments include landscaping. This ordinance proposes revisions to the landscaping requirements. The ordinance balances many goals, among them are efficient water use; reasonable and successful maintenance practices; a robust tree canopy; diverse plantings; and distinctive site design.

Proposed revisions draw on stakeholder input from local landscape professionals and best practices for landscaping regulations in the southwest. A Suitable Plants List is

also provided for reference and is a critical supplement to the proposed Code revisions. Primary changes include requirements to identify and protect Significant Trees during development. The changes also aim to maximize water conservation and use a higher proportion of native and climate-appropriate plants. Adjustments to site design standards and planting requirements also aim to balance needs; improving plant health and reducing maintenance costs.

The proposed changes occur in Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Section 21.06.040 of the Zoning and Development Code requires that site developments include landscaping. The Community Development Department applies those regulations on landscaping to development proposals in the City. That section of the Code is complemented by several other sections of the Code, such as those concerning wildlife and wildfire (GJMC 21.07.020).

The Community Development Department, in collaboration with the Parks and Recreation Department, has drafted a revision to the landscaping regulation. The proposed revision includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, preservation of significant trees, and planting of diverse landscapes.

The proposed regulations emerge from public discourse and public policy. They were featured in discussions by the City's Development Roundtable, Forestry Board, City Council, and Planning Commission. They also recur in the process of development review, and in the experiences of development professionals, residents, conservation advocates, and staff. Sustainability and quality of life also appear as overarching goals in the City's most recent Strategic Plans, the 2020 One Grand Junction Comprehensive Plan, and the 2021 Parks, Recreation, and Open Space (PROS) Master Plan.

The One Grand Junction Comprehensive Plan discusses water conservation extensively and identifies updating landscaping regulations as a means of achieving this goal. Plan Principle 8: Resource Stewardship directs the City to "Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices." The Comprehensive Plan also speaks to the need to "manage the City's urban forest," promote "water-wise landscaping within the City," and address "tree installation, replacement, and protection." Likewise, the 2021 PROS Master Plan calls for "championing a healthy tree canopy."

To guide refinement of draft revisions, the Community Development Department has conducted two Planning Commission Workshops, a Forestry Board discussion, and a four-session stakeholder process involving a Landscaping Taskforce comprised of community landscaping experts. A primary aim of these workshops was to clarify goals for the revision, choose between policy approaches, and to draw on local expertise to ensure that changes benefit the health and manageability of landscape installations in the future. General goals considered in workshop settings reflected the general goals of the revision, namely:

1. Eliminating discrepancies within the landscaping section and between the landscaping section and realistic design limitations.

2. Aligning landscaping requirements with strategic goals of sustainability, water conservation, and economic development where appropriate, including a turf maximum.

3. Producing supplemental materials and codified equivalency matrices to make the landscaping section easy to use, including lists of species suitable for use on private property and in public rights-of-way.

4. Establishing incentives and requirements that limit vulnerability to hazards and reduce disturbance of ecologically- and culturally-valuable landscape features during development.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on September XX, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS
The proposed changes to the landscaping requirement are broadly consistent with the existing approach to landscaping in the Zoning and Development Code. The standards continue to approach landscaping in four primary ways.

The first is by setting minimum standards for the portions of a development site that must be landscaped. The Code identifies the adjacent right-of-way, parking lots, screens, buffers, street frontages, and perimeter enclosures for residential subdivisions. Revisions retain this standard.

The second is a numerical approach to plantings. A minimum number of trees, shrubs, ground cover, and coverage of landscaped areas is based on improved area. Revisions seek to make coverage more flexible through equivalencies and substitutions. Landscape plans must meet these minimum plant counts.

A third, and more limited component of regulation concerns how development may plant, irrigate, and maintain sites. The manner in which landscaping is carried out must align with best practices as specified in the Code. The Ordinance addresses those

requirements to reflect growth in best practices and the evolution of the City's planning goals.

Fourth, when a landscape plan is approved for a property, a property owner must maintain the site in perpetuity. While challenging to enforce, maintenance is crucial to landscape health in the long-term. The proposed revisions retain the general approach of requiring maintenance per plan. However, the revisions add a requirement for a viable, long-term maintenance strategy as an element of the approved plan. This allows for a more dynamic version of perpetual maintenance without allowing landscapes to fall into disrepair (see Plan Requirements below).

Balancing Goals
Proposed revisions to the landscaping standard reflect compromise along several lines. One area of compromise is between site development constraints, on one hand, and best planting practices on the other. Two illustrative examples follow. The essential changes to the code are also enumerated below in detail.

For the first example, consider the landscaped area in which trees are planted. Shade trees are unlikely to succeed in a planting area that is less than eight feet wide; if they do, they tend to damage adjacent concrete. However, the existing requirement provides for landscape strips as narrow as five feet or six feet, depending on context. Adjusting the minimum width to eight feet as proposed represents a compromise resolved in favor of long-term landscape health outcomes. In short, some landscaping areas may increase in size so that healthier trees result.

Another critical area of compromise occurs between tree canopy coverage and water conservation. Even among healthy and climate-appropriate trees, many require supplemental irrigation. Yet the canopy is essential to a livable environment within City limits. Achieving both goals without compromise requires a level of design detail and care that may not be reasonably assumed to occur in all landscape design. Moreover, reducing turf is a primary mechanism for reducing water use, but successful trees are often linked to the presence of adjacent turf. These factors are related in complex and challenging ways.

The proposed requirements achieve both canopy and conservation goals where possible. One clear pathway is by creating a substantial requirement to retain existing, mature trees. Water conservation goals are also served directly by requiring irrigation plans as part of development review. Furthermore, a maximum turf coverage percentage with exceptions for functional turf areas limits the opportunity for landscaping which requires high water consumption.

Applicability
The existing landscaping regulations do not apply to landscaping on properties with single-family dwelling units or duplexes. The new regulations do not propose to regulate landscaping on properties with single-family dwelling units or duplexes. Furthermore, these regulations will not require any property owner with a use that does

require landscaping to update their existing landscaping unless they're proposing significant redevelopment of their property.

Water Conservation - Updated

The proposed regulations would reduce the amount of turf required and allowed for landscaping projects. Turf has been capped citywide at 15 percent of the overall landscaped area, with an exception for functional turf areas which may exceed 15 percent of the site. Functional turf has been defined and represents the only opportunity to install turf beyond the 15 percent maximum. Any language in this existing ordinance which allowed more than 15 percent turf has been removed or amended.

The proposed regulations also require that 90 percent of the proposed plants for any landscape plan have a xeric, xeric-low, xeric-medium, or low water need classification on the Suitable Plants List. Additionally, 25 percent of the plants proposed for a landscaping plan must have a native or native alternative classification on the Suitable Plants List.

These changes aim to facilitate landscaping options which respect the natural environment of the Grand Junction area and present water supply issues, while also providing a landscaped urban environment suitable for residents to thrive.

Lastly, the updated ordinance now requires irrigation designs to be certified by a licensed irrigation design professional. Acceptable certifications include the CID certification from the Irrigation Association, or any other EPA Water Sense labeled certification program. This requirement will be phased in over three years after adoption to allow time for local professionals to acquire certification.

Flexibility

A desire for increased flexibility on the part of licensed landscape architects—whose stamp is required for most landscape designs—has been voiced during the revision process and in the review of many development applications. Revisions respond to this interest in several ways. One is to clarify and expand conversion rates when substituting among trees, shrubs, and groundcover. This may facilitate more responsiveness of landscape architects to specific site conditions.

The code also addresses flexibility by clarifying and slightly reducing the ratio of required tree plantings to disturbed or improved area. This occurs in the context of other changes that would restrict flexibility of site design. Chiefly, significant tree regulations would increase the required number of plantings in many cases where significant trees exist. Thus, the total number of required trees is reduced in some zone districts. Specifically, two-caliper inches of tree plantings (equal to one minimum-size shade tree) are now required for every 3,000 square feet of improved area for all single-family, multifamily, business, and commercial zones, compared to the existing requirement of one tree per 3,000 square feet. Trees continue to be required at existing rates of one per 40 linear feet for street frontage landscaping.

Significant Trees - Updated

Significant trees often feature in the landscaping regulations of Colorado jurisdictions. A minimum diameter of a tree at breast height (“caliper”) is identified in the regulation. Size varies among jurisdictions. The proposed definition for a significant tree herein is a tree exceeding 15 inches in diameter and identified on the Suitable Plants List as “included” in the significant tree category. If a tree that currently exists on a property proposed for development meets those criteria, then it is a significant tree. Significant trees are not currently regulated by the City, but the proposed revision would introduce such regulations.

A development proposal would be required to identify and preserve 30% of any existing significant trees found on the property at the time of application. Removal of any significant trees would require a replacement at a rate of 1 new caliper inch of planted tree for every 32 inches of significant tree removed or destroyed during development. The same ratio of 3 caliper inches of new tree for every 5 inches in diameter at breast height would apply remedially to any development that accidentally destroys a significant tree identified for preservation planned to be preserved.

This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development. No credit is proposed to be extended for retaining significant trees. Rather, a strong requirement is proposed to ensure that more mature trees are retained or replaced. Because preserving significant trees may represent a substantial challenge for site design, this new regulation occurs alongside a minor reduction in the total number of trees required per area of disturbed property (see Flexibility above).

Some development scenarios will present obstacles to preserving significant trees, such as when the required protection area around a significant tree impedes the Primary Development of a site. The proposed ordinance provides options for adjustments and relief. The updated ordinance first describes a 10% adjustment available from the Planning Director applicable to certain bulk standards, and additional adjustments from the City Forester to the protection zone which can provide more flexibility on the site to accommodate the required undisturbed area around a significant tree.

- The Planning Director may adjust the setbacks, lot sizes, parking lot interior landscaping, and parking count requirements by up to 10 percent.
- The City Forester may adjust the drip line protection standards

Should these options not suffice, the developer or property owner may remove the trees and replace them on site at a ratio of 3 caliper inches of new tree for every 5 inches in diameter at breast height of the significant tree removed. Lastly, the updated ordinance allows for the developer to pay a fee in lieu of planting the replacement trees on site. The fee amounts to the value of the replacement trees not planted on site, and the cost of installing those replacement trees. This process would mimic the existing process that allows for a developer to pay for the replacement of a public tree removed for development reasons. A developer or property owner may also apply for a variance

should these options not suffice.

Cottonwoods, and whether they qualify as significant trees, have been a consistent point of discussion. The proposed Suitable Plants List classifies them as “included” in the significant tree category. Most of the discussion around them concern their potential impact on a development project. The proposed relief options are aimed at providing a means to work around some of the potential obstacles they might present as significant trees.

Suitable Plant List - Updated

A Suitable Plant list is provided as a reference document in this packet. Previously, this list was not a major element of regulations. The current code refers to a list of plants to be maintained by the Director GJMC 21.06.040(b)((4)). The attached list is a departure from the previous, shorter version of the list. The list is not an adopted part of the Zoning and Development Code; it is an administrative document that need not be adopted or revised by a decision of the City Council.

The list reflects a blend of inputs. One is best practice, drawing on the expertise of City staff and Landscaping Taskforce members. Another is common practice: almost all plants included in landscaping plans approved by the City since 2017 are included. Another is water conservation goals, as high water use plants are generally not included.

The Suitable Plants List is proposed to become more important to the Zoning and Development Code. The updated list identifies which types of trees will qualify as significant when they exceed 15 inches in diameter, and which types of trees the city prohibits from new plantings. Substitutions of plants in the field would be restricted to those plants on the list. Perhaps most importantly, it is designed to serve as a menu for landscape architects. Landscape plans should consist of species found on the list. However, landscape plans can propose using plants that are not on the Suitable Plants List and provide adequate detail to substantiate the proposal. Plants approved by the Director may be administratively added to the Suitable Plants List.

City Forester and Trees in Right-of-Way

Private development is required to plant and maintain landscapes in the public right-of-way in many circumstances. An additional chapter of the Grand Junction Municipal Code (8.32 – Trees) addresses many of the relevant concerns for trees planted in the right-of-way. This revision clarifies the authority of the City Forester over landscaping in the right-of-way and the requirement for the City Forester’s permission to remove any tree in the right-of-way. The Ordinance also continues to require one tree per 40 feet of street frontage landscaping. It adjusts the language for coverage of planting areas in the right-of-way to allow canopy coverage as a surface area coverage pathway.

Impervious Surfaces

Proposed revisions also address the need for pervious surface to allow groundwater to infiltrate soils. Pervious surface relates to both plant health and stormwater

management. The regulation is to reduce the area of a development that is covered by impervious surfaces. One mechanism is direct, with the establishment of a maximum impervious surface coverage ("lot coverage"). Under today's regulations, lot coverage refers to the area covered by structures. This is revised to mean impervious surfaces, including pavement.

The maximum lot coverage is also revised in GJMC 21.03 – Zoning Districts. Previously, up to 100% of lots in commercial, industrial, and business districts could be covered by impervious surfaces (except R-O). The revision reduces this coverage to 80% in most cases. The exceptions are for B-2 (Downtown Business) zones, at 100% coverage, and CSR (Community Services and Recreation) zones, at 75% coverage. This is potentially impactful where certain uses often result in large masses of impervious surface, such as auto storage associated with automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage).

Diversity Requirements
Minor adjustments are made to ensure a minimum species diversity in landscape designs. Minimum diversity ratios for trees and shrubs reflect slight increases. The regulation is also revised to require diversity at the botanical level of genus, rather than of species, to ensure that numerical diversity requirements result in an appreciable diversity of planting survival conditions.

Best Horticultural Practices
As discussed above, the City's landscaping regulations address planting practices only to a moderate extent. This allows the Code to remain succinct and allows practitioners to operate based on their expertise. However, a series of essential requirements are proposed that may be critical to ensuring long-term plant survival and aesthetic outcomes. These include: reduced applications of weed fabric; removal of "orchard style parking island" options not viable for plant success; widened frontage strips and planting islands (to a minimum width of eight feet); requiring organic mulch for shrub beds; and setting minimum widths for planting holes.

Plan Requirements
The proposed changes add an additional certification prior to the issuance of a certificate of occupancy or a release of DIA funds. Currently, the city requires that the Landscape Architect who stamped the plans also certify that the installed landscaping complies with the approved landscaping plans. The proposed ordinance further requires that the property owner or irrigation installer certify that the irrigation system has adequate capacity to support the installed plants at installation as well as at maturity.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing ZCA-2022-170, requested amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-

Specific Standards of the Grand Junction Municipal Code the following findings of fact have been made:

1. The proposed amendments to the Zoning and Development Code are useful in that they ensure the health, safety, and general welfare of the public, and refine processes that assist in the logical and orderly development of the city as described in the background information of this report; and
2. The proposed revisions implement and are consistent with the One Grand Junction 2020 Comprehensive Plan.

FISCAL IMPACT:

There is no direct fiscal impact related to this request

SUGGESTED MOTION:

I move to introduce an ordinance approving the proposed amendment to the Zoning and Development Code Section 31.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code and setting a public hearing for December 21, 2022.

Attachments

1. Exhibit 1 - Existing Code
2. Exhibit 2 - Landscaping Code Clean
3. Exhibit 3 - Landscaping Code Strike and Underline
4. Exhibit 4 - Suitable Plants List Updated
5. Exhibit 5 - Summary of Engagement Process
6. Exhibit 6 - Draft Ordinance

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal of new development **and contribute to a livable urban environment**. Landscaping reduces heat and glare, facilitates movement of traffic within parking areas, shades cars and parking surfaces reducing local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves the value of property and neighborhoods within the City.

(b) **General Landscape Standards.**

(1) All landscaping required by this code shall comply with the standards and requirements of this section. The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.

(2) Plant Quantities. The amount of landscaping is based on gross area of proposed development.

(3) Landscaping Standards. All new development must install and maintain landscaping as required by this code. (See subsection (b)(1) of this section for an example of the landscaping requirements of this section.)

(i) On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See zone district standards.)

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements.

(4) Acceptable Plant Material. Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious weeds are not allowed. (The Director will keep a list of suitable plants.)

(5) Minimum plant sizes are:

(i) Shade tree, two-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30 feet or greater. If two-inch caliper trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. For example, the installation of six one-and-one-half-inch caliper shade trees would result in a shortfall of three caliper inches, which could be compensated for with two additional one-and-one-half-inch trees. However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half-inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between 15 feet and 30 feet.

(iii) Evergreen tree, six feet tall at time of planting.

(iv) Deciduous shrub, five-gallon container.

(v) Evergreen shrub, five-gallon container.

(vi) Perennials and ground covers, one-gallon container.

(vii) Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.

(6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system.

(i) Nonpotable irrigation water shall be used unless the Director allows the use of potable water.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any right-of-way.

(iii) If connected to a drinking water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for nonpotable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(7) Landscape Plans and Equivalent Plants.

(i) Landscape plans must identify the species and sizes of vegetation (SSID manual).

(ii) All landscaping shall be installed as shown on the approved plan.

(iii) An equivalent species may be substituted in the field without prior approval of the Director, provided a revised drawing is submitted to the Department. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.

(iv) All other changes to the landscape plan require prior approval from the Director.

(v) All development plans shall designate required landscaping areas. Subdivision plats shall designate required landscaping areas.

(vi) The owner shall keep each fire hydrant unobscured by plant material.

(vii) Landscape plans shall be stamped by a licensed landscape architect. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy.

(8) Preservation of Significant Landscape Features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.

(i) During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.

(ii) All protection measures shall be clearly identified on the construction and landscape plans.

(iii) No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

(9) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

(10) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

(i) Utility composite plans must be submitted with landscape plans.

(ii) Trees which will grow to a height of greater than 15 feet at maturity shall not be planted under electrical lines.

(iii) Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.

(11) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.

(12) Soil. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

(ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.

(iii) Mulch and weed fabric are required for all shrub beds.

(iv) The minimum square footage of planting area for a five-gallon evergreen or deciduous shrub is 16 square feet. These minimum square footages may be varied by a qualified professional.

(13) Trees.

(i) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.

(ii) Tree canopies may overlap by up to 20 percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

(iii) At planting, tree trunks must be reasonably straight with minimal doglegs.

(iv) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.

(v) The minimum square footage of planting area for a shade tree is 140 square feet. The Director may vary the minimum square footage.

(vi) Species Diversity. The percent of any one type of tree that can be planted in a development shall be as follows:

(A) Zero through five trees: No limitation.

(B) Six to 21 trees: No more than 50 percent of one species.

(C) 21 or more trees: No more than 20 percent of one species.

(14) Shrubs.

(i) Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.

(ii) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.

(iii) Species Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:

(A) Ten through 19 shrubs: 50 percent.

(B) Twenty through 39 shrubs: 33 percent.

(C) Forty through 59 shrubs: 25 percent.

(D) 60 or more shrubs: 15 percent.

(iv) When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.

(v) With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(15) Maintenance. The owners, tenants and occupants for all new and existing uses in the City must:

(i) Maintain landscaping in a healthy, growing, neat and well-maintained condition.

(ii) Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.

(iii) Any plant that dies must be replaced with an equivalent live plant within 90 days of notification or, if during the winter, by the next April 1st.

(iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.

(v) On his own or based on a citizen complaint, the Director may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.

(vi) Between one and two years after installation of required landscaping, Code Enforcement shall conduct a site inspection to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(16) Public Right-of-Way. Except where a detached sidewalk exists or is proposed and approved (see subsection (b)(16)(iv) of this section), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this code.

(i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's one-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover. The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.

(iii) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or

paving shall be covered with mulch, wood chips, bark chips, decorative rocks or cobble or similar natural materials, to be underlain by weed fabric or other barrier.

(iv) Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.

(v) The Director may allow decorative paving in landscaped areas in commercial or other high pedestrian traffic areas if the decorative paving is compatible with nearby right-of-way paving and landscaping.

(17) Pervious Coverage. Landscaped and buffer areas count toward the pervious area requirement.

(18) Authority.

(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions.

(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:

(A) The number of trees exceeds 25 percent of the minimum number of trees; and/or

(B) Trees exceed the minimum caliper requirement by one inch or more; and/or

(C) Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 10 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

(D) Additional trees or larger trees can be exchanged on a per-caliper-inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches. For example: 10 three-inch caliper trees equaling 30 caliper inches is the same as 15 two-inch caliper trees equaling 30 caliper inches; one two-inch caliper tree equals six shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.

(E) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.

(19) Water Wise. Because of Grand Junction's desert environment, water wise design and the use of xeric (low water use) plants are strongly encouraged. Water wise designs shall employ the seven basic principles of xeric design which include "comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately" (source: Denver Water Board).

(i) Low water use plants are encouraged for use in the "typical" urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of this code.

(ii) Landscaping designs that mimic the "desert" character of Grand Junction's setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve "desert" or xeric landscape plans as well as variances from the required plant coverage ratios. To further encourage xeriscaping, one-gallon xeric plants shall be equivalent to five-gallon traditional plants. Trees shall be installed in accordance with subsection (b) of this section.

(c) **Parking Lots.**

(1) Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces. In lieu of the standard landscape island, one "orchard style" landscape island may be used for every six parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands. (See subsection (j) of this section.)

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

(v) Wheel stop barriers on all sides adjacent to the parking lot surface are required to protect landscape islands from vehicles.

(vi) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vii) Landscaping of the interior of a parking lot shall include trees and shrubs.

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area.

(i) Screening shall occur between a street and a parking lot and street frontage landscape shall apply. (See subsections (c)(3) and (l) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is six feet. The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a “screen” means a turf berm and/or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be 100 percent covered in plant material within three years. Turf is allowed.

(iv) The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.

(v) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

(vi) Two five-gallon shrubs may be substituted for four linear feet of wall; shrubs must reach a height of at least 30 inches at maturity.

(vii) A column or jog or equivalent architectural feature is required for every 25 linear feet of wall.

(viii) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(ix) Shrubs must be planted on the street side of the wall.

(x) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

(xi) Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(xii) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.

(xiii) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(d) **Street Frontage Landscape.**

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.

(3) The Director may allow for up to 50 percent of the 14-foot-wide street frontage to be turf, or up to 100 percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds 30 feet. Low water usage turf is encouraged.

(4) All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners' association as per subsection (b)(16) of this section.

(5) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(6) Where detached walks are provided, a minimum street frontage landscape of five feet is acceptable.

(e) **Buffers.**

(1) Buffers shall be provided between different zoning districts as indicated in subsection (k) of this section.

(i) Seventy-five percent of each buffer area shall be landscaped with turf, low shrubs or ground cover.

(ii) One medium sized tree is required per every 40 linear feet of boundary between different zones.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) **Fences, Walls and Berms.**

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (k) of this section. When an existing fence or wall substantially meets the requirements of this section, and

subsection (k) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (k) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC 21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column or other significant architectural feature every 30 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

(i) Maximum slope of 4:1 for turf areas and 3:1 for shrub beds; and

(ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) **Residential Subdivision Perimeter Enclosures.**

(1) Intent. The decision-maker may require (where deemed necessary) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of

protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Specifications. Unless specified otherwise at the time of final approval:

(i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.

(ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.

(iii) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.

(iv) A perimeter enclosure in excess of six feet is a structure and requires a building permit.

(v) A perimeter wall must have a column or other significant architectural feature every 30 feet.

(3) Required Perimeter Enclosures. The decision-maker may require a perimeter enclosure as a condition of the final approval if:

(i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.

(ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.

(iii) A perimeter enclosure is necessary to control ingress and egress for the development.

(iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.

(v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.

(vi) A perimeter enclosure is needed to comply with a corridor overlay district.

(vii) The Director will notify applicants of the need for a perimeter enclosure, if required.

(4) Design of Perimeter Enclosures. A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one-half inch equals one foot.

(5) Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

(i) Vegetation in the sight triangle (see TEDS, GJMC Title 29) shall not exceed 30 inches in height at maturity;

(ii) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(iii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(iv) A minimum of 75 percent of the landscape buffer area shall be covered by plant material at maturity. Turf may be allowed for up to 50 percent of the 14-foot-wide landscape strip, at the Director's discretion. Low water usage turf is encouraged;

(v) Where detached walks are provided, a minimum buffer of five feet shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the decision-maker finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip

would meet all applicable objectives of this section and the design standards of GJMC 21.06.060, the final approval shall specify the type and size of materials, placement of fence posts, length of sections, and the like.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

(10) Variances. Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(h) **I-1 and I-2 Zone Landscape.**

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) Turf may be allowed for up to 50 percent of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.

(ii) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material at maturity.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) Vegetation in the sight triangle in the street frontage must not exceed 30 inches in height at maturity.

(ii) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 80 percent of which must be shade trees.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(16) of this section.

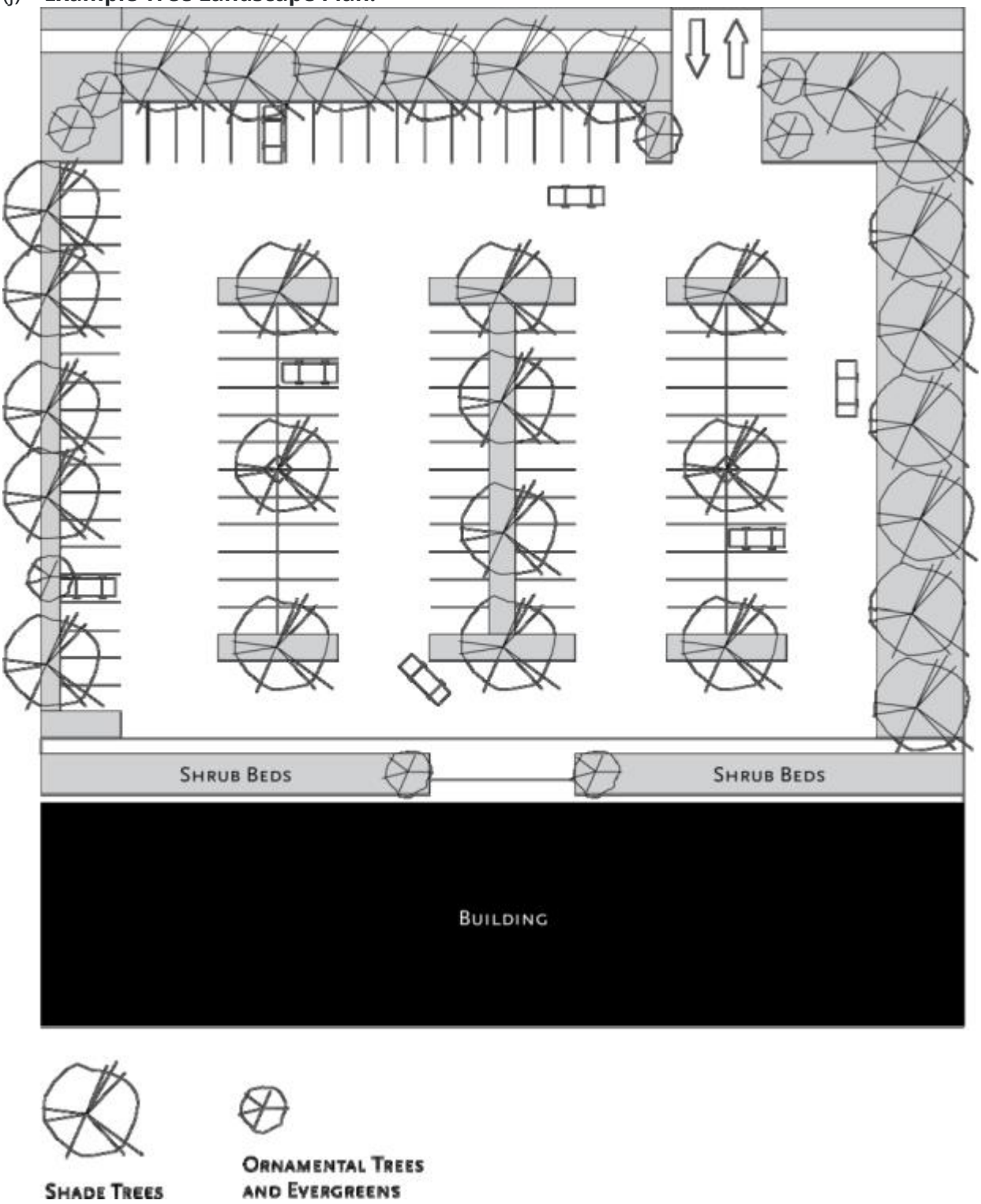
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

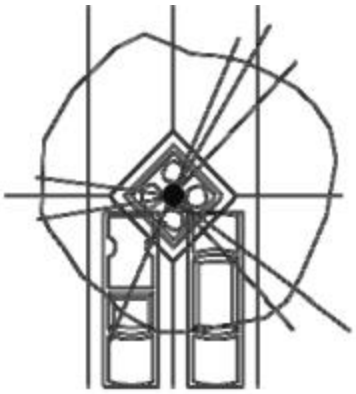
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

(i) **Landscaping Requirements.**

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	One tree per 3,000 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	One tree per 5,000 square feet of improved area. One five-gallon shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) **Example Tree Landscape Plan.**





6' X 6' Square Shown
7' X 7' also possible

Orchard-Style Landscape Island

(k) **Buffering Between Zoning Districts.**

Zoning of Proposed Development	Zoning of Adjacent Property															
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MX
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	
CSR3 [1]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A c
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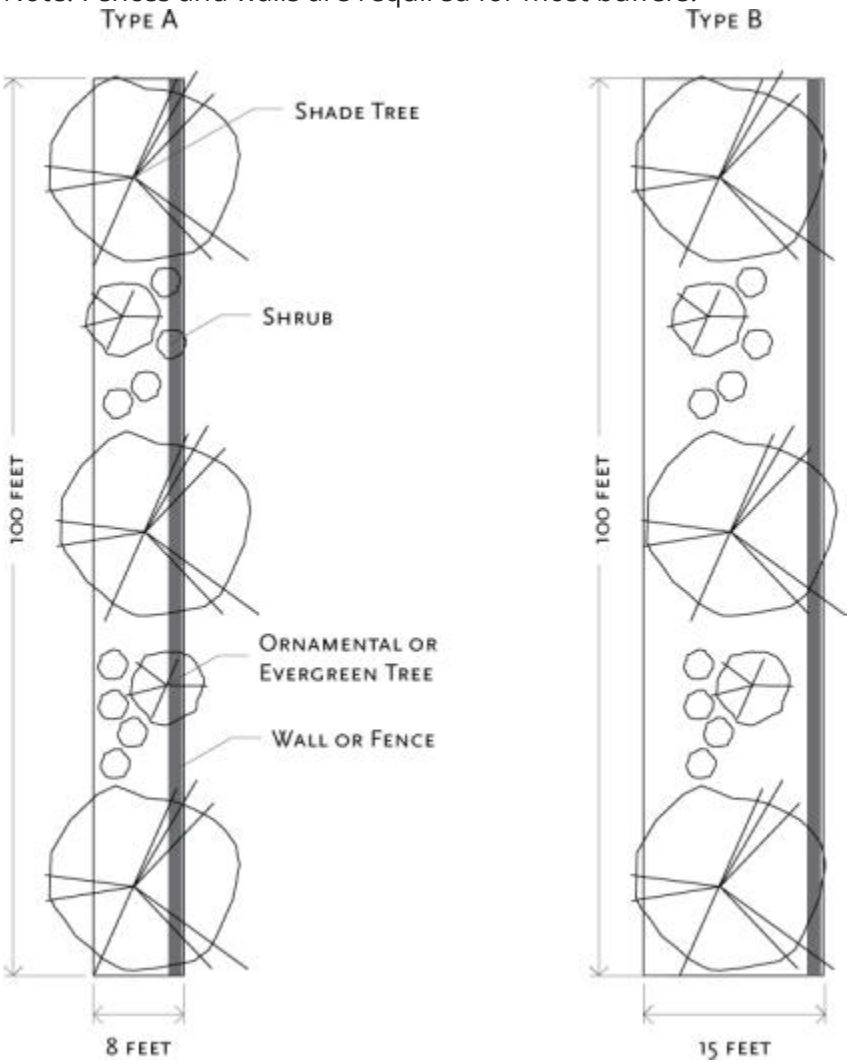
Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.

Zoning of Proposed Development	Zoning of Adjacent Property															
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MX
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than req fence.																
•The Director may modify this table based on the uses proposed in any zone district.																
[1] Gravel operations subject to buffering adjacent to residential.																

(l) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.



(Ord. 4646, 11-19-14; amended during 2010 codification; Ord. 4419, 4-5-10)

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees, shrubs, vines, and evergreens in public rights-of-way maintained by the Forestry Board (see Section 8.32.020).

Buffer/Buffering means an object or area with landscaping, including trees, shrubs, a wall, fence, berm, or any combination thereof that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 as amended.

Caliper means the diameter of the tree trunk measured 6 inches above the root ball at time of planting. Caliper is applied only when measuring new plantings.

Canopy drip line means the area directly located under the outer circumference of the tree branches from which water drips onto the ground.

Diameter at Breast Height (DBH) *means the diameter of the tree trunk measured 4.5 feet above the ground on the uphill side of the tree. For split trunk trees that fork below 4.5 feet from the ground, DBH measurements shall be taken at the narrowest point below the fork. For multi-stem trees, which are trees that have more than one trunk at 4.5 feet above ground originating from a common trunk or common root system, DBH measurements shall be taken for each stem at 4.5 feet above the ground and aggregated by adding all values together for a single measurement, to be considered as a single tree for the purposes of this Code. DBH is applied only when measuring existing trees.*

Evergreen tree means any tree having foliage that persists and remains green throughout the year.

Functional Turf means an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

Graywater treatment works means an arrangement of devices and structures used to: (a) collect graywater from within a building or a Facility; and (b) treat, neutralize, or stabilize graywater within the same building or Facility to the level necessary for its authorized uses. C.R.S 25-8-103(8.4)

Improved area means the developed portion of a property consisting of areas occupied by buildings, asphalt, concrete, gravel, or landscaped area. Where phased development is proposed, the improved area shall be identified and measured separately for each phase of development.

Lot coverage means that area of the lot or parcel which may be occupied by impervious surfaces.

Multi Stem Tree means a tree that has one stem at ground level but that splits into two or more stems above ground level. Trees whose stems diverge below ground level are considered separate trees.

Noxious or invasive species means non-native plants that have a recognized harmful impact on natural habitats and/or are likely to displace native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act codified at C.R.S. Title 35 Article 5.5, as amended.

Ornamental tree means a tree that has a height and spread between 15 feet and 30 feet at maturity.

Root ball means the mass formed by the roots of a plant and the soil surrounding them at the time of planting.

Rootzone means the area of the ground around the base of the tree where rooting occurs, as measured from the trunk to a distance twice the radius of the canopy drip line.

Shade tree means a tree that has a height and/or spread of 30 feet or greater at maturity.

Primary Development means any enclosed habitable structure on a permanent foundation, any engineered wall required for orderly development such as retaining walls, underground utilities, required paved surfaces such as roads, trails and/or sidewalks, and any site work required for public safety such as storm drain systems.

Suitable Plant List means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

Tree canopy coverage means the area of ground directly beneath the leaves and branches of trees.

Turf means grasses planted to form a dense growth of leaf blades and roots, such as Kentucky Blue Grass and similar species used for planting lawns.

Xeriscape or xeriscaping means landscape plantings that reduce the need for irrigation.

21.03.030 Measurements.

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by impervious surfaces. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

21.03.080 Mixed Use Standards.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	80%	100%	80%	80%	75%	80%	80%	80%	90%	90%

Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft. **C-1:** Min. rear setback – 0 if an alley is present **CSR:** Maximum building height abutting residential – 40 ft. ** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.											

21.04.030 Use-Specific Standards

(g) Mini-Warehouse.

(1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini warehouses, including those that provide indoor and/or outdoor units.

(2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.

(3) Uses Prohibited.

(i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

(ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.

(4) Landscaping and Screening. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:

(i) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units when visible from the public right-of-way. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.

(5) Off-Street Parking and Driveways Standards.

(i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(6) Architectural and Site Design Standards. All mini warehouses shall meet the following standards:

(i) Mini warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(7) Signage. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and context sensitivity of new development, achieve efficient use of water resources, expand urban tree canopy, and contribute to a livable urban environment. Landscaping reduces heat and glare, provides shade for citizens, reduces local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, and conserves and enhances the value of property and neighborhoods within the City.

(b)Authority.

(1) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for trees, shrubs, vines, and evergreens in the right-of-way. The City Forester shall decide all questions of plantings in the right-of-way.

(2) Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(c) General Landscape Standards

(1) Compliance. All landscaping required by this code shall comply with the standards and requirements of this section. Landscaping for new developments

shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used for infrastructure.

(2) Plant Quantities. The amount of landscaping is based on the improved area of proposed development.

(3) Landscaping Standards. All new development must install, maintain, and protect landscaping as required by this code.

(i) The landscaping requirements of this code shall not apply to a lot on which the principal use is a single family residence or duplex. Requirements for residential subdivisions shall continue to apply.

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements and must be installed and maintained as required by Section 21.06.040(b)(16) of this code.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements as required by this Code.

(4) Acceptable Plant Material.

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plan List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

(A) The Director maintains the authority to not approve a plant species that appears on the Suitable Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(iii) Plant materials shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.

(iv) All plants proposed for installation shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(vi) Turf not meeting the definition of functional turf shall not exceed 15 percent of any required landscaping area in the City of Grand Junction.

(vii) Functional turf may exceed the 15 percent maximum.

(5) Minimum Plant Sizes: All plants shall meet the following minimum plant sizes when installed.

(i) Shade tree, two caliper inches. If two caliper inch shade trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half caliper inches.

(iii) Evergreen tree, two caliper inches and six feet tall at time of planting.

(iv) Shrub, #5 container.

(v) Perennials and ground covers, #5 container.

(vi) Turf mix, native grasses and wildflower mix are the only vegetation that may be planted as seed or by plugs. Turf may be planted as sod rolls

Minimum Plant Sizes	
Planting Type	**Size at Time of Planting**
Shade Tree	Two caliper inches
Ornamental Tree	One-and-one-half caliper inches
Evergreen Tree	Two caliper inches and six feet tall
Shrub	#5 Container

Perennial	#1 Container
Groundcover	#1 Container
Turf	As seed, by plug, or as sod roll

(6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system including a system supplied by water from an approved graywater treatment works.

(i) Non-potable irrigation water shall be used if available for the proposed development area.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas.

(iii) If connected to a potable water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(vi) Irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

(7) Landscape Plans.

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements in this section.

(ii) All landscaping shall be installed, maintained, and protected as shown on the approved plan.

(iii) All changes to the landscape plan require prior written approval from the Director.

(iv) An equivalent species may be substituted in the field with prior written approval of the Director Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils and water conditions.

(v) All development plans shall designate required landscaping areas.

(vi) Landscape plans shall identify the species and sizes of vegetation.

(vi) Landscape plans shall be stamped by a landscape architect licensed in the State of Colorado. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy, or the release of DIA security funds.

(A) A licensed landscape architect is not required to produce landscape plans if the plans are submitted for a Minor Site Plan review unless required by State statute. All other requirements continue to apply to landscaping for Minor Site Plans.

(viii) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. The irrigation plan shall also comply with the standards in the SSID manual. See GJMC 21.06.010(c).

(ix) Utility composite plans must be submitted with landscape plans.

(x) Expansion of a developed site as defined in GJMC 21.02.100(f) that requires a Site Plan Review shall require a landscaping plan and correction of nonconforming landscaping as provided in GJMC 21.08.040.

(xi) Tree protection measures shall be clearly identified on the construction and landscape plans.

(xii) Wall and fence elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(8) Preservation of Significant Trees.

(i) Existing landscape features such as escarpments, large trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Applicant as part of the development review process. This identification shall include a

surveyed inventory of significant trees to be produced with a landscaping plan. Any significant tree to be preserved during development shall be indicated on the proposed landscaping plan.

(ii) All trees identified as included on the Suitable Plants List that have a diameter exceeding 15 inches diameter at breast height, in fair or better condition, free from irreparable structural defects, and not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist shall be considered significant.

(iii) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per two inches in diameter at breast height of the significant tree to be removed, in addition to new tree plantings otherwise required by this Code. See GJMC 21.06.040(h)(6) for credit applied to preserved trees.

(iv) Significant trees to be preserved shall be visibly healthy and free from disease or parasite infection.

(v) If the 30 percent minimum preservation requirement impedes the proposed Primary Development of a site, then the Director may grant a 10 percent adjustment of the minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements. Also, the City Forester may adjust the drip line protection standards described in (vi)(A) of this section up to so to allow for additional flexibility for the development to occur around the identified significant trees. If these adjustments do not provide a means of developing the site with the preservation of the minimum required significant trees, then, at the developer's discretion, the developer may

(A) Replace the required significant trees on-site at a ratio of three caliper inches per five inches in diameter at breast height of significant tree removed with trees identified as preferred trees on the Suitable Plants List, and/or.

(B) Pay a fee in lieu of replanting the required on-site replacement trees. The developer shall pay to the City the value of the required replacement tree(s) not planted on site, along with the total cost of installation. The City shall use this payment to purchase the required replacement trees not planted on-site and plant them on public property.

(vi) Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.

(B) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

(C) If a significant tree which was to be preserved dies or is substantially damaged, the developer shall replace it at the rate of three caliper inches of new tree per five inches in diameter at breast height of damaged or destroyed tree.

(9) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

(10) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

(11) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard (see TEDS).

(12) Soil and Planting Beds. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

(ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick, or substantial wood material. Plastic and other light duty edgings are not allowed.

(iii) Organic mulch to a minimum of 3 inches is required for all shrub beds.

(iv) Prior to planting, compacted soils shall be transformed to a friable condition.

(v) Compost, soil amendments, or retained topsoil shall be incorporated into the soil to a minimum depth of 6 inches for tree and shrub plantings.

(13) Trees.

(i) Tree canopies may overlap by up to 30 percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

(ii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.

(iii) Weed fabric shall not be used within 8 feet of the base of a tree.

(iv) At planting, tree shall be healthy and free of disease. Tree trunks must be reasonably straight with minimal doglegs. Roots shall be checked prior to planting and corrected for optimal growth patterns.

(v) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.

(vi) Tree planting holes shall be of sufficient depth so that the flare of the tree above the root ball is no higher than 1 inch above grade.

(vii) Tree planting holes shall be of a diameter no less than three times the diameter of the tree's root ball at time of planting.

(viii) The minimum square footage of planting area for a shade tree is 140 square feet.

(ix) Ornamental trees shall be planted in a landscape strip that is no less than six feet in width (not including curb and gutter). Shade trees shall be planted in a landscape strip that is no less than eight feet in width (not including curb and gutter).

(x) Tree Diversity. The percent of any one type of tree that can be planted in a development shall be as follows:

(A) 0 through 5 trees: No limitation.

(B) 6 to 10 trees: No more than 50 percent of one genus.

(C) 11 to 20 trees: No more than 33 percent of one genus

(D) 21 or more trees: No more than 20 percent of one genus.

(xi) A minimum of 50 percent of proposed tree plantings shall have a preferred New Planting status on the Suitable Plants List and no more than 15 percent of the proposed trees shall have a limited New Planting status on the Suitable Plants List.

(xii) Trees shall not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape areas and between parking bays, helps eliminate this conflict and should be considered.

(xiii) When calculating tree quantities, any fraction of a tree is rounded up to the next whole number.

(14) Shrubs.

(i) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(ii) Shrub Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:

(A) 10 through 19 shrubs: 50 percent per genus.

(B) 20 through 39 shrubs: 33 percent per genus.

(C) 40 or more shrubs: 25 percent per genus.

(iii) When calculating shrub quantities, any fraction of a shrub is rounded up to the next whole number.

(iv) The minimum area for planting an evergreen or deciduous shrub is 16 square feet.

(15) Maintenance:

(i) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain landscaping in a healthy, growing, neat and well-maintained condition:

(A) Maintenance includes watering, weeding, pruning, fertilization, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding, and other reasonable efforts.

(B) Any plant that dies or substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death or by the next April 1st.

(iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.

(v) The Director or designee may from time to time, inspect the condition of landscaping wherever no reasonable expectation of privacy exists.

(A) The purpose of such site inspections shall be to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(vi) Maintenance of landscaping in unimproved rights-of-way shall be the responsibilities of owners, occupants, and tenants.

(v) Fire hydrants shall not be unobscured by plant material. Fire hydrants shall be visible from the center of the right-of-way at an angle of 45 degrees.

(vi) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

(16) Public Right-of-Way

(i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with low shrubs or ground cover. No more than 15% of the right-of-way shall be landscaped with turf.

(iii) For the purpose of meeting minimum plant quantities, 50 percent of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(iv) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish, and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with organic mulch, wood chips, or similar natural materials.

(v) The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet. Right-of-way landscaping shall be a minimum of eight feet wide in any direction.

(vi) No tree shall be removed from the public right-of-way without the approval of the City Forester. Trees removed from the right-of-way without approval shall be subject to penalties per GJMC 9.04.100.

(vii) Trees planted in the public right-of-way shall be of species identified on the list of Approved Street Trees for Grand Junction's Rights-of-Way.

(17) Pervious Coverage. Landscaped and buffer areas shall count toward the pervious surfaces included in lot coverage calculations.

(c) **Parking Lots.** The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(1) Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

(v) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vi) Landscaping of the interior of a parking lot shall include trees and shrubs.

(vii) To improve the management of stormwater runoff, structurally-sound permeable pavers may be used in parking areas, subject to the approval of the Director. Use of permeable pavers for ten parking stalls shall result in a reduction of one required parking stall per the required parking ratios in GJMC 21.06.050.

(viii) Trees planted in parking lot islands shall be selected from those identified as Parking Lot Island Trees on the Plant List.

(ix) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(x) The use of bioswales in parking lot designs is encouraged to facilitate stormwater management.

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(i) Screening shall occur between a street and a parking lot. When screening is required, street frontage landscape shall apply. (See subsections (c)(3) and (l) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is 8 feet.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90

percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a “screen” means a berm with appropriate groundcover or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be 75 percent covered in plant material including tree canopy coverage, shrubs, and groundcover at maturity

(iv) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

(v) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(vi) Shrubs shall be planted on the street side of the wall.

(vii) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

(viii) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone, or similar material. Unfinished or merely painted concrete block is not permitted.

(ix) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(x) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(d) **Street Frontage Landscape.**

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.

(3) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(4) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(e) **Buffers.**

(1) Buffers shall be provided between different zoning districts as indicated in subsection (j) of this section.

(i) 75 percent of each buffer area shall be landscaped with shrubs or ground cover at maturity.

(ii) One tree is required per every 40 linear feet of boundary between different zones.

(iii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) **Fences, Walls, and Berms.**

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (j) of this section. When an existing fence or wall substantially meets the requirements of this section, and subsection (j) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (j) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC 21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column or other significant architectural feature every 30 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

(i) Maximum slope of 4:1 for turf areas and 3:1 for shrub beds; and

(ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) **Residential Subdivision Perimeter Enclosures.**

(1) Intent. The Director may require perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.

(3) Specifications. Unless specified otherwise at the time of final approval:

(i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.

(ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.

(iii) New enclosures shall be compatible with existing enclosures in the vicinity if such enclosures meet the requirements of this code.

(iv) A perimeter enclosure more than six feet in height is a structure and requires a building permit.

(v) A perimeter wall must have a column or other significant architectural feature every 30 feet.

(vi) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(4) Required Perimeter Enclosures. The decision-maker may require a perimeter enclosure as a condition of the final approval if:

(i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.

(ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.

(iii) A perimeter enclosure is necessary to control ingress and egress for the development.

(iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.

(v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.

(vi) A perimeter enclosure is needed to comply with a corridor overlay district.

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide (on average) landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

(i) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(ii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(iii) A minimum of 75 percent of the landscape buffer area shall be covered by plant material including tree canopy coverage, shrubs, and groundcover at maturity.

(iv) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(v) Where detached walks are provided, a minimum buffer of five feet shall be provided. In which case, the right-of-way parkway strip (area between the

sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the Director finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of GJMC 21.06.060, approved plans shall note the type and size of materials, placement of fence posts, and length of sections.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

(h) Substitutions. The requirements outlined in GJMC 21.06.040(i) above may be varied based at the following rates of substitution.

(1) Required trees may be substituted for shrubs and required shrubs may be substituted for trees at a rate of three shrubs equaling one caliper inch of tree. For example: 3 two-inch caliper trees equaling 6 caliper inches may be exchanged for 12 shrubs, or vice versa.

(i) No more than 30 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two #5 container shrubs may be substituted for four linear feet of wall when walls are required per GJMC 21.06.040(c)(3). Shrubs substituted for walls must reach a height of at least 30 inches at maturity.

(3) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three #1 container perennials and/or ground covers for one #5 container shrub.

(4) The number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(5) Existing trees preserved during development shall count toward the total tree requirement at a ratio of two inches in diameter at breast height of preserved tree to one caliper inch of required tree plantings.

	Tree	Shrub	Groundcover/Perennials	Wall
Tree	Two inches in diameter at breast height of preserved tree to one caliper inch of required new trees	Three shrubs for one caliper inch of tree	n/a	n/a
Shrub	Three shrubs for one caliper inch of tree	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall
Groundcover/Perennials	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	n/a	n/a
Wall	n/a	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall	n/a	n/a

(i) **I-1 and I-2 Zone Landscape.**

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material including tree canopy, shrubs, and groundcover at maturity.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 70 percent of which must be shade trees.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(17) of this section.

(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

(5) Other Applicable Sections. The requirements of subsections (j) and (k) of this section shall also apply.

(i) **Landscaping Requirements.**

Zoning of Proposed Development	**Landscape Requirement**	**Location of Landscaping on Site**
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container	Buffer, parking lot, street frontage perimeter, foundation plantings

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
	shrub per 450 square feet of improved area	and public right-of-way
B-2	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 450 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	Two caliper inches of tree per 5,000 square feet of improved area. One #5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) **Buffering Between Zoning Districts.**

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 [1]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
•The Director may modify this table based on the uses proposed in any zone district.
[1] Gravel operations subject to buffering adjacent to residential.

(k) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.

(Ord. 4646, 11-19-14; amended during 2010 codification; Ord. 4419, 4-5-10)

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees, shrubs, vines, and evergreens in public rights-of-way maintained by the Forestry Board (see Section 8.32.020).

Buffer/Buffering means an object or area with landscaping, including trees, shrubs, a wall, fence, berm, or any combination thereof that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 as amended.

Caliper means the diameter of the tree trunk measured ~~4.5 feet above the ground on the uphill side of the tree or~~ 6 inches above the root ball at time of planting. Caliper is applied only when measuring new plantings.

Canopy drip line means the area directly located under the outer circumference of the tree branches from which water drips onto the ground.

Diameter at Breast Height (DBH) *means the diameter of the tree trunk measured 4.5 feet above the ground on the uphill side of the tree. For split trunk trees that fork below 4.5 feet from the ground, DBH measurements shall be taken at the narrowest point below the fork. For multi-stem trees, which are trees that have more than one trunk at 4.5 feet above ground originating from a common trunk or common root system, DBH measurements shall be taken for each stem at 4.5 feet above the ground and aggregated by adding all values together for a single measurement, to be considered as a single tree for the purposes of this Code. DBH is applied only when measuring existing trees.*

Evergreen tree means any tree having foliage that persists and remains green throughout the year.

Functional Turf means an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

Graywater treatment works means an arrangement of devices and structures used to: (a) collect graywater from within a building or a Facility; and (b) treat, neutralize, or stabilize graywater within the same building or Facility to the level necessary for its authorized uses. C.R.S 25-8-103(8.4)

Improved area means the developed portion of a property consisting of areas occupied by buildings, asphalt, concrete, gravel, or landscaped area. Where phased development is proposed, the improved area shall be identified and measured separately for each phase of development.

Lot coverage means that area of the lot or parcel which may be occupied by impervious surfaces.

Multi Stem Tree means a tree that has one stem at ground level but that splits into two or more stems above ground level. Trees whose stems diverge below ground level are considered separate trees.

Noxious or invasive species means non-native plants that have a recognized harmful impact on natural habitats and/or are likely to displace native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act codified at C.R.S. Title 35 Article 5.5, as amended.

Ornamental tree means a tree that has a height and spread between 15 feet and 30 feet at maturity.

Root ball means the mass formed by the roots of a plant and the soil surrounding them at the time of planting.

Rootzone means the area of the ground around the base of the tree where rooting occurs, as measured from the trunk to a distance twice the radius of the canopy drip line.

Shade tree means a tree that has a height and/or spread of 30 feet or greater at maturity.

Primary Development means any enclosed habitable structure on a permanent foundation, any engineered wall required for orderly development such as retaining walls, underground utilities, required paved surfaces such as roads, trails and/or sidewalks, and any site work required for public safety such as storm drain systems.

Suitable Plant List means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

Tree canopy coverage means the area of ground directly beneath the leaves and branches of trees.

Turf means grasses planted to form a dense growth of leaf blades and roots, such as Kentucky Blue Grass and similar species used for planting lawns.

Xeriscape or xeriscaping means landscape plantings that reduce the need for irrigation.

21.03.030 Measurements.

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by impervious surfaces. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

21.03.080 Mixed Use Standards.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0

Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	80%	100%	80%	80%	75%	80%	80%	80%	90%	90%
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft. **C-1:** Min. rear setback – 0 if an alley is present **CSR:** Maximum building height abutting residential – 40 ft. ** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.											

21.04.030 Use-Specific Standards

(g) Mini-Warehouse.

(1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini warehouses, including those that provide indoor and/or outdoor units.

(2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.

(3) Uses Prohibited.

(i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or

truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

(ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.

(4) Landscaping and Screening. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:

(i) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units when visible from the public right-of-way. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.

(5) Off-Street Parking and Driveways Standards.

(i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(6) Architectural and Site Design Standards. All mini warehouses shall meet the following standards:

(i) Mini warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(7) Signage. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and context sensitivity of new development, achieve efficient use of water resources, expand urban tree canopy, and contribute to a livable urban environment. Landscaping reduces heat and glare, provides shade for citizens, reduces local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, and conserves and enhances the value of property and neighborhoods within the City.

(b)Authority.

(1) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for trees, shrubs, vines, and evergreens in the right-of-way. The City Forester shall decide all questions of plantings in the right-of-way.

(2) Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(c) General Landscape Standards

(1) Compliance. All landscaping required by this code shall comply with the standards and requirements of this section. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used for infrastructure.

(2) Plant Quantities. The amount of landscaping is based on the improved area of proposed development.

(3) Landscaping Standards. All new development must install, maintain, and protect landscaping as required by this code. ~~(See subsection (k) of this section for an example of the landscaping requirements of this section.)~~

Commented [GU1]: These examples are gone

(i) The landscaping requirements of this code shall not apply to a lot on which the principal use is a single family residence or duplex. Requirements for residential subdivisions shall continue to apply.

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements and must be installed and maintained as required by Section 21.06.040(b)(16) of this code.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements as required by this Code.

(4) Acceptable Plant Material.

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plan List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

(A) The Director maintains the authority to not approve a plant species that appears on the Suitable Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(iii) Plant materials shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.

(iv) All plants proposed for installation shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(vi) Turf not meeting the definition of functional turf shall not exceed 15 percent of any required landscaping area in the City of Grand Junction.

(vii) Functional turf may exceed the 15 percent maximum.

(5) Minimum Plant Sizes: All plants shall meet the following minimum plant sizes when installed.

(i) Shade tree, two caliper inches. If two caliper inch shade trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half caliper inches.

(iii) Evergreen tree, two caliper inches and six feet tall at time of planting.

(iv) Shrub, #5 container.

(v) Perennials and ground covers, #5 container.

(vi) Turf mix, native grasses and wildflower mix are the only vegetation that may be planted as seed or by plugs. Turf may be planted as sod rolls

Minimum Plant Sizes	
Planting Type	**Size at Time of Planting**
Shade Tree	Two caliper inches

Ornamental Tree	One-and-one-half caliper inches
Evergreen Tree	Two caliper inches and six feet tall
Shrub	#5 Container
Perennial	#1 Container
Groundcover	#1 Container
Turf	As seed, by plug, or as sod roll

(6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system including a system supplied by water from an approved graywater treatment works.

(i) Non-potable irrigation water shall be used if available for the proposed development area ~~unless the Director allows the use of potable water~~.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas.

(iii) If connected to a potable water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(vi) Irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

(7) Landscape Plans.

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements in this section.

(ii) All landscaping shall be installed, maintained, and protected as shown on the approved plan.

(iii) All changes to the landscape plan require prior written approval from the Director.

(iv) An equivalent species may be substituted in the field with prior written approval of the Director Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils and water conditions.

(v) All development plans shall designate required landscaping areas.

(vi) Landscape plans shall identify the species and sizes of vegetation.

(vi) Landscape plans shall be stamped by a landscape architect licensed in the State of Colorado. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy, or the release of DIA security funds. ~~Additionally, the property owner or irrigation installer must provide a letter describing that adequate additional capacity exists in the irrigation system to support the landscaping materials at maturity prior to issuance of a certificate of occupancy or the release of DIA security funds.~~

(A) A licensed landscape architect is not required to produce landscape plans if the plans are submitted for a Minor Site Plan review unless required by State statute. All other requirements continue to apply to landscaping for Minor Site Plans.

(viii) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. The irrigation plan shall also comply with the standards in the SSID manual. See GJMC 21.06.010(c).

(ix) Utility composite plans must be submitted with landscape plans.

(x) Expansion of a developed site as defined in GJMC 21.02.100(f) that requires a Site Plan Review shall require a landscaping plan and correction of nonconforming landscaping as provided in GJMC 21.08.040.

(xi) Tree protection measures shall be clearly identified on the construction and landscape plans.

(xii) Wall and fence elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(8) Preservation of Significant Trees.

(i) Existing landscape features such as escarpments, large trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Applicant as part of the development review process. This identification shall include a ~~written~~surveyed inventory of significant trees to be produced with a landscaping plan. Any significant tree ~~as defined in subsection (b) below~~to be preserved during development shall be indicated~~identified~~ on the proposed landscaping plan.

(ii) All trees ~~not~~ identified as included ~~excluded~~~~prohibited~~ on the Suitable Plants List ~~and~~ that ~~has~~have a diameter ~~that exceeds~~ exceeding 15 ~~caliper~~ inches diameter at breast height, in fair or better condition, free from irreparable structural defects, and not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist shall be considered significant.

(iii) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per two ~~caliper~~ inches in diameter at breast height of the significant tree to be removed, in addition to new tree plantings otherwise required by this Code. See GJMC 21.06.040(h)(6) for credit applied to preserved trees.

(iv) Significant trees to be preserved shall be visibly healthy and free from disease or parasite infection.

(v) If the 30 percent% minimum preservation requirement impedes the proposed Primary~~structural~~ dDevelopment of a site, then the Director may grant a 10 percent% adjustment of the minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements. Also, the City Forester may adjust the drip line protection standards described in (vi)(A) of this~~e~~ section up to ~~10 percent~~% so to allow for additional flexibility for the development to occur around the identified significant trees. If these ~~percent~~% adjustments do~~es~~ not provide a means of developing the site with the preservation of the minimum required significant ~~trees~~trees, then, at the developer's discretion, the developer may ~~pursue one or a combination of the following:~~

(A) Replace the required significant trees on-site at a ratio of three caliper inches per five inches in diameter at breast height of significant tree removed with trees identified as preferred trees on the Suitable Plants

List, and/or ~~If trees cannot be successfully planted on-site, replacement trees can be planted on City-owned public property, and/or.~~

(B) Pay a fee in lieu of replanting the required on-site replacement trees.~~Tree In-lieu Payment. Utilizing the Trunk Formula Method published by the Council of Tree and Landscape Appraisers to determine the value of the tree,~~ Tthe developer shall pay to the City the value of the required replacement tree(s) not planted on site, along with the total cost of installation.~~ to be removed and subsequently remove the tree(s). The determination of the value of the tree removed shall be made by a certified arborist and shall be subject to approval by the Director.~~ The City shall use this payment ~~for planting~~to purchase the required replacement trees not planted on-site and plant them ~~trees of a comparable size and value~~ on public property.

(vi) Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.

(B) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

(C) If a significant tree which was to be preserved dies or is substantially damaged, the developer shall replace it at the rate of ~~one newly planted tree~~three caliper inches of new tree per ~~2~~five ~~caliper~~ inches in diameter at breast height of damaged or destroyed tree.

(9) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

(10) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

(11) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard (see TEDS).

(12) Soil and Planting Beds. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

(ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick, or substantial wood material. Plastic and other light duty edgings are not allowed.

(iii) Organic mulch to a minimum of 3 inches is required for all shrub beds.

(iv) Prior to planting, compacted soils shall be transformed to a friable condition.

(v) Compost, soil amendments, or retained topsoil shall be incorporated into the soil to a minimum depth of 6 inches for tree and shrub plantings.

(13) Trees.

(i) Tree canopies may overlap by up to 30 percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

(ii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.

(iii) Weed fabric shall not be used within 8 feet of the base of a tree.

Commented [GU2]: Felix - It may not be appropriate to prohibit weed fabric entirely. I think we may need be pretty specific about this - Susan's position is not universally held.

(iv) At planting, tree shall be healthy and free of disease. Tree trunks must be reasonably straight with minimal doglegs. Roots shall be checked prior to planting and corrected for optimal growth patterns.

(v) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.

(vi) Tree planting holes shall be of sufficient depth so that the flare of the tree above the root ball is no higher than 1 inch above grade.

(vii) Tree planting holes shall be of a diameter no less than three times the diameter of the tree's root ball at time of planting.

(viii) The minimum square footage of planting area for a shade tree is 140 square feet.

(ix) Ornamental trees shall be planted in a landscape strip that is no less than six feet in width (not including curb and gutter). Shade trees shall be planted in a landscape strip that is no less than eight feet in width (not including curb and gutter).

(x) Tree Diversity. The percent of any one type of tree that can be planted in a development shall be as follows:

(A) 0 through 5 trees: No limitation.

(B) 6 to 10 trees: No more than 50 percent of one genus.

(C-) 11 to 20 trees: No more than 33 percent of one genus

(DC) 21 or more trees: No more than 20 percent of one genus.

(xi) A minimum of 50 percent of proposed tree plantings shall ~~be identified as~~have a preferred New Planting status ~~trees by~~on the Suitable Plants List and no more than 15 percent of the proposed trees shall ~~be identified as excluded~~have a limited New Planting status on the Suitable Plants List.

(xii) Trees shall not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape areas and between parking bays, helps eliminate this conflict and should be considered.

(xiii) When calculating tree quantities, any fraction of a tree is rounded up to the next whole number.

(14) Shrubs.

(i) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(ii) Shrub Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:

(A) 10 through 19 shrubs: 50 percent per genus.

(B) 20 through 39 shrubs: 33 percent per genus.

(C) 40 or more shrubs: 25 percent per genus.

(iii) When calculating shrub quantities, any fraction of a shrub is rounded up to the next whole number.

(iv) The minimum area for planting an evergreen or deciduous shrub is 16 square feet.

(15) Maintenance:

(i) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain landscaping in a healthy, growing, neat and well-maintained condition:

(A) Maintenance includes watering, weeding, pruning, fertilization, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding, and other reasonable efforts.

(B) Any plant that dies or substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death or by the next April 1st.

(iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.

(v) The Director or designee may from time to time, inspect the condition of landscaping wherever no reasonable expectation of privacy exists.

(A) The purpose of such site inspections shall be to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(vi) Maintenance of landscaping in unimproved rights-of-way shall be the responsibilities of owners, occupants, and tenants.

(v) Fire hydrants shall not be unobscured by plant material. Fire hydrants shall be visible from the center of the right-of-way at an angle of 45 degrees.

(vi) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

(16) Public Right-of-Way

(i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with low shrubs or ground cover. No more than 15% of the right-of-way shall be landscaped with turf.

(iii) For the purpose of meeting minimum plant quantities, 50 percent of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(iv) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish, and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with organic mulch, wood chips, or similar natural materials.

(v) The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet. Right-of-way landscaping shall be a minimum of eight feet wide in any direction.

(vi) No tree shall be removed from the public right-of-way without the approval of the City Forester. Trees removed from the right-of-way without approval shall be subject to penalties per GJMC 9.04.100.

(vii) Trees planted in the public right-of-way shall be of species identified on the list of Approved Street Trees for Grand Junction's Rights-of-Way.

(17) Pervious Coverage. Landscaped and buffer areas shall count toward the pervious surfaces included in lot coverage calculations.

(c) **Parking Lots.** The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(1) Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

(v) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vi) Landscaping of the interior of a parking lot shall include trees and shrubs.

(vii) To improve the management of stormwater runoff, structurally-sound permeable pavers may be used in parking areas, subject to the approval of the Director. Use of permeable pavers for ten parking stalls shall result in a reduction of one required parking stall per the required parking ratios in GJMC 21.06.050.

(viii) Trees planted in parking lot islands shall be selected from those identified as Parking Lot Island Trees on the Plant List.

(ix) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(x) The use of bioswales in parking lot designs is encouraged to facilitate stormwater management.

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this

subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(i) Screening shall occur between a street and a parking lot. When screening is required, street frontage landscape shall apply. (See subsections (c)(3) and (I) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is 8 feet.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a “screen” means a berm with appropriate groundcover or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be 75 percent covered in plant material including tree canopy coverage, shrubs, and groundcover at maturity

(iv) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

(v) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(vi) Shrubs shall be planted on the street side of the wall.

(vii) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

(viii) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone, or similar material. Unfinished or merely painted concrete block is not permitted.

(ix) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(x) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(d) **Street Frontage Landscape.**

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.

(3) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(4) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(e) **Buffers.**

(1) Buffers shall be provided between different zoning districts as indicated in subsection (j) of this section.

(i) 75 percent of each buffer area shall be landscaped with shrubs or ground cover at maturity.

(ii) One tree is required per every 40 linear feet of boundary between different zones.

(iii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) **Fences, Walls, and Berms.**

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (j) of this section. When an existing fence or wall substantially meets the requirements of this section, and subsection (j) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (j) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC 21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column or other significant architectural feature every 30 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

(i) Maximum slope of 4:1 for turf areas and 3:1 for shrub beds; and

(ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) **Residential Subdivision Perimeter Enclosures.**

(1) Intent. The Director may require perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.

(3) Specifications. Unless specified otherwise at the time of final approval:

(i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.

(ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.

(iii) New enclosures shall be compatible with existing enclosures in the vicinity if such enclosures meet the requirements of this code.

(iv) A perimeter enclosure more than six feet in height is a structure and requires a building permit.

(v) A perimeter wall must have a column or other significant architectural feature every 30 feet.

(vi) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(4) Required Perimeter Enclosures. The decision-maker may require a perimeter enclosure as a condition of the final approval if:

(i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.

(ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.

(iii) A perimeter enclosure is necessary to control ingress and egress for the development.

(iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.

(v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.

(vi) A perimeter enclosure is needed to comply with a corridor overlay district.

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide (on average) landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape

buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

(i) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(ii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(iii) A minimum of 75 percent of the landscape buffer area shall be covered by plant material including tree canopy coverage, shrubs, and groundcover at maturity.

(iv) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(v) Where detached walks are provided, a minimum buffer of five feet shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the Director finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of GJMC 21.06.060, approved plans shall note the type and size of materials, placement of fence posts, and length of sections.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

(h) Substitutions. The requirements outlined in GJMC 21.06.040(i) above may be varied based at the following rates of substitution.

(1) Required trees may be substituted for shrubs and required shrubs may be substituted for trees at a rate of three shrubs equaling one caliper inch of tree. For example: 3 two-inch caliper trees equaling 6 caliper inches may be exchanged for 12 shrubs, or vice versa.

(i) No more than 30 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two #5 container shrubs may be substituted for four linear feet of wall when walls are required per GJMC 21.06.040(c)(3). Shrubs substituted for walls must reach a height of at least 30 inches at maturity.

(3) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three #1 container perennials and/or ground covers for one #5 container shrub.

(4) The number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(5) Existing trees preserved during development shall count toward the total tree requirement at a ratio of two ~~caliper~~ inches in diameter at breast height of preserved tree to one caliper inch of required tree plantings.

	Tree	Shrub	Groundcover/Perennials	Wall
Tree	Two ~~caliper~~ inches in diameter at breast height of preserved tree to one caliper inch of required new trees	Three shrubs for one caliper inch of tree	n/a	n/a
Shrub	Three shrubs for one caliper inch of tree	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall

Groundcover/Perennials	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	n/a	n/a
Wall	n/a	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall	n/a	n/a

(i) **I-1 and I-2 Zone Landscape.**

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material including tree canopy, shrubs, and groundcover at maturity.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 70 percent of which must be shade trees.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(17) of this section.

(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

(5) Other Applicable Sections. The requirements of subsections (j) and (k) of this section shall also apply.

(i) **Landscaping Requirements.**

Zoning of Proposed Development	**Landscape Requirement**	**Location of Landscaping on Site**
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 450 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 450 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	Two caliper inches of tree per 3,000 square feet of improved area, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	Two caliper inches of tree per 5,000 square feet of improved area. One #5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) **Buffering Between Zoning Districts.**

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 [1]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
•The Director may modify this table based on the uses proposed in any zone district.
[1] Gravel operations subject to buffering adjacent to residential.

(k) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.

(Ord. 4646, 11-19-14; amended during 2010 codification; Ord. 4419, 4-5-10)

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Absinth wormwood	*Artemisia absinthium*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Alba Meidiland Rose	*Rosa hybrida 'Alba Meidiland'*	Shrub, Deciduous	3-4	4-6	medium	non-native	-	-	-	-
Allegheny Serviceberry	*Amelanchier laevis*	Tree, Deciduous	20-25	10-15	medium	non-native	-	-	Included	Limited
American Fringetree	*Chionanthus virginicus*	Tree, Deciduous	15	15	medium	non-native	-	-	Included	Limited
American Linden	*Tilia americana*	Tree, Deciduous	50-80	30-50	medium	non-native	-	-	Included	Limited
American Smoketree	*Cotinus obovatus*	Tree, Deciduous	15-20	10-15	low	non-native	Preferred	-	Included	Preferred
American sycamore	*Platanus occidentalis*	Tree, Deciduous	75-100	75-100	medium-high	non-native	-	-	Included	Preferred
American Beech	*Fagus grandifolia*	Tree, Deciduous	65	60	medium	non-native	-	-	Included	Limited
American Hornbeam	*Carpinus caroliniana*	Tree, Deciduous	25	20-25	medium	non-native	-	-	Included	Limited
Amur Maackia	*Maackia amurensis*	Tree, Deciduous	20-30	15-20	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred
Amur Maple	*Acer ginnala*	Tree, Deciduous	10-32	15	medium	non-native	-	-	Included	Limited
Andorra Juniper	*Juniperus horizontalis 'Andorra'*	Shrub, Evergreen	1-2	8-10	medium	non-native	-	-	-	-
Antelope Bitterbrush	*Purshia tridentata*	Shrub, Deciduous	6-12	6-12	low	native	-	-	-	-
Apache Plume	*Fallugia paradoxa*	Shrub, Deciduous	3-5	3-5	medium	native	-	-	-	-
Apple Serviceberry	*Amelanchier x grandiflora*	Tree, Deciduous	20	15	medium	non-native	-	-	Included	Limited
Arcadia Juniper	*Juniperus sabina 'Arcadia'*	Shrub, Evergreen	4-6	5-10	medium	non-native	-	-	-	-
Arizona Cypress	*Cupressus arizonica*	Tree, Evergreen	30-40	15-25	xeric	non-native	Preferred	-	Included	Preferred
Arrowwood	*Viburnum carlesii*	Shrub, Deciduous	4-6	4-7	medium	non-native	-	-	-	-
Ash	*Fraxinus spp.*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Included	Prohibited
Austrian pine	*Pinus nigra*	Tree, Evergreen	40-60	30-40	low	non-native	Preferred	-	Included	Preferred
Banana Yucca	*Yucca baccata*	Shrub, Evergreen	1-3	2-3	low	native	-	-	-	-
Bearberry or Kinnikinnick	*Arctostaphylos uva-ursi*	Groundcover	1	2	low	native	-	-	-	-
Bee Balm or Wild Bergamont	*Monarda fistulosa var. menthafolia*	Perennial	2	2	medium	native	-	-	-	-
Big Bluestem	*Andropogon gerardii*	Grass, Ornamental	3-6	2-3	xeric-low	native	-	-	-	-
Big Sagebrush	*Artemisia tridentata*	Shrub, Deciduous	1.5-6	1-5	xeric-low	native	-	-	-	-
Bigtooth Maple	*Acer grandidentatum*	Tree, Deciduous	25	25	xeric-low	native	Preferred	-	Included	Preferred
Black Maple	*Acer nigrum*	Tree, Deciduous	60	40	medium	non-native	-	-	Included	Limited
Black Walnut	*Juglans nigra*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Included	Prohibited
Black-eyed Susan	*Rudbeckia hirta*	Perennial	2-3	1-2	medium	native	-	-	-	-
Blanketflower	*Gaillardia aristata*	Perennial	1	1	low-medium	native	-	-	-	-
Bleeding Heart	*Lamprocapnos spectabilis*	Perennial	2-3	1.5-2.5	medium	non-native	-	-	-	-
Blue Chip Juniper	*Juniperus horizontalis 'Blue Chip'*	Shrub, Evergreen	.5-1	7-9	medium	non-native	-	-	-	-
Blue Flax	*Linum lewisii*	Perennial/Ground Cover	1.5	1	low	native	-	-	-	-
Blue Grama Grass	*Bouteloua gracilis*	Grass, Ornamental	1-2	1.5-2	xeric-medium	native	-	-	-	-
Blue Oat Grass	*Helictotrichon sempervirens*	Grass, Ornamental	2-3	2-2.5	low-medium	non-native	-	-	-	-
Blue Spruce	*Picea pungens*	Tree, Evergreen	30-60	10-20	medium	non-native	-	-	Included	Limited
Blue Stem Joint Fir	*Ephedra equistina*	Shrub, Evergreen	4	6	xeric-low	non-native	-	-	-	-
Blue Wild Indigo	*Baptisia australis*	Perennial	3-4	2-3	medium	non-native	-	-	-	-
Bluemist Spirea	*Caryopteris incana*	Shrub, Deciduous	3-6	3-4	medium	non-native	-	-	-	-
Bosnian Pine	*Pinus heldreichii*	Tree, Evergreen	30-40	20-30	low	non-native	Preferred	-	Included	Preferred
Box Elder	*Acer negundo*	Tree, Deciduous	25-80	30-50	low	native	Preferred	Parking Lot Island	Included	Preferred
Broom Snakeweed	*Gutierrezia sarothrae*	Perennial	1.5	1.5	low	native	-	-	-	-
Bull Thistle	*Cirsium vulgare*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Bur Oak	*Quercus macrocarpa*	Tree, Deciduous	60-80	60-80	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred
Butterfly Bush or Summer Lilac	*Buddleja davidii*	Shrub, Deciduous	6-8	3-5	low-medium	non-native	-	-	-	-
Butterfly Milkweed	*Asclepias tuberosa*	Perennial	1.5	1.5	low	native	-	-	-	-
Calgary Carpet Juniper	*Juniperus sabina 'Calgary Carpet'*	Shrub, Evergreen	4-6	5-10	medium	non-native	-	-	-	-
Canada Thistle	*Cirsium arvense*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Catmint	*Nepeta racemosa*	Perennial	1-2	2-3	low-medium	non-native	-	-	-	-
Cherry Plum	*Prunus cerasifera*	Tree, Deciduous	15-25	15-25	medium	non-native	-	-	Included	Limited
Chinese Catalpa	*Catalpa ovata*	Tree, Deciduous	25	25	medium	non-native	Preferred	-	Included	Preferred
Chinese Clematis	*Clematis orientalis*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Chinese flame tree	*Koelreuteria bipinnata*	Tree, Deciduous	30-40	30-40	low	non-native	-	-	Included	Limited
Chinese Juniper	*Juniperus chinensis*	Shrub, Evergreen	40-50	15-20	medium	non-native	-	-	-	-
Chinese Pistache	*Pistacia chinensis*	Tree, Deciduous	35	20	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Chinese Silver Grass	*Miscanthus sinensis*	Grass, Ornamental	2-6	1-3.5	low-medium	non-native	-	-	-	-
Chinkapin Oak	*Quercus muehlenbergii*	Tree, Deciduous	45	50	low	non-native	Preferred	Parking Lot Island	Included	Preferred

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Chokecherry	*Prunus virginiana*	Tree, Deciduous	25	20	medium	non-native	-	-	Included	Preferred
Cholla species	*Cylindropuntia spp.*	Shrub, Evergreen	2-7	2-7	xeric-low	Varies by spp.	-	-	-	-
Claret Cup Cactus	*Echinocereus triglochidiatus*	Perennial	0.5	1	low	native	-	-	-	-
Cologreen Juniper	*Juniperus scopulorum 'Cologreen'*	Tree, Evergreen	15-20	5-7	xeric	native	Preferred	-	Included	Preferred
Colorado Desert Blue Star or Jone	*Amsonia jonesii*	Perennial/Ground Cover	1	1-1.5	low	native	-	-	-	-
Colorado Foothills Oak	*Quercus x maxei*	Tree, Deciduous	35	30	xeric	native	Preferred	-	Included	Preferred
Colorado Four O'Clock or Desert F	*Mirabilis multiflora*	Perennial	1	2-3	low	native	-	-	-	-
Columnar European Hornbeam	*Carpinus betulus*	Tree, Deciduous	35	20	medium	non-native	-	-	Included	Limited
Common Broom	*Genista tinctoria*	Shrub, Evergreen	2-3	2-3	low-medium	non-native	-	-	-	-
Common hackberry	*Celtis occidentalis*	Tree, Deciduous	30-60	40-60	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Common Tansy	*Tanacetum vulgare*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Compact Burning Bush	*Euonymus alatus 'compactus'*	Shrub, Deciduous	5	5	medium	non-native	-	-	-	-
Corktree	*Phellodendron amurense*	Tree, Deciduous	30-40	25-45	medium	non-native	-	-	Included	Limited
Corneliancherry Dogwood	*Cornus mas*	Tree, Deciduous	15	10-15	medium	non-native	-	-	Included	Limited
Cottonwood	*Populus deltoides*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Included	Limited
Crabapple cultivars	*Malus spp.*	Tree, Deciduous	10-30	10-30	medium-high	non-native	Preferred	-	Included	Preferred
Cranberry Cotoneaster	*Cotoneaster apiculatus*	Shrub, Deciduous	2-3	3-6	medium	non-native	-	-	-	-
Cucumbertree Magnolia	*Magnolia acuminata*	Tree, Deciduous	45	30	medium	non-native	-	-	Included	Limited
Cypress Spurge	*Euphorbia cyparissias*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Dense Blazing Star	*Liatris spicata*	Perennial	2-4	1-2	medium	non-native	-	-	-	-
Denver Gold Columbine	*Aquilegia chrysantha*	Perennial	2-2.5	1-2	low-medium	native	-	-	-	-
Desert Prickly Pear	*Opuntia phaeacantha*	Shrub, Evergreen	2-5	3-6	xeric-low	native	-	-	-	-
Desert Prince's Plume	*Stanleya pinnata*	Perennial	2-6	1-2	low	native	-	-	-	-
Desert Saltgrass	*Distichlis spicata*	Grass, Ornamental	1-3	indet.	xeric-low	native	-	-	-	-
Desert Willow	*Chilopsis linearis*	Tree, Deciduous	20	20	xeric-low	non-native	-	-	Included	Limited
Downy Serviceberry	*Amelanchier arborea*	Tree, Deciduous	20	15	medium	non-native	-	-	Included	Limited
Dwarf Columbine	*Aquilegia flabellata*	Perennial	1	1	medium	non-native	-	-	-	-
Dwarf Ephedra	*Ephedra monosperma*	Groundcover, Evergreen	1	3	xeric-low	non-native	-	-	-	-
Dwarf False Indigo	*Amorpha nana*	Shrub, Deciduous	1-3	1-3	low-medium	native	-	-	-	-
Dwarf Fountain Grass	*Pennisetum alopecuroides 'Hamel*	Grass, Ornamental	2.5-5	2.5-5	medium-high	non-native	-	-	-	-
Dwarf Yucca	*Yucca harrimaniae*	Shrub, Evergreen	3	1	low	native	-	-	-	-
Eastern Blue Star	*Amsonia tacernaemontana*	Perennial/Ground Cover	2-3	2-3	low	non-native	-	-	-	-
English Oak	*Quercus robur*	Tree, Deciduous	40-70	40-70	medium	non-native	Preferred	Parking Lot Island	Included	Preferred
Eurpoean Beech	*Fagus sylvatica*	Tree, Deciduous	25-55	15-40	medium	non-native	-	-	Included	Limited
False Indigo Bush	*Amorpha fruticosa*	Shrub, Deciduous	4-10	8-10	low	native	-	-	-	-
Fernbush	*Chamaebatiaria millefolium*	Shrub, Deciduous	6-8	6-8	xeric-low	non-native	-	-	-	-
Fireburst Paperbark Maple	*Acer grisum*	Tree, Deciduous	20-25	15	medium	non-native	-	-	Included	Limited
Firecracker Penstemon	*Penstemon eatonii*	Perennial	1	2	low	native	-	-	-	-
Fireweed	*Chamerion angustifolium*	Perennial	2-5	0.5-1.5	medium	native	-	-	-	-
Fragrant Sumac	*Rhus aromatica*	Shrub, Deciduous	2-6	6-10	low-medium	non-native	-	-	-	-
Fringed Sage	*Artemisia frigida*	Perennial	0.5-1.5	1.5-2	xeric-low	native	-	-	-	-
Fruitless White Mulberry	*Morus alba*	Tree, Deciduous	30-50	30-50	low	non-native	Preferred	Parking Lot Island	Included	Preferred
Gambel Oak	*Quercus gambelii*	Tree, Deciduous	20-25	10-12	xeric	native	Preferred	-	Included	Preferred
Giant Reed	*Arundo donax*	Grass	n/a	n/a	n/a	non-native	-	-	-	-
Gingko	*Ginkgo biloba*	Tree, Deciduous	40	20-30	medium	non-native	-	-	Included	Limited
Golden Rain Tree	*Koelreuteria paniculata*	Tree, Deciduous	30-40	30-40	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred
Gray Gleam Juniper	*Juniperus scopulorum 'Gray Glear*	Tree, Evergreen	10-15	4-6	xeric	native	Preferred	-	Included	Preferred
Gray Rabbitbrush	*Chrysothamnus nauseosus, or Eri*	Shrub, Deciduous	4-7	4-7	low-medium	native	-	-	-	-
Grayheaded Coneflower	*Ratibida pinnata*	Perennial	1-3	1-2	low-medium	non-native	-	-	-	-
Greasewood	*Sarcobatus vermiculatus*	Shrub, Deciduous	1.5-5	2-5	low	native	-	-	-	-
Green Hawthorn	*Crataegus viridis*	Tree, Deciduous	20-35	20-35	low	non-native	Preferred	-	Included	Preferred
Hairy Golden Aster	*Chrysopsis villosa*	Perennial	1	1-2	low	native	-	-	-	-
Hardy Hibiscus or Swamp Rose M	*Hibiscus moscheutos*	Shrub, Deciduous	3-7	2-4	medium-high	non-native	-	-	-	-
Hardy Rubbertree	*Eucommia ulmoides*	Tree, Deciduous	40	40	low	non-native	Preferred	-	Included	Preferred
Hedge Maple	*Acer campestre*	Tree, Deciduous	30	15	medium	non-native	Preferred	-	Included	Preferred
Hoary Cress	*Cardaria draba*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Honeylocust	*Gleditsia triacanthos inermis*	Tree, Deciduous	60-80	60-80	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Hophornbeam	*Ostrya virginiana*	Tree, Deciduous	35	15-20	medium	non-native	-	-	Included	Limited
Horsechestnut	*Aesculus hippocastanum*	Tree, Deciduous	45-60	35-40	medium	non-native	-	-	Included	Limited
Houndstongue	*Cynoglossum officinale*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Hubricht's Blue Star	*Amsonia hubrichtii*	Perennial	2-3	2-3	medium	non-native	-	-	-	-
Hughes Juniper	*Juniperus horizontalis 'Hughes'*	Shrub, Evergreen	.5-1	7-9	medium	non-native	-	-	-	-
Hybrid Elm	*Ulmus spp.*	Tree, Deciduous	30-60	20-40	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Indian Ricegrass	*Achnatherum (Oryzopsis) hymeno*	Grass, Ornamental	2	1	xeric-low	native	-	-	-	-
Japanese Barberry	*Berberis thunbergii*	Shrub, Deciduous	2-6	3-7	xeric-medium	non-native	-	-	-	-
Japanese Knotweed	*Polygonum Cuspidatum*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Japanese Pagodatree	*Styphnolobium japonica*	Tree, Deciduous	50	40	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Japanese Tree Lilac	*Syringa reticulata*	Tree, Deciduous	25	20	xeric-low	non-native	Preferred	-	Included	Preferred
Japanese Zelkova	*Zelkova serrata*	Tree, Deciduous	50-80	50-80	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
June Snow Dogwood	*Cornus controversa*	Tree, Deciduous	25	35	medium	non-native	-	-	Included	Limited
Karl Foerster Feather Reed Grass	*Calamagrostis acutiflora*	Grass, Ornamental	4	2	low	non-native	-	-	-	-
Katsuratree	*Cercidiphyllum japonicum*	Tree, Deciduous	35	35	medium	non-native	-	-	Included	Limited
Kentucky Coffeetree	*Gymnocladus dioicus*	Tree, Deciduous	60-80	40-55	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred
Knapweed spp.	*Centaurea spp.*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Korean Lilac	*Syringa meyeri*	Shrub, Deciduous	5-8	6-10	low-medium	non-native	-	-	-	-
Lacey Oak	*Quercus glaucoides*	Tree, Deciduous	30	25	xeric	non-native	-	-	Included	Limited
Lady's Mantle	*Alchemilla mollis*	Perennial	1.5-2	1.5-2	medium-high	non-native	-	-	-	-
Lanceleaf Coreposis	*Coreopsis lanceolata*	Perennial/Ground Cover	1-2	1-1.5	low-medium	native	-	-	-	-
Lavender Leaf Sundrops	*Calylophus lavandulifolius*	Perennial	1	1	low	native	-	-	-	-
Leadplant	*Amorpha canescens*	Shrub, Deciduous	2-3	2-2.5	xeric-medium	native	-	-	-	-
Leafy Spurge	*Euphorbia esula*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Little Bluestem	*Schizachyrium scoparium*	Grass, Ornamental	1.5-2.5	1-2	low-medium	native	-	-	-	-
Littleleaf Linden	*Tilia cordata*	Tree, Deciduous	50-80	35-50	medium	non-native	-	-	Included	Limited
Littleleaf Mock Orange	*Philadelphus microphyllus*	Shrub, Deciduous	2-3	2-3	low-medium	native	-	-	-	-
London Planetree	*Platanus x acerifolia*	Tree, Deciduous	40-50	30-35	medium	non-native	Preferred	Parking Lot Island	Included	Preferred
Magnolia NCMX1 P.A.F.	*Magnolia NCMX1 P.A.F.*	Tree, Deciduous	20-15	10-15	medium	non-native	-	-	Included	Limited
Manchurian lilac	*Syringa pubescens subsp. Patula*	Shrub, Deciduous	4-9	5-7	medium	non-native	-	-	-	-
Marsh Milkweed	*Asclepias incarnata*	Perennial	1-2	1	high	native	-	-	-	-
Mat Penstemon	*Penstemon caespitosus*	Groundcover	1	1	low-medium	native	-	-	-	-
Mayday Tree	*Prunus padus*	Tree, Deciduous	20-40	20-40	medium	non-native	-	-	Included	Limited
Mesa Verde Ice Plant	*Delosperma 'Kelaidis'*	Groundcover	0.25	1.5	low-medium	native	-	-	-	-
Moonbeam Coreopsis	*Coreopsis verticillata 'Moonbeam'*	Perennial/Ground Cover	1-2	1-1.5	low-medium	non-native	-	-	-	-
Morden Hawthorn	*Crataegus × mordenensis [laeviga*	Tree, Deciduous	15-20	15-20	low	non-native	Preferred	-	Included	Preferred
Mormon Tea	*Ephedra viridis*	Shrub, Evergreen	2-3	3-6	xeric-low	native	-	-	-	-
Mountain Alyssum	*Alyssum montanum*	Groundcover	0.5	1-1.5	low	non-native	-	-	-	-
Mountain Mahogany	*Cercocarpus ledifolius*	Shrub, Deciduous	8-12	4-8	low-medium	native	-	-	-	-
Mountain Mahogany	*Cercocarpus montanus*	Shrub, Deciduous	8-12	4-8	low-medium	native	-	-	-	-
Mt. Atlas Daisy	*Anacyclus pyrethrum var. depress*	Groundcover	.258	1	low-medium	non-native	-	-	-	-
Munstead Lavender	*Lavandula angustifolia 'Munstead'*	Perennial	1-1.5	1-1.5	low-medium	non-native	-	-	-	-
Musk Thistle	*Carduus nutans*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Myrtle Spurge	*Euphorbia myrsinites*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Narrowleaf Yucca	*Yucca angustissima*	Shrub, Evergreen	3	3	low	native	-	-	-	-
New Mexico Locust	*Robinia neomexicana*	Shrub, Deciduous	12-36	12-36	xeric	native	-	-	Included	Preferred
New Mexico Privet or Desert Olive	*Foresteria pubescens*	Shrub, Deciduous	6-8	5-8	low	native	-	-	-	-
Ninebark	*Physocarpus opulifolius*	Shrub, Deciduous	5-8	4-6	low-medium	native	-	-	-	-
Northern Red Oak	*Quercus rubra*	Tree, Deciduous	50-75	50-75	medium	non-native	-	-	Included	Limited
Northern Downy Hawthorn	*Crataegus submollis*	Tree, Deciduous	20	20	low	non-native	Preferred	-	Included	Preferred
Norway Maple	*Acer platanoides*	Tree, Deciduous	40-50	30-50	medium	non-native	-	-	Included	Limited
Ohio Buckeye	*Aesculus glabra*	Tree, Deciduous	20-40	20-40	medium	non-native	-	-	Included	Limited
Oregon Grape	*Mahonia aquifolium, or Berberis a*	Shrub, Evergreen	3-6	2-5	medium	non-native		-	-	-
Ornamental Pear	*Pyrus spp.*	Tree, Deciduous	20-50	20-35	low	non-native	Preferred	Parking Lot Island	Included	Preferred
Osage Orange	*Maclura pomifera*	Tree, Deciduous	30	30	xeric	non-native	Preferred	Parking Lot Island	Included	Preferred
Oxeye Daisy	*Leucanthemum vulgare*	Perennial	1-2.5	1-3	low-medium	non-native		-	-	-
Oxeye Daisy	*Chrysanthemum leucanthemum*	Perennial	n/a	n/a	n/a	non-native		-	-	-

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Panchito Maznanita; Chieftan Man	*Arctostaphylos x coloradoensis*	Shrub, Evergreen	5-7	3-5	medium	native		-	-	-
Parry's Agave	*Agave parryi*	Shrub, Evergreen	1.5-2	2-3	medium	non-native		-	-	-
Pawpaw	*Asimina triloba*	Tree, Deciduous	20-25	10-15	medium-high	non-native		-	Included	Limited
Pecan	*Carya illinoisensis*	Tree, Deciduous	60	40	medium	non-native		-	Included	Limited
Peking Tree Lilac	*Syringa pekinensis*	Tree, Deciduous	15	12	xeric-low	non-native	Preferred	-	Included	Preferred
Perennial Lupine	*Lupinus perennis*	Perennial	1-2	1-2	low-medium	non-native		-	-	-
Perennial Pepperweed	*Lepidium latifolium*	Perennial	n/a	n/a	n/a	non-native		-	-	-
Persian Ironwood	*Parrotia persica*	Tree, Deciduous	30	30	medium	non-native		-	Included	Limited
Pignut Hickory	*Carya glabra*	Tree, Deciduous	50	30	medium	non-native		-	Included	Limited
Piñon Pine	*Pinus edulis*	Tree, Evergreen	18-25	12	low	native	Preferred	-	Included	Preferred
Plumeless Thistle	*Carduus acanthoides*	Perennial	n/a	n/a	n/a	non-native		-	-	-
Poppy Mallow	*Callirhoe involucrata*	Perennial/Ground Cover	0.5-1	0.5-3	low-medium	native		-	-	-
Powis Castle Sage	*Artemisia 'Powis Castle' [arboresc*	Shrub, Deciduous	2-3	1-2	low	non-native		-	-	-
Prairie Coneflower	*Ratibida columnifera*	Perennial	1-3	1-1.5	low-medium	native		-	-	-
Prairie Switch Grass	*Panicum virgatum*	Grass, Ornamental	3-6	2-3	medium-high	native		-	-	-
Prickly Pear species	*Opuntia spp.*	Shrub, Evergreen	1-3	2-7	xeric-low	varies by spp.		-	-	-
Prickly Poppy	*Argemone polyanthemos*	Perennial	1-3	1-2	xeric-low	native		-	-	-
Prickly Thrift	*Acantholimon glumaceum*	Perennial/Ground Cover	0.5	1	xeric	non-native		-	-	-
Purple Catalpa	*Catalpa x erubescens*	Tree, Deciduous	50	35	medium	non-native	Preferred	-	Included	Preferred
Purple Coneflower	*Echinacea purpurea*	Perennial	2-5	1.5-2	low-medium	non-native		-	-	-
Purple Loosestrife	*Lythrum salicaria*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Quaking Aspen	*Populus tremuloides*	Tree, Deciduous	60	12-15	medium	non-native	-	-	Included	Prohibited
Ravenna Grass	*Saccharum ravennae*	Grass	n/a	n/a	n/a	non-native	-	-	-	-
Red Berry Mahonia	*Mahonia haematocarpa*	Shrub, Deciduous	6-12	6-12	xeric-low	native	-	-	-	-
Red Maple	*Acer rubrum*	Tree, Deciduous	40-60	40	medium	non-native	-	-	Included	Limited
Red osier dogwood	*Cornus sericea*	Shrub, Deciduous	5-10	8-12	medium-high	native	-	-	-	-
Red Yucca	*Hesperaloe parviflora*	Shrub, Evergreen	3-5	4-6	xeric-low	non-native	-	-	-	-
Redbud	*Cercis canadensis*	Tree, Deciduous	15-25	15-30	medium	non-native	Preferred	-	Included	Preferred
Rocky Mountain Columbine	*Aquilegia caerulea*	Perennial	1-2	1-2	low	native	-	-	-	-
Rocky Mountain Iris	*Iris missouriensis*	Perennial	1-2	1	medium-high	native	-	-	-	-
Rocky Mountain Maple	*Acer glabrum*	Tree, Deciduous	20	10-15	medium	native	-	-	Included	Limited
Rocky Mountain Penstemon	*Penstemon strictus*	Perennial	2-3	2-3	low	native	-	-	-	-
Rose of Sharon	*Hibiscus syriacus*	Shrub, Deciduous	8-12	6-10	medium	non-native	-	-	-	-
Rose of Sharon	*Hibiscus syriacus*	Shrub, Deciduous	1-8	1-10	medium-high	non-native	-	-	-	-
Russian Hawthorn	*Crataegus ambigua*	Tree, Deciduous	18-24	18-24	xeric	non-native	Preferred	-	Included	Preferred
Russian Olive	*Elaeagnus angustifolia*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Excluded	Prohibited
Russian Sage	*Perovskia atriplicifolia*	Shrub, Deciduous	3-5	2-4	low-medium	non-native	-	-	-	-
Saltbush	*Atriplex canescens*	Shrub, Deciduous	3-4	3-4	low	native	-	-	-	-
Sand Cherry	*Prunus besseyi*	Shrub, Deciduous	2-4	2-5	medium	native	-	-	-	-
Sand Love Grass	*Eragrostis trichodes*	Grass, Ornamental	2-4	2-3	low-medium	native	-	-	-	-
Sand Sagebrush	*Artemisia filifolia*	Shrub, Evergreen	3-4	3-4	low	native	-	-	-	-
Saskatoon Serviceberry	*Amelanchier alnifolia*	Shrub, Deciduous	10-15	10-30	low-medium	native	-	-	-	-
Sawtooth Oak	*Quercus accutissima*	Tree, Deciduous	50	50	medium	non-native	-	-	Included	Limited
Scandia Juniper	*Juniperus sabina 'Scandia''*	Shrub, Evergreen	4-6	5-10	medium	non-native	-	-	-	-
Scarlet Bugler	*Ipomopsis aggregata*	Perennial	1	1	low-medium	native	-	-	-	-
Scarlet Globemallow	*Sphaeralcea coccinea*	Perennial	0.5-1	1	low	native	-	-	-	-
Scentless chamomile	*Matricaria perforate*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Scotch broom	*Cytisus scoparius*	Shrub, Deciduous	4-8	4-8	low-medium	non-native	-	-	-	-
Scotch Thistle	*Onopordum acanthium*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Seafoam Sage	*Artemisia versicolor 'Seafoam'*	Perennial	0.5-1	1.5-2.5	low	non-native	-	-	-	-
Shabark Hickory	*Carya ovata*	Tree, Deciduous	50	30	medium	non-native	-	-	Included	Limited
Shadblow Serviceberry	*Amelanchier canadensis*	Shrub, Deciduous	15-30	10-20	medium	non-native	-	-	-	-
Shadscale	*Atriplex confertifolia*	Shrub, Deciduous	1-3	1-3	low	native	-	-	-	-
Shantung Maple	*Acer truncatum*	Tree, Deciduous	20-35	20	medium	non-native	-	-	Included	Limited
Shasta Daisy	*Leucanthemum × superbum*	Perennial/Ground Cover	1-2.5	1-3	low-medium	non-native	-	-	-	-
Shingle Oak	*Quercus imbricaria*	Tree, Deciduous	50	50	medium	non-native	-	-	Included	Limited
Shrubby Cinquefoil	*Dasiphora fruticosa*	Shrub, Deciduous	3	3	medium	native	-	-	-	-

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Siberian Elm	*Ulmus pumila*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Excluded	Prohibited
Siberian Wall Flower	*Cheiranthus allionii*	Perennial	1	1-2	low-medium	non-native	-	-	-	-
Sideoats Grama	*Bouteloua curtipendula*	Grass, Ornamental	1.5-2	1.5-2	low	native	-	-	-	-
Silver Buffaloberry	*Shepherdia argentea*	Shrub, Deciduous	8-12	8-12	medium	native	-	-	-	-
Silver Linden	*Tilia tomentosa*	Tree, Deciduous	45	30	medium	non-native	-	-	Included	Limited
Singleleaf Ash	*Fraxinus anomala*	Tree, Deciduous	12	6	xeric	native	-	-	Included	Limited
Skunkbush sumac	*Rhus trilobata*	Shrub, Deciduous	2-6	6-10	low-medium	native	-	-	-	-
Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	Tree, Evergreen	15-20	4-6	xeric	native	Preferred	-	Included	Preferred
Small Leaf Pussytoes	*Antennaria parvifolia*	Groundcover	.25	.5	low	native	-	-	-	-
Snowmound Spiraea	*Spiraea nipponica var. tosaensis*	Shrub, Deciduous	3-4	3-4	medium	non-native	-	-	-	-
Snow-on-the-Mountain	*Aegopodium podagraria*	Perennial/Ground Cover	1	1-2, rhizomous	medium	non-native	-	-	-	-
Soapweed Yucca	*Yucca glauca*	Shrub, Evergreen	2-3	2-3	low	non-native	-	-	-	-
Spanish Broom	*Cytisus purgans*	Shrub, Deciduous	2-3	4-6	low	non-native	-	-	-	-
Staghorn Sumac	*Rhus typhina*	Shrub, Deciduous	15-25	20-30	low-medium	non-native	-	-	-	-
State Street Maple	*Acer miyabei*	Tree, Deciduous	45-50	35	medium	non-native	Preferred	-	Included	Preferred
Stonecrop species	*Sedum spp.*	Groundcover	0.5	1-4	low-medium	varies by spp.	-	-	-	-
Sugar Maple	*Acer saccharum*	Tree, Deciduous	25-40	35	medium	non-native	-	-	Included	Limited
Sugar Hackberry	*Celtis laevigata*	Tree, Deciduous	45	40	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Sulfur Buckwheat	*Eriogonum umbellatum var. umbe*	Groundcover	1	1	low	native	-	-	-	-
Sulfur Cinquefoil	*Potentilla recta*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Sunset Hyssop or Licorice Mint	*Agastache rupestris*	Perennial	1.5-2	1-1.5	xeric-medium	non-native	-	-	-	-
Swamp White Oak	*Quercus bicolor*	Tree, Deciduous	45	36	medium	non-native	-	-	Included	Limited
Sweet William	*Dianthus barbatus*	Perennial	1-2	.5-1	medium	non-native	-	-	-	-
Sweetgum	*Liquidambar styraciflua*	Tree, Deciduous	60	40	medium	non-native	-	-	Included	Limited
Swiss Mountain Pine	*Pinus mugo*	Tree, Evergreen	15-20	15-20	medium	non-native	-	-	Included	Limited
Sycamore Maple	*Acer pseudosieboldianum*	Tree, Deciduous	15	20	medium	non-native	-	-	Included	Limited
Syrian Bean Caper	*Zygophyllum fabago*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Tamarisk	*Tamarisk parviflora & Tamarisk ra*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Excluded	Prohibited
Tatarian Maple	*Acer tataricum*	Tree, Deciduous	15-20	15-20	xeric-low	non-native	Preferred	-	Included	Preferred
Texas Hummingbird Mint or Sonor	*Agastache cana*	Perennial	1.5-3	1-2	xeric-medium	non-native	-	-	-	-
Texas Red Oak	*Quercus buckeyi*	Tree, Deciduous	35	35	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Thornless Cockspur Hawthorn	*Crataegus crus-galli*	Tree, Deciduous	20	20	xeric	non-native	Preferred	-	Included	Preferred
Three Flower Maple	*Acer triflorum*	Tree, Deciduous	25	20	medium	non-native	-	-	Included	Limited
Toadflax	*Linaria spp.*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Tokyo Tower Fringetree	*Chionanthus retusis*	Tree, Deciduous	15	5-10	medium	non-native	-	-	Included	Limited
Tom Thumb Cotoneaster	*Cotoneaster adpressus*	Groundcover or Shrub	0.5-1	4-6	medium	non-native	-	-	-	-
Trailing Fleabane	*Erigeron flagellaris*	Groundcover	0.5	1	low	native	-	-	-	-
Tree of Heaven	*Ailanthus altissima*	Tree, Deciduous	n/a	n/a	n/a	non-native	-	-	Excluded	Prohibited
Trident Maple	*Acer buergeranum*	Tree, Deciduous	30	30	medium	non-native	-	-	Included	Limited
Tulip Tree	*Liriodendron tulipifera*	Tree, Deciduous	60-90	30-50	medium	non-native	-	-	Included	Limited
Turkish Filbert	*Corylus colurna*	Tree, Deciduous	40	25	medium	non-native	-	-	Included	Limited
Utah Juniper	*Juniperus osteosperma*	Tree, Evergreen	20	10	xeric	native	Preferred	-	Included	Preferred
Utah Serviceberry	*Amelanchier utahensis*	Shrub, Deciduous	10-14	5-7	medium	native	-	-	-	-
Washington Hawthorn	*Crataegus phaenopyrum*	Tree, Deciduous	25	25	low	non-native	Preferred	-	Included	Preferred
Wavey Leaf Oak	*Quercus undulata*	Tree, Deciduous	20	15	xeric	native	Preferred	-	Included	Preferred
Western Catalpa	*Catalpa speciosa*	Tree, Deciduous	40-70	20-50	xeric-low	non-native	Preferred	Parking Lot Island	Included	Preferred
Wichita Blue Juniper	*Juniperus scopulorum 'Wichita Blu*	Tree, Evergreen	18-23	4-8	xeric	native	Preferred	-	Included	Preferred
Winter Fat	*Ceratodies lanata or Krascheninni*	Shrub, Deciduous	1-3	1-3	low	non-native	-	-	-	-
Yarrow species	*Achillea spp.*	Perennial/Ground Cover	1-3	1-3	xeric-low	varies by spp.	-	-	-	-
Yellow Buckeye	*Aesculus flava*	Tree, Deciduous	35	35	medium	non-native	-	-	Included	Limited
Yellow Rabbitbrush	*Chrysothamnus viscidiflorus*	Shrub, Deciduous	4-7	4-7	low-medium	native	-	-	-	-
Yellow Starthistle	*Centaurea solstitialis*	Perennial	n/a	n/a	n/a	non-native	-	-	-	-
Yellowwood	*Cladrastis kentukea*	Tree, Deciduous	35-40	35-45	medium	non-native	-	-	Included	Limited

Summary of Engagement Process – Landscaping Code Revision

Landscaping Taskforce Roster

Ted Ciavonne (PLA, Consultant, GJ)

Rob Breeden (PLA, Consultant, Fruita)

Julee Wolverton (PLA, Consultant, Montrose)

David Varner (Restoration Specialist)

Susan Carter (Master Gardener, CSU Tri-River Extension)

Ivan Geer (Principal Engineer, River City Consultants)

Doug MacDonald (Landscape Design, CMU)

Kevin Bray (Local Developer)

Ron Abeloe (Local Developer)

Landscaping Taskforce Workshop Dates

1/27/2022

2/11/2022

2/25/2022

3/4/2022

10/17/2022

11/18/2022

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Forestry Board Workshop Dates

2/3/2022

9/1/2022

10/20/2022

Planning Commission Workshop Dates

2/3/2022

3/3/2022

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.06.040 LANDSCAPE, BUFFERING, AND SCREENING STANDARDS; SECTION 21.10.020 TERMS DEFINED; SECTION 21.03.030 MEASUREMENTS; SECTION 21.03.080 MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY TABLE; AND SECTION 21.04.030 USE-SPECIFIC STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE.

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

Sections 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards are amended as follows (deletions struck through, added language underlined):

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees, shrubs, vines, and evergreens in public rights-of-way maintained by the Forestry Board (see Section 8.32.020).

Buffer/Buffering means an object or area with landscaping, including trees, shrubs, a wall, fence, berm, or any combination thereof that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 as amended.

Caliper means the diameter of the tree trunk measured 6 inches above the root ball at time of planting. Caliper is applied only when measuring new plantings.

Canopy drip line means the area directly located under the outer circumference of the tree branches from which water drips onto the ground.

Diameter at Breast Height (DBH) means the diameter of the tree trunk measured 4.5 feet above the ground on the uphill side of the tree. For split trunk trees that fork below 4.5 feet from the ground, DBH measurements shall be taken at the narrowest point below the fork. For multi-stem trees, which are trees that have more than one trunk at 4.5 feet above ground originating from a common trunk or common root system, DBH measurements shall be taken for each stem at 4.5 feet above the ground and aggregated by adding all values together for a single measurement, to be considered as a single tree for the purposes of this Code. DBH is applied only when measuring existing trees.

Evergreen tree means any tree having foliage that persists and remains green throughout the year.

Functional turf means an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

Graywater treatment works means an arrangement of devices and structures used to: (a) collect graywater from within a building or a Facility; and (b) treat, neutralize, or stabilize graywater within the same building or Facility to the level necessary for its authorized uses. C.R.S 25-8-103(8.4)

Improved area means the developed portion of a property consisting of areas occupied by buildings, asphalt, concrete, gravel, or landscaped area. Where phased development is proposed, the improved area shall be identified and measured separately for each phase of development.

Lot coverage means that area of the lot or parcel which may be occupied by impervious surfaces.

Multi Stem Tree means a tree that has one stem at ground level but that splits into two or more stems above ground level. Trees whose stems diverge below ground level are considered separate trees.

Noxious or invasive species means non-native plants that have a recognized harmful impact on natural habitats and/or are likely to displace native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act codified at C.R.S. Title 35 Article 5.5, as amended.

Ornamental tree means a tree that has a height and spread between 15 feet and 30 feet at maturity.

Primary Development means any enclosed habitable structure on a permanent foundation, any engineered wall required for orderly development such as retaining walls, underground utilities, required paved surfaces such as roads, trails and/or sidewalks, and any site work required for public safety such as storm drain systems.

Shade tree means a tree that has a height and/or spread of 30 feet or greater at maturity.

Suitable Plant List means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

Root ball means the mass formed by the roots of a plant and the soil surrounding them at the time of planting.

Rootzone means the area of the ground around the base of the tree where rooting occurs, as measured from the trunk to a distance twice the radius of the canopy drip line.

Shade tree means a tree that has a height and/or spread of 30 feet or greater at maturity.

Suitable Plant List means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

Tree canopy coverage means the area of ground directly beneath the leaves and branches of trees.

Turf means grasses planted to form a dense growth of leaf blades and roots, such as Kentucky Blue Grass and similar species used for planting lawns.

~~Water wise means landscape methods which conserve water through the use of drought-tolerant plants, planting and irrigation techniques.~~

Xeriscape or xeriscaping means landscape plantings that reduce the need for irrigation.

21.03.030 Measurements.

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by impervious surfaces. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

21.03.080 Mixed Use Standards.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0

Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	80%~~1 00%~~	100%	80%~~1 00%~~	80%~~1 00%~~	75% ~~100 %~~	80% ~~100 %~~	80% ~~100 %~~	80% ~~100 %~~	90% ~~100 %~~	90% ~~100 %~~
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft. **C-1:** Min. rear setback – 0 if an alley is present **CSR:** Maximum building height abutting residential – 40 ft. ** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.											

21.04.030 Use-Specific Standards

(g) Mini-Warehouse.

(1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini-warehouses, including those that provide indoor and/or outdoor units.

(2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.

(3) Uses Prohibited.

(i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

(ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.

(4) Landscaping and Screening. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:

~~(i) A 30-inch-high by 10-feet-wide landscaped berm is required between storage units and the abutting public right-of-way. The berm shall include trees that are planted every 30 feet.~~

(ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units when visible from the public right-of-way. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.

(5~~4~~) Off-Street Parking and Driveways Standards.

(i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(6~~5~~) Architectural and Site Design Standards. All mini-warehouses shall meet the following standards:

(i) Mini-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(6~~7~~) Signage. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and context sensitivity of new development, achieve efficient use of water resources, expand urban tree canopy, and contribute to a livable urban environment. Landscaping reduces heat and glare, ~~facilitates movement of traffic within parking areas,~~ provides shade for citizens ~~shades cars and parking surfaces~~, reduc~~e~~sing local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, ~~buffers and screens potentially incompatible uses from one another,~~ and conserves and enhances the value of property and neighborhoods within the City.

(b) ~~**General Landscape Standards.**~~Authority.

(1) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for trees, shrubs, vines, and evergreens in the right-of-way. The City Forester shall decide all questions of plantings in the right-of-way.

(2) Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

C ~~—~~ General Landscape Standards

(1) Compliance. All landscaping required by this code shall comply with the standards and requirements of this section. ~~The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings.~~ Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used ~~nor planned to be used~~ for infrastructure.

(2) Plant Quantities. The amount of landscaping is based on ~~gross area~~the improved area of proposed development.

(3) Landscaping Standards. All new development must install~~, and~~ maintain, and protect landscaping as required by this code. ~~(See subsection (b)(1k) of this section for an example of the landscaping requirements of this section.)~~

~~(i) On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See zone district standards.)~~

(i) The landscaping requirements of this code shall not apply to a lot on which the principal use is a single family residence or duplex. Requirements for residential subdivisions shall continue to apply.

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements and must be installed and maintained as required by Section 21.06.040(b)(16) of this code.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements as required by this Code.

(4) Acceptable Plant Material. ~~Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious weeds are not allowed. (The Director will keep a list of suitable plants.)~~

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plan List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

(A) The Director maintains the authority not to approve a plant species that appears on the Suitable Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(iii) Plant materials shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.

(iv) All plants proposed for installation shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(vi) Turf not meeting the definition of functional turf shall not exceed 15 percent of any required landscaping area in the City of Grand Junction.

(vii) Functional turf may exceed the 15 percent maximum.

(5) Minimum ~~p~~Plant ~~s~~Sizes ~~are~~: All plants shall meet the following minimum plant sizes when installed.

(i) Shade tree, two~~-inch~~ caliper inches ~~(measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30 feet or greater~~. If two~~-inch~~ caliper inch shade trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. ~~For example, the installation of six one-and-one-half-inch caliper shade trees would result in a shortfall of three caliper inches, which could be compensated for with two additional one-and-one-half-inch trees.~~ However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half~~-inch~~ caliper inches. ~~(measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between 15 feet and 30 feet.~~

(iii) Evergreen tree, two caliper inches and six feet tall at time of planting.

(iv) ~~Deciduous shrub~~Shrub, #5 container.

~~(v) Evergreen shrub, five-gallon container.~~

(v~~i~~) Perennials and ground covers, #5 container.

(vi~~i~~) Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed or by plugs. Turf may planted as sod rolls

Minimum Plant Sizes	
Planting Type	**Size at Time of Planting**
Shade Tree	Two caliper inches
Ornamental Tree	One-and-one-half caliper inches
Evergreen Tree	Two caliper inches and six feet tall
Shrub	#5 Container
Perennial	#1 Container
Groundcover	#1 Container

Turf	As seed, by plug, or as sod roll

(~~6~~7) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system including a system supplied by water from an approved graywater treatment works.

(i) Non-potable irrigation water shall be used if available for the proposed development area ~~unless the Director allows the use of potable water~~.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas. ~~on the property and in any right-of-way.~~

(iii) If connected to a ~~drinking~~ potable water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(vi) Irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

(~~7~~8) Landscape Plans ~~and Equivalent Plants~~.

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements in this section. ~~Landscape plans must identify the species and sizes of vegetation (SSID manual).~~

(ii) All landscaping shall be installed, maintained, and protected as shown on the approved plan.

(iii) All changes to the landscape plan require prior written approval from the Director.

(iv~~ii~~) An equivalent species may be substituted in the field with prior written approval of the Director ~~without prior approval of the Director, provided a revised drawing is submitted to the Department.~~ Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade

characteristics and function, have similar water requirements as identified as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils and water conditions.

~~(iv) All other changes to the landscape plan require prior approval from the Director.~~

(v) All development plans shall designate required landscaping areas. ~~Subdivision plats shall designate required landscaping areas.~~

(vi) Landscape plans shall identify the species and sizes of vegetation. ~~The owner shall keep each fire hydrant unobscured by plant material.~~

(vi~~i~~) Landscape plans shall be stamped by a ~~licensed~~ landscape architect licensed in the State of Colorado. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy, or the release of DIA security funds. ~~Additionally, the property owner or irrigation installer must provide a letter describing that adequate additional capacity exists in the irrigation system to support the landscaping materials at maturity prior to issuance of a certificate of occupancy or the release of DIA security funds.~~

(A) A licensed landscape architect is not required to produce landscape plans if the plans are submitted for a Minor Site Plan review unless required by State statute. All other requirements continue to apply to landscaping for Minor Site Plans.

(viii) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. The irrigation plan shall also comply with the standards in the SSID manual. See GJMC 21.06.010(c).

(ix) Utility composite plans must be submitted with landscape plans.

(x) Expansion of a developed site as defined in GJMC 21.02.100(f) that requires a Site Plan Review shall require a landscaping plan and correction of nonconforming landscaping as provided in GJMC 21.08.040.

(xi) Tree protection measures shall be clearly identified on the construction and landscape plans.

(xii) Wall and fence elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(8) Preservation of Significant TreesLandscape Features.

(i) Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the DirectorApplicant as part of the development review process. This identification shall include a writtensurveyed inventory of significant trees to be produced with a landscaping plan. Any significant tree as defined in subsection (c) belowto be preserved during development shall be identified on the proposed landscaping plan. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.

(ii) All trees not identified as includedprohibited on the Suitable Plants List and that have a diameter that exceedsexceeding 15 caliper inches, in fair or better condition, free from irreparable structural defects, and is not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist shall be considered significant. During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.

(iii) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per threetwo caliper inches in diameter at breast height of the significant tree to be removed, in addition to new tree plantings otherwise required by this Code. See GJMC 21.06.040(ih)(6) for credit applied to preserved trees. All protection measures shall be clearly identified on the construction and landscape plans.

(ivii) Significant trees to be preserved shall be visibly healthy and free from disease or parasite infection. No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

(v) If the 30 percent minimum preservation requirement impedes the proposed Primary Development of a site, then the Director may grant a 10 percent adjustment of the minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements. Furthermore, the City Forester may adjust the drip line protection standards described in (vi)(A) of this section so to allow for additional flexibility for the development to occur around the identified significant trees. If the these adjustments do not provide a viable means of developing the site with the preservation of the minimum required significant trees then, at the developer's discretion, the developer may:

(A) Replace the required significant trees on-site at a ratio of three caliper inches per five inches in diameter at breast height of significant tree removed with trees identified as preferred trees on the Suitable Plants List, and/or

(B) Pay a fee in lieu of replanting the required on-site replacement trees. The developer shall pay to the City the value of the required replacement tree(s) not planted on site, along with the total cost of installation. The City shall use this payment to purchase the required replacement trees not planted on-site and plant them on public property.

(vi) Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.

(B) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

(C) If a significant tree which was to be preserved dies or is substantially damaged, the developer shall replace it at the rate of ~~one~~three caliper inches of new~~ly planted~~ tree per ~~2~~five caliper inches of damaged or destroyed tree.

(9) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

(10) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

~~(i) Utility composite plans must be submitted with landscape plans.~~

~~(ii) Trees which will grow to a height of greater than 15 feet at maturity shall not be planted under electrical lines.~~

~~(iii) Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.~~

(11) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no sight~~site~~ distance hazard nor road or pedestrian hazard (see TEDS).

(12) Soil and Planting Beds. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

(ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick, or substantial wood material. Plastic and other light duty edgings are not allowed.

(iii) Organic m~~M~~ulch to a minimum of 3 inches ~~and weed fabric are~~is required for all shrub beds.

(iv) ~~The minimum square footage of planting area for a five-gallon evergreen or deciduous shrub is 16 square feet. These minimum square footages may be varied by a qualified professional.~~ Prior to planting, compacted soils shall be transformed to a friable condition.

(v) Compost, soil amendments, or retained topsoil shall be incorporated into the soil to a minimum depth of 6 inches for tree and shrub plantings.

(13) Trees.

~~(i) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.~~

(i~~i~~) Tree canopies may overlap by up to ~~20~~30 percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

(ii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.

(iii) Weed fabric shall not be used within 8 feet of the base of a tree.

(~~iii~~iv) At planting, tree shall be healthy and free of disease. Tree trunks must be reasonably straight with minimal doglegs. Roots shall be checked prior to planting and corrected for optimal growth patterns.

(~~i~~v) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.

(vi) Tree planting holes shall be of sufficient depth so that the flare of the tree above the root ball is no higher than 1 inch above grade.

(vii) Tree planting holes shall be of a diameter no less than three times the diameter of the tree's root ball at time of planting.

(viii) The minimum square footage of planting area for a shade tree is 140 square feet. ~~The Director may vary the minimum square footage.~~

(ix) Ornamental trees shall be planted in a landscape strip that is no less than six feet in width (not including curb and gutter). Shade trees shall be planted in a landscape strip that is no less than eight feet in width (not including curb and gutter).

(x~~vi~~) ~~Species~~Tree Diversity. The percent of any one type of tree that can be planted in a development shall be as follows:

(A) Zero through five trees: No limitation.

(B) Six to ten~~21~~ trees: No more than 50 percent of one ~~species~~genus.

(C) Eleven to twenty trees: No more than 33 percent of one genus

(D~~C~~) twenty-one~~21~~ or more trees: No more than 20 percent of one ~~species~~genus.

(xi) A minimum of 50 percent of proposed tree plantings shall have a preferred New Planting status on the Suitable Plants List and no more than 15 percent of the proposed trees shall have a limited status on the Suitable Plants List.

(xii) Trees shall not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape areas and between parking bays, helps eliminate this conflict and should be considered.

(xiii) When calculating tree quantities, any fraction of a tree is rounded up to the next whole number.

(14) Shrubs.

(i) ~~Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf~~. A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

~~(ii) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.~~

(ii~~i~~) Shrub~~Species~~ Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:

(A) ~~Ten~~10 through 19 shrubs: 50 percent per genus.

(B) ~~Twenty~~20 through 39 shrubs: 33 percent per genus.

(C) 40~~Forty~~ or more~~through 59~~ shrubs: 25 percent per genus.

~~(D) 60 or more shrubs: 15 percent.~~

(ii~~i~~v) When calculating ~~tree and~~ shrub quantities, any fraction of a shrub ~~or tree or other requirement~~ is rounded up to the next whole number.

(iv) ~~With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.~~The minimum area for planting an evergreen or deciduous shrub is 16 square feet.

(15) Maintenance~~:~~.

(i)The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain landscaping in a healthy, growing, neat and well-maintained condition:

~~(i) Maintain landscaping in a healthy, growing, neat and well-maintained condition.~~

~~(ii)~~ (A) Maintenance includes watering, weeding, pruning, fertilization, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.

~~(iii)~~ (B) Any plant that dies or substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of ~~notification~~plant death or~~, if during the winter,~~ by the next April 1st.

(iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.

(v) ~~On his own or based on a citizen complaint, the Director may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.~~ The Director or designee may from time to time, inspect the condition of landscaping wherever no reasonable expectation of privacy exists.

(A) The purpose of such site inspections shall be to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(vi) ~~Between one and two years after installation of required landscaping, Code Enforcement shall conduct a site inspection to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section~~. Maintenance of landscaping in unimproved rights-of-way shall be the responsibilities of owners, occupants, and tenants.

(v) Fire hydrants shall not be unobscured by plant material. Fire hydrants shall be visible from the center of the right-of-way at an angle of 45 degrees.

(vi) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

(16) Public Right-of-Way~~. Except where a detached sidewalk exists or is proposed and approved (see subsection (b)(16)(iv) of this section), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this code.~~

(i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's ~~one~~ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with ~~turf,~~ low shrubs or ground cover. ~~The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.~~No more than 15% of the right-of-way shall be landscaped with turf.

(iii) For the purpose of meeting minimum plant quantities, 50 percent of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(iv) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with organic mulch, wood chips~~, bark chips, decorative rocks or cobble~~, or similar natural materials~~, to be underlain by weed fabric or other barrier~~.

(~~i~~v) ~~Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.~~ The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet. Right-of-way landscaping shall be a minimum of eight feet wide in any direction.

(vi) ~~The Director may allow decorative paving in landscaped areas in commercial or other high pedestrian traffic areas if the decorative paving is~~

~~compatible with nearby right-of-way paving and landscaping.~~ No tree shall be removed from the public right-of-way without the approval of the City Forester. Trees removed from the right-of-way without approval shall be subject to penalties per GJMC 9.04.100.

(vii) Trees planted in the public right-of-way shall be of species identified on the list of Approved Street Trees for Grand Junction's Rights-of-Way.

(17) Pervious Coverage. Landscaped and buffer areas shall count toward the pervious ~~area requirement~~surfaces included in lot coverage calculations.

~~(18) Authority.~~

~~(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions.~~

~~(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:~~

~~(A) The number of trees exceeds 25 percent of the minimum number of trees; and/or~~

~~(B) Trees exceed the minimum caliper requirement by one inch or more; and/or~~

~~(C) Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 10 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.~~

~~(D) Additional trees or larger trees can be exchanged on a per-caliper-inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches. For example: 10 three-inch caliper trees equaling 30 caliper inches is the same as 15 two-inch caliper trees equaling 30 caliper inches; one two-inch caliper tree equals six shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.~~

~~(E) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.~~

~~(19) Water Wise. Because of Grand Junction's desert environment, water wise design and the use of xeric (low water use) plants are strongly encouraged. Water wise designs shall employ the seven basic principles of xeric design which include "comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately" (source: Denver Water Board).~~

~~(i) Low water use plants are encouraged for use in the "typical" urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of this code.~~

~~(ii) Landscaping designs that mimic the "desert" character of Grand Junction's setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve "desert" or xeric landscape plans as well as variances from the required plant coverage ratios. To further encourage xeriscaping, one-gallon xeric plants shall be equivalent to five-gallon traditional plants. Trees shall be installed in accordance with subsection (b) of this section.~~

(c) **Parking Lots.** The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(1) Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces~~. In lieu of the standard landscape island, one "orchard style" landscape island may be used for every six parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands. (See subsection (j) of this section.)~~

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

~~(v) Wheel stop barriers on all sides adjacent to the parking lot surface are required to protect landscape islands from vehicles.~~

(v~~i~~) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vii) Landscaping of the interior of a parking lot shall include trees and shrubs.

(vi) To improve the management of stormwater runoff, structurally-sound permeable pavers may be used in parking areas, subject to the approval of the Director. Use of permeable pavers for ten parking stalls shall result in a reduction of one required parking stall per the required parking ratios in GJMC 21.06.050.

(vii) Trees planted in parking lot islands shall be selected from those identified as Parking Lot Island Trees on the Plant List.

(vii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(ix) The use of bioswales in parking lot designs is encouraged to facilitate stormwater management.

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot ~~to assist in the shading of cars,~~ to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(i) Screening shall occur between a street and a parking lot. When screening is required, ~~and~~ street frontage landscape shall apply. (See subsections (c)(3) and (l) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is ~~six~~8 feet. ~~The width of a landscape strip can be modified by the Director, provided the intent of this section is met.~~

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a “screen” means a ~~turf~~ berm ~~and/or~~with appropriate groundcover or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be ~~100~~75 percent covered in plant material including tree canopy coverage, shrubs, and groundcover at maturity ~~within three years. Turf is allowed.~~

~~(iv) The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.~~

(iv) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

~~(vi) Two five-gallon shrubs may be substituted for four linear feet of wall; shrubs must reach a height of at least 30 inches at maturity.~~

~~(vii) A column or jog or equivalent architectural feature is required for every 25 linear feet of wall.~~

(v~~iii~~) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(vi~~x~~) Shrubs shall~~must~~ be planted on the street side of the wall.

(vii~~x~~) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

~~(xi) Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.~~

(viii~~xii~~) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.

(ix~~iii~~) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(x) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(d) **Street Frontage Landscape.**

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.

~~(3) The Director may allow for up to 50 percent of the 14-foot-wide street frontage to be turf, or up to 100 percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds 30 feet. Low water usage turf is encouraged.~~

~~(4) All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners' association as per subsection (b)(16) of this section.~~

(3~~5~~) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(4) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

~~(6) Where detached walks are provided, a minimum street frontage landscape of five feet is acceptable.~~

(e) **Buffers.**

(1) Buffers shall be provided between different zoning districts as indicated in subsection (k) of this section.

(i) ~~Seventy-five~~75 percent of each buffer area shall be landscaped with ~~turf, low~~ shrubs or ground cover at maturity.

(ii) One ~~medium sized~~ tree is required per every 40 linear feet of boundary between different zones.

(iii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) **Fences, Walls, and Berms.**

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (k) of this section. When an existing fence or wall substantially meets the requirements of this section, and subsection (k) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (k) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC ~~21.04.040(i)~~21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column or other significant architectural feature every 30 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

(i) Maximum slope of 4:1 for turf areas and 3:1 for shrub beds; and

(ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) **Residential Subdivision Perimeter Enclosures.**

(1) Intent. The Director~~decision-maker~~ may require ~~(where deemed necessary)~~ perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.

(2) Specifications. Unless specified otherwise at the time of final approval:

(i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.

(ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.

(iii) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.

(iv) A perimeter enclosure in excess of six feet is a structure and requires a building permit.

(v) A perimeter wall must have a column or other significant architectural feature every 30 feet.

(vi) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Required Perimeter Enclosures. The decision-maker may require a perimeter enclosure as a condition of the final approval if:

(i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.

(ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.

(iii) A perimeter enclosure is necessary to control ingress and egress for the development.

(iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.

(v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.

(vi) A perimeter enclosure is needed to comply with a corridor overlay district.

~~(vii) The Director will notify applicants of the need for a perimeter enclosure, if required.~~

~~(4) Design of Perimeter Enclosures. A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one-half inch equals one foot.~~

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide (on average) landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

~~(i) Vegetation in the sight triangle (see TEDS, GJMC Title 29) shall not exceed 30 inches in height at maturity;~~

(~~i~~ii) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(~~i~~iii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(i~~i~~iv~~v~~) A minimum of 75 percent of the landscape buffer area shall be covered by plant material including tree canopy coverage, shrubs, and groundcover at maturity. ~~Turf may be allowed for up to 50 percent of the 14-foot-wide landscape strip, at the Director's discretion. Low water usage turf is encouraged;~~

(iv) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(v) Where detached walks are provided, a minimum buffer of five feet shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the Director~~decision-maker~~ finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of GJMC ~~21.06.060~~21.06.060, ~~the final approval~~ approved plans shall note~~specify~~ the type and size of materials, placement of fence posts, and length of sections~~, and the like~~.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

~~(10) Variances. Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.~~

(h) Substitutions. The requirements outlined in GJMC 21.06.040(i) above may be varied based at the following rates of substitution.

(1) Required trees may be substituted for shrubs and required shrubs may be substituted for trees at a rate of three shrubs equaling one caliper inch of tree. For example: 3 two-inch caliper trees equaling 6 caliper inches may be exchanged for 12 shrubs, or vice versa.

(i) No more than 30 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two #5 container shrubs may be substituted for four linear feet of wall when walls are required per GJMC 21.06.040(c)(3). Shrubs substituted for walls must reach a height of at least 30 inches at maturity.

(3) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three #1 container perennials and/or ground covers for one #5 container shrub.

(4) The number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(6) Existing trees preserved during development shall count toward the total tree requirement at a ratio of two caliper inches of preserved tree to one caliper inch of required tree plantings.

	Tree	Shrub	Groundcover/Perennials	Wall
Tree	Two inches in diameter at breast height of preserved tree to one caliper inch required new trees	Three shrubs for one caliper inch of tree	n/a	n/a
Shrub	Three shrubs for one caliper inch of tree	n/a	Three #1 container perennials and/or ground	Two #5 container shrubs (minimum 30 inches in height)

			cover for one #5 container shrub	for four linear feet of wall
Groundcover/Perennials	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	n/a	n/a
Wall	n/a	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall	n/a	n/a

(ih) **I-1 and I-2 Zone Landscape.**

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

~~(i) Turf may be allowed for up to 50 percent of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.~~

(ii) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material including tree canopy, shrubs, and groundcover at maturity.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

~~(i) Vegetation in the sight triangle in the street frontage must not exceed 30 inches in height at maturity.~~

(ii)— One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 870 percent of which must be shade trees.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(176) of this section.

(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

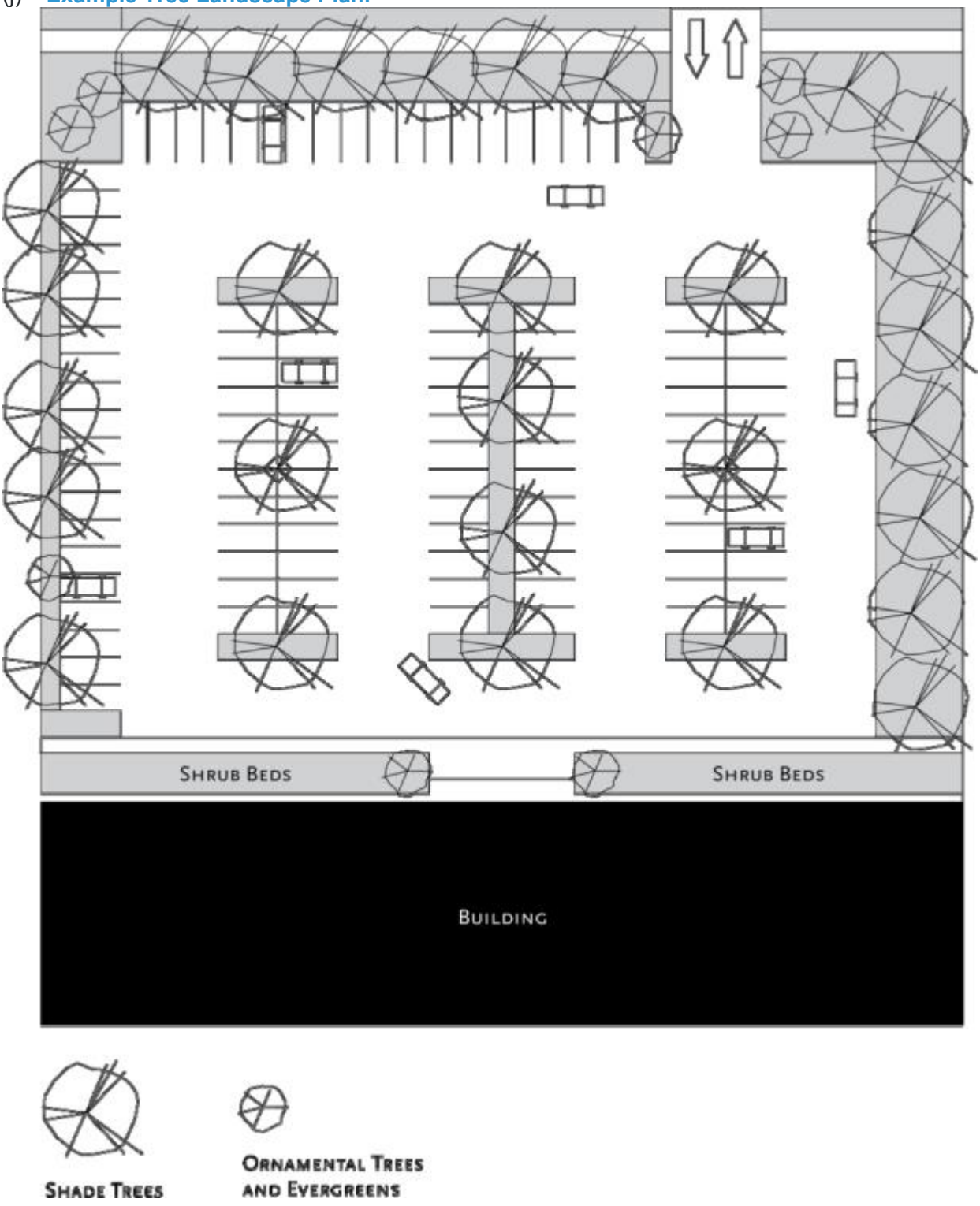
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (kl) of this section shall also apply.

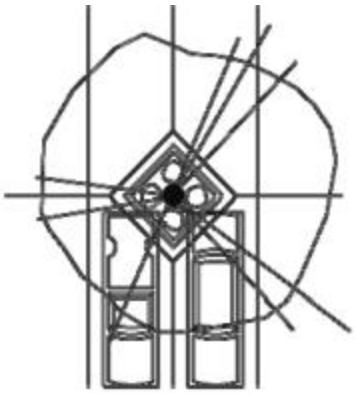
(i) **Landscaping Requirements.**

Zoning of Proposed Development	**Landscape Requirement**	**Location of Landscaping on Site**
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	OneTwo caliper inches of tree per 2,5003,000 square feet of improved area, with no more than 240 percent of the total being ornamental trees or evergreens. One five-gallon#5 container shrub per 450 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	OneTwo caliper inches of tree per 2,5003,000 square feet of improved area, with no more than 240 percent of the total being ornamental trees or evergreens. One five-gallon#5 container shrub per 450300 square feet of improved area	Parking lot, park strip (in right-of-way)

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	~~One~~Two caliper inches of tree per 3,000 square feet of improved area, with no more than 42~~0~~ percent of the total being ornamental trees or evergreens. One ~~five-gallon~~#5 container shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	~~One~~Two caliper inches of tree per 5,000 square feet of improved area. One ~~five-gallon~~#5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) ~~Example Tree Landscape Plan.~~





Orchard-Style Landscape Island

(k) **Buffering Between Zoning Districts.**

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
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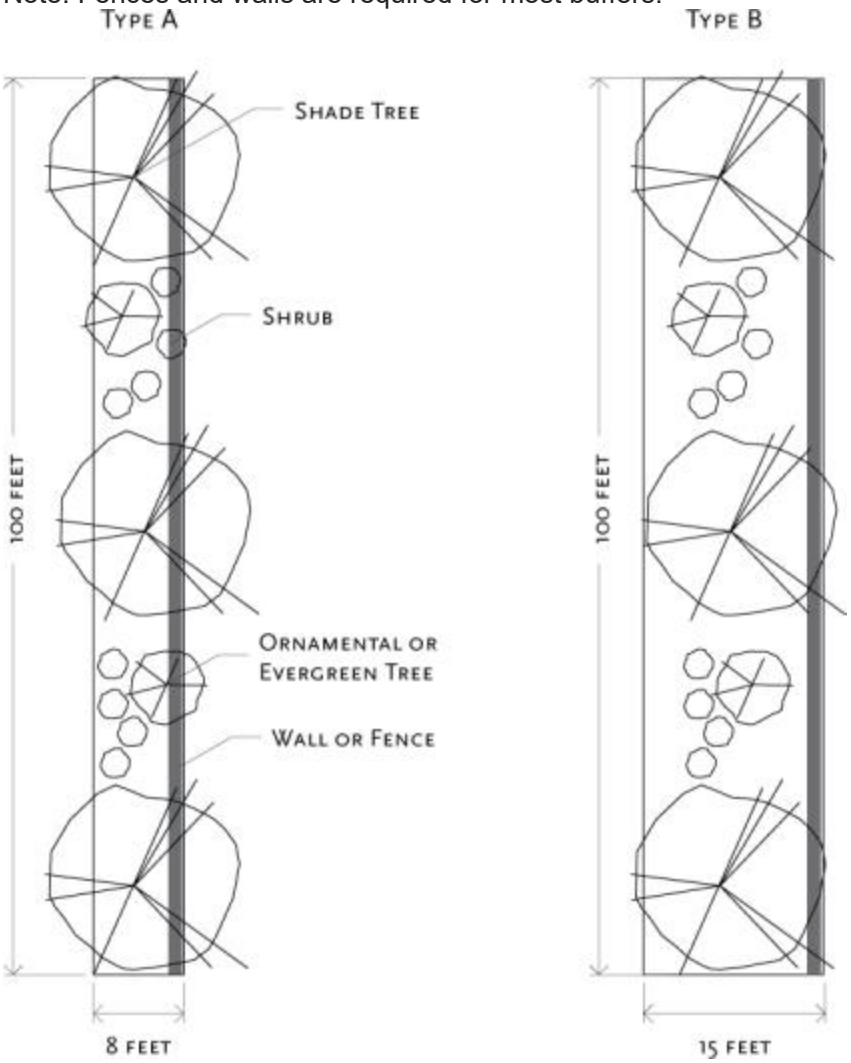
Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
•The Director may modify this table based on the uses proposed in any zone district.
[1] Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.



(Ord. 4646, 11-19-14; amended during 2010 codification; Ord. 4419, 4-5-10)

Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: December 7, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Amending the Zoning and Development Code Section 21.04.040(f) Accessory Uses and Structures, of the Grand Junction Municipal Code and Setting a Public Hearing for December 21, 2022

RECOMMENDATION:

The Planning Commission heard this request on November 8, 2022, and voted (7-0) to recommend approval of this request

EXECUTIVE SUMMARY:

These proposed amendments come to Planning Commission with support from the 2020 One Grand Junction Comprehensive Plan and the Grand Junction Housing Strategy Report, completed in 2021 with Root Policy Research. Both documents identify Accessory Dwelling Units (ADU) as development types beneficial to the citizens of Grand Junction. ADUs present the following potential benefits:

1. Inexpensive way to create low-cost housing units
2. Increases residential density
3. Uses existing public infrastructure such as water and sewer
4. Potential income generator for homeowners

The proposed code amendments occur in Section 21.04.040(f) in the City of Grand Junction Municipal Code Title 21 Zoning and Development Code. Staff has drafted the proposed amendments to make ADUs a more viable development option for more residents and developers in the city.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing Choices” as Plan Principle 5. Strategies to achieve that end include the following:

5(1)(c) 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

5(1)(e) Age in Place - Encourage housing options and infrastructure designed to accommodate multigenerational needs to increase the ability of residents to remain in their homes as they enjoy old age.

5(2)(a) Housing Strategy - Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city’s workforce. Update the strategy periodically to address changing needs.

5(3)(a) Retention of Existing Housing Stock - Encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods. Support property owners, residents, neighborhood associations, and non-profit organizations in bringing substandard housing and unmaintained properties into compliance with City codes and to improve overall conditions.

5(4)(b) 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 neighborhoods and employment centers.

However, recent housing cost trends present challenges to achieving that goal. Since 2011 residents of Grand Junction have experienced an increase in the cost of for-sale housing of over 70 percent. From 2012 to 2022 the median home price has increased from $165,000 to $390,000. This trend may be contributing to Grand Junction’s decline in home ownership from 64 percent to 58 percent from 2010 to 2018. That’s lower than the surrounding jurisdictions of Clifton (66 percent), Fruita (71 percent), Palisade (59 percent), and Mesa County overall at 68 percent. Furthermore, the rental market has seen similar increases in cost, rising from a median gross rent of $770 in 2010 to $935 in 2019, a 21 percent increase. These represent serious challenges to meeting the goals established in the comprehensive plan.

City staff have taken a variety of steps toward finding solutions to these challenges. In 2021, staff, with Root Policy Research, completed the Housing Needs Strategy report. Strategy 4 in that report identifies the encouragement of ADU development as one way to address the shortage of affordable and attainable housing. Increasing ADU

development will also assist in achieving Principle 5 of the 2020 One Grand Junction Comprehensive Plan. Additionally, staff have identified the following benefits associated with ADU development:

Increase Density in Single Family Neighborhoods: surveys conducted by Root Policy Research as part of the Housing Needs Assessment revealed that residents preferred ADUs as a method of adding density to their neighborhood.

Extra Income and affordability for homeowners: For many homeowners, adding an ADU creates additional income. For some, that additional income may mean that it allows them to continue living in a primary home that might otherwise be unaffordable, perhaps due to rising property taxes, or reduction in income after retirement. For others, the additional income may mean that they can pay off their car payment, subsidize their mortgage or allow enough income for one parent to stay home to care for children.

Expands and adds diversity to housing options: Not all ADUs are affordable nor are they rented at "affordable rates." However, because they are typically smaller in size, ADUs are frequently more affordable to rent, especially compared to single-family homes. Renters of all income levels can rent ADUs; however, because they are small and often have limited amenities (lacking a full kitchen), they tend to be occupied by low-and moderate-income single people or couples. Additionally, many ADUs tend to be smaller and one-story and can easily support disabled and/or elderly individuals easily, though in Grand Junction more than half of the new ADUs constructed since 2018 were constructed above a garage. The Grand Valley Needs Assessment revealed that smaller units are a housing type not available or being produced at a measurable volume in the market. The Assessment indicated between 2010 and 2019, the greater than 65-year-old demographic grew 18 percent in Grand Junction. Unfortunately, housing construction since 1990 has produced 90 percent of the new units as single-family detached homes, which, in general, does not align well with supporting the needs of single or aging households.

Lower Costs to homeowners: For a detached ADU, construction and development costs can range widely with the lower end costs being realized for conversions such as existing garages while higher costs being realized by detached units with higher finishes and larger square footage. In Grand Junction, detached ADUs typically cost between $60,000 and $225,000 and the basement, attic, or garage conversion is typically roughly $50,000 to $110,000. Both are lower cost than single-family or multifamily units. Multi-family units have recently been estimated by Colorado Housing and Finance Authority (CHFA) to cost between $225,000 and $300,000 per unit. Costs for an ADU can vary significantly as it depends on if the homeowner can do some of the work themselves, uses a contractor, and/or the cost of finishing touches.

Utilize existing infrastructure: ADUs use existing City infrastructure such as streets, water, sewer, and stormwater helping a city become more efficient with its use of city infrastructure and service costs per capita.

Faster development time: Due to the limited scope of an ADU, it generally allows for a faster construction time (3-12 months as reported by local homeowners), especially compared to new apartment complexes or the subdivision of new lots for residential construction.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on October 28, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

In 2018 the City revised its regulations around ADUs to allow them in all residential zones, to increase the maximum allowed size from 600 to 900 square feet, eliminate the maximum size of 50% of the primary structure, and eliminate the requirement for the primary unit to be owner occupied. These changes were followed by an increased volume of ADU development. From 2013 to 2017 the city received 30 permit requests for ADUs. After the City amended its regulations in 2018, that number increased to 72 permit requests over a similar four-year period, from 2018 to 2022. Easing the regulations around developing ADUs can encourage further ADU development.

The Root Policy Research team and city staff have identified some remaining barriers to developing ADUs in the current zoning regulations. These proposed amendments aim to address those barriers. Those remaining barriers and our proposed solutions include:

Off Street Parking Minimum – existing regulations require one additional on-site parking space for an ADU.

AMENDMENT: Staff proposes to retain the minimum required one additional parking space per ADU but added language to allow on-street parking within 100 feet of the property to satisfy the requirement.

Entry Requirement – existing regulations require an entry to an ADU to face either the side or rear of the property, prohibiting it from facing the front.

AMENDMENT: Staff proposes to eliminate this requirement, allowing an entry to an ADU to face in any direction.

Minimum Lot Size – existing regulations require a minimum lot size of 3,000 square feet.

AMENDMENT: Staff proposes to eliminate this requirement. The City's zoning districts all contain minimum lot size and coverage requirements. Also, ADUs as

an accessory use contain their own setback requirements. Staff proposes to allow these standards to dictate the feasibility of an ADU on a property.

Design Requirements – existing regulations require a harmonious character with the neighborhood and restrictions on changing the outside appearance of the primary structure.

AMENDMENT: Staff proposes to eliminate language requiring ADU development that is “harmonious with the character of the neighborhood”, and also eliminating language that prohibits change to “the outside appearance of the principal structure”. This language is difficult to enforce and does not provide a measurable public benefit. However, the regulations will still require the design and construction materials of the ADU to complement those of the primary structure.

One ADU Maximum – existing regulations prohibit the development of more than one ADU on a lot.

AMENDMENT: Staff proposes to allow two ADUs on a property with a primary use of single family, so long as one of the ADUs is an attached ADU. An attached ADU could include a basement, attic, or adjacently attached ADU. Limited to Single Family Development - Currently, Grand Junction does not allow any duplex or multi-family unit to construct ADUs. AMENDMENT: Staff proposes to allow one ADU on lots with a primary use of two-family or duplex.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing ZCA-2022-170-757, requested amendments to the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code the following findings of fact have been made:

1. The proposed amendments to the Zoning and Development Code are useful in that they ensure the health, safety, and general welfare of the public, and refine processes that assist in the logical and orderly development of the city as described in the background information of this report; and
2. The proposed revisions implement and are consistent with the One Grand Junction 2020 Comprehensive Plan.

Therefore, the Planning Commission recommends approval of this request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request

SUGGESTED MOTION:

I move to introduce an ordinance on first reading and publish in pamphlet form the proposed amendments to the Grand Junction Municipal Code, Zoning and Development Code Section

21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, and set a public hearing for December 21, 2022.

Attachments

1. Exhibit 1 - ADU Existing Code
2. Exhibit 2 - ADU Code Strike and Underline
3. Exhibit 3 - ADU Code Clean
4. Exhibit 4 - Strategy 4 Root Policy Housing Strategy Report
5. ORD-ADU 113022

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family use and only on a lot of 3,000 square feet or more. The ADU is not included in the density calculation. The ADU must comply with the following:

(1) No more than one ADU is allowed in conjunction with a single-family use.

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One additional off-street parking space shall be provided for the ADU.

(5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.

(6) The ADU shall not be more than 900 square feet.

(7) The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.

(8) The outside appearance of the principal structure shall not be changed from that of a single-family residence.

(9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.

(10) The ADU shall not be located in front of the principal structure.

(11) The design and construction material of the ADU shall be complementary to those of the principal structure.

A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed ~~only~~ in conjunction with a single-family or two-family use ~~and only on a lot of 3,000 square feet or more~~. ~~The~~ ADUs shall ~~is~~ not be included in ~~the~~ density calculations. ~~The ADU must comply~~ A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family dwelling unit sharing a single lot may have no more than one ADU on the lot.~~No more than one ADU is allowed in conjunction with a single-family use.~~

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One ~~additional off-street~~ parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking~~shall suffice for an ADU.~~

~~(5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.~~

(~~6~~5) The ADU shall not ~~be more than~~exceed 900 square feet of habitable space.

~~(7~~8) ~~The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.~~

~~(8~~9) ~~The outside appearance of the principal structure shall not be changed from that of a single-family residence.~~

~~(9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.~~

(6~~10~~) The ADU shall not be located in front of the principal structure.

(7~~11~~) The design and construction material of the ADU shall be complementary to those of the principal structure.

~~A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.~~

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed in conjunction with a single-family or two-family use. ADUs shall not be included in density calculations. A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family dwelling unit sharing a single lot may have no more than one ADU on the lot.

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking.

(5) The ADU shall not exceed 900 square feet of habitable space.

(6) The ADU shall not be located in front of the principal structure.

(7) The design and construction material of the ADU shall be complementary to those of the principal structure.

- Allow residential infill in traditionally single family districts.
- Consider relaxing minimum lot sizes and maximum densities.
- Adjust parking standards to align with the type and intensity of land use.
- Actively rezone property to densities of R-8 (Residential 8 units per acre) or greater aligned with the 2020 One Grand Junction Comprehensive Plan.

See Appendix A for additional details.

STRATEGY 4. ENCOURAGE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS).

Accessory dwelling units (ADUs) are smaller independent living spaces on the same lot as a single-family home. ADUs can be attached to the home itself or be separate structures on the owners' property. They have minimal impacts on the character of single-family neighborhoods. Strategies to encourage their development and affordability include: eliminating parking requirements, assist with site planning and provide free off-the-shelf plans, short-turnaround approval process for ADUs, provide financial assistance for homeowners to create ADUs, waiving development fees for ADUs that will be restricted to low-income occupants, provide low- and moderate-income homeowners interest-free loans for an ADU project. In addition, some communities are moving to allow secondary ADUS. This should be considered for appropriateness in Grand Junction or within specific areas of Grand Junction.

Benefits. ADUs can be a relatively inexpensive way to create low-cost housing units, free up low-income housing, and increase density in single-family areas, while reusing existing infrastructure such as water and sewer.

Challenges. Requires additional staff capacity for development review.

Expected outcomes and keys to success. Can expand the housing stock and allow low-income owners to generate income from their property. Works better with a rental license program and regulation of short-term rental units.

Recommended actions for Grand Junction:

- Conduct focus group(s) or surveys among residents who have recently constructed ADUs to evaluate the overall process of permitting/constructing ADUs as well as the impact of potential incentives (as outlined in the description above).
- Consider creating an easy-to-follow guide for homeowners looking to build ADUs (example from San Marcos: www.sanmarcostx.gov/1567/Accessory-Dwelling-Units) and proactively communicate opportunity for ADUs to residents.
- Consider allowing secondary ADUS.
- Based on focus group/survey responses consider pilot program for ADU incentives.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.040(F) ACCESSORY DWELLING UNIT STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE.

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

Sections 21.04.040(f) Accessory Dwelling Unit standards are amended as follows (deletions struck through, added language underlined):

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed ~~only~~ in conjunction with a single-family or two-family use ~~and only on a lot of 3,000 square feet or more~~. ~~The~~ ADUs shall ~~is~~ not be included in ~~the~~ density calculations. ~~The ADU must comply~~ A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family

dwelling unit sharing a single lot may have no more than one ADU on the lot.~~No more than one ADU is allowed in conjunction with a single-family use.~~

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One ~~additional off-street~~ parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking~~shall suffice for an ADU~~.

~~(5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.~~

(6~~5~~) The ADU shall not ~~be more than~~exceed 900 square feet of habitable space.

(7~~8~~) ~~The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.~~

(8~~9~~) ~~The outside appearance of the principal structure shall not be changed from that of a single-family residence.~~

~~(9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.~~

(6~~10~~) The ADU shall not be located in front of the principal structure.

(7~~11~~) The design and construction material of the ADU shall be complementary to those of the principal structure.

~~A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.~~

Grand Junction City Council

Regular Session

Item #2.b.iv.

Meeting Date: December 7, 2022

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

Introduction of an Ordinance Amending Ordinance No. 4599 and Section 5.15.010 Et. Seq., of the Grand Junction Municipal Code to Allow Marijuana Businesses in the City of Grand Junction and Setting a Public Hearing for December 21, 2022

RECOMMENDATION:

Introduce an ordinance on first reading, publish in pamphlet form and set a public hearing for December 21, 2022.

EXECUTIVE SUMMARY:

This ordinance amends Ordinance No. 4599 and its codification in the Grand Junction Municipal Code (GJMC) at 5.12.010 *et. seq*., subject to the provisions of Ordinance No. 5064, to operate regulated cannabis businesses in the City. Regulated cannabis businesses may include retail and/or co-located retail and medical cannabis businesses.

BACKGROUND OR DETAILED INFORMATION:

On April 6, 2022, the City Council approved Ordinance No. 5064 which, among other things, allowed for certain cannabis businesses, subject to regulations adopted by the City, to operate within the City. Pursuant to Ordinance No. 5064, the City has been reviewing applications for the licensing and operation of regulated cannabis businesses. Because of the adoption of Ordinance No. 5064, Ordinance No. 4599 needs to be amended to allow the location and regulation of certain marijuana businesses in a manner that is consistent with Ordinance No. 5064 and other applicable statutory and constitutional standards.

This ordinance amends Ordinance No. 4599 and its codification in the Grand Junction

Municipal Code (GJMC) at 5.12.010 *et. seq*., subject to the provisions of Ordinance No. 5064, to operate regulated cannabis businesses in the City. Regulated cannabis businesses may include retail and/or co-located retail and medical cannabis businesses.

FISCAL IMPACT:

There is no fiscal impact from the adoption of the Ordinance.

SUGGESTED MOTION:

I move to introduce an ordinance amending Ordinance No. 4599 and Section 5.15.010 Et. Seq., of the Grand Junction Municipal Code to allow marijuana businesses in the City of Grand Junction and set a public hearing for December 21, 2022.

Attachments

1. ORD-Amend 4599 to allow MJ businesses112222

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 4599 AND SECTION 5.15.010 *ET. SEQ.*, OF THE GRAND JUNCTION MUNICIPAL CODE TO ALLOW MARIJUANA BUSINESSES IN THE CITY OF GRAND JUNCTION

RECITALS:

At the April 5, 2011, City election the electorate voted in favor of prohibiting the operation of medical marijuana businesses and the amendment of the Grand Junction Municipal Code by adding a section that prohibited marijuana (referred to as Measure A) in the City.

On November 6, 2012, Amendment 64 was passed by the voters, amending Article 18 of the Colorado Constitution by adding Section 16 which allowed retail marijuana stores and made it legal for anyone 21 years or older to buy cannabis at such stores. In addition, Amendment 64 allowed anyone over 21 years of age to legally possess and consume up to one ounce of marijuana. Amendment 64 did not change the Federal law; it remains illegal under Federal law to produce and/or distribute marijuana.

On February 6, 2013, City Council approved Resolution 07-13 adopting marijuana policies for the City and restrictions for persons or entities from applying to function, do business, or hold itself out as a marijuana facility, business, or operation of any sort in the City limits. Later that same year, City Council adopted Ordinance No. 4599 which prohibited the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores. Ordinance No. 4599 also amended Sections in Title 5, Article 15 of the Grand Junction Municipal Code that prohibited certain uses relating to marijuana.

On January 20, 2021, the City Council approved Resolution 09-21, the adoption of which referred a ballot question to the regular municipal election on April 6, 2021, to repeal Measure A contingent on and subject to voter approval of taxation of marijuana businesses. A majority of the votes cast at the election were in favor of repealing the moratorium on marijuana businesses and in favor of taxation of marijuana businesses.

On April 6, 2022, the City Council approved Ordinance No. 5064 which among other things allowed for certain cannabis businesses, subject to regulations adopted by the City, to operate within the City. Pursuant to Ordinance No. 5064 the City has been reviewing applications for the licensing and operation of regulated cannabis businesses. Because of the adoption of Ordinance No. 5064, Ordinance No. 4599 needs to be amended to allow the location and regulation of certain marijuana businesses in a manner that is consistent with Ordinance No. 5064 and other applicable statutory and constitutional standards.

This ordinance amends Ordinance No. 4599, and its codification in the Grand Junction Municipal Code (GJMC) at 5.12.010 *et. seq*., subject to the provisions of Ordinance No. 5064, to operate regulated cannabis businesses in the City. Regulated cannabis businesses may include retail and/or co-located retail and medical cannabis businesses.

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

Title 5 of the Grand Junction Municipal Code, in relevant part, is amended as follows. Additions are shown in **bold** typeface. Deletions are shown in ~~strikethrough~~ typeface. All other provisions of Title 5 of the Grand Junction Municipal Code shall remain in full force and effect.

DRAFT

5.15.010 Marijuana

Under the authority granted in Article XVIII, Section 16 of the Colorado Constitution (Amendment 64) and the Charter of the City of Grand Junction this ordinance is adopted by the City Council to prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, ~~retail marijuana stores~~ and all business and land uses ***that are not authorized by Ordinance No. 5064 codified as GJMC 5.13.010 et. seq.*** *~~related to marijuana in the City~~ and in furtherance of its stated intent, the City Council makes the following findings.*

5.15.012 Applicability and effective date

This Article shall apply to all property and persons within the City of Grand Junction.

It shall be unlawful and a violation under this Chapter for a person to establish, operate, cause or permit to be operated, or continue to operate within the City and within any area annexed to the City after the effective date of this ordinance, a marijuana cultivation facility, ~~a marijuana establishment~~, a marijuana product manufacturing facility, ~~a retail marijuana store~~ and/or to conduct any ***marijuana cultivation and/or manufacturing*** *business as either a primary, incidental or occasional activity or any other* ***similar*** *operation ~~involving the sale of and/or the offer to sell marijuana~~ and/or the establishment of a land use, home occupation, business or commercial activity concerning marijuana* ***cultivation and/or manufacturing****.*

A regulated cannabis businesses may be established, operate, cause or be permitted to be operated, or continue to operate within the City and within any area annexed to the City so long as the business has fully and faithfully complied with GJMC 5.13.010 et. seq. and all other applicable law. A regulated cannabis business includes retail and/or co-located retail and medical cannabis businesses.

…

This ordinance is necessary to protect the public health, safety, and welfare of the residents of the City. If any provision of this ordinance is found to be unconstitutional or illegal, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severed or severable and shall continue in full force and effect.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED in pamphlet form this 7th day of December 2022.

PASSED, ADOPTED, and ordered published in pamphlet form this __ st day of December 2022.

_____

Anna M. Stout

President of the City Council

ATTEST:

_____

Amy Phillips

DRAFT

DRAFT

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Intergovernmental Agreement between the City and Downtown Development Authority (DDA) Renewing a Line of Credit for Financing DDA Projects and Programs

RECOMMENDATION:

Staff recommends authorizing the City Manager to enter into an agreement with ANB Bank establishing a line of credit for the benefit of the DDA, and authorizing the City Manager to renew an intergovernmental agreement with the DDA concerning the line of credit for financing DDA projects and programs.

EXECUTIVE SUMMARY:

The primary means of financing DDA projects and programs is through the use of property and sales tax increment financing (TIF) revenues collected within the DDA boundaries and State statute requires that some form of debt is incurred in order to finance the projects and programs. The agreement with ANB bank establishes the line of credit on behalf of the DDA and the renewal of the intergovernmental agreement (IGA) establishes the responsibility of, process, and terms regarding the DDA's repayment of the line of credit with TIF revenues.

The line of credit will be used to make annual payments to CONJUNCTION JUNCTION, LLC (Richmark) according to the redevelopment agreement executed on October 10, 2022. Release of funds were authorized by the DDA Board on November 17, 2022. This line of credit will also be used to payback the DDA Operating Fund from the DDA's TIF Debt Service Fund for the acquisition of the real estate at 230 S 5th Street in 2021.The spending for these uses in 2022 are included and will be authorized through the supplemental appropriation for the DDA scheduled for public hearing and adoption on this agenda. Future uses for the Richmark payments will be included in the adopted budget for the DDA.

BACKGROUND OR DETAILED INFORMATION:

Pursuant to Colorado Revised Statute 31-25-807(3) (a)(II), tax increment revenues may only be used to pay debt and associated expenses of debt, and all such debt is issued by the City on behalf of the DDA. The DDA obtained voter authorization for debt issuance in April 2011. Historically, the DDA has undertaken large capital improvement projects financed through bonds issued by the City of Grand Junction for the DDA, the repayment of which is secured by the pledge of future tax increment revenues during the term of the bond. While this technique works well for large budget projects that depend upon future tax increment revenues, it does not offer a flexible and efficient mechanism for smaller projects that can be funded from accumulated tax increment revenues in excess of annual expenses and debt service reserves. The benefits of utilizing a revolving line of credit are the minimization of debt issuance costs and interest carry, thereby maximizing public tax dollars for direct investment in capital projects, and greater flexibility in responding to opportunities that arise outside of the typical long-range planning horizon for large capital projects.

The projects and programs will all be approved by the DDA Board and spending authorized by City Council through the annual appropriation ordinance adopting the original budget or through a supplemental appropriation ordinance. Last year the City Council previously authorized an IGA for the line of credit. This action renews the IGA and aligns the term with the term of the line of credit which expires on 12/31/2025. The IGA sets forth the process and terms for the line of credit including but not limited to budget approval, verification of funds, and repayment. The line of credit with ANB is established by the City on behalf of the DDA with the authorization of the revolving line of credit.

FISCAL IMPACT:

This action has no direct fiscal impact to the City. The line of credit is for debt on behalf of the DDA and will not be used unless the DDA has TIF funds immediately available for full repayment. This does not constitute a debt obligation of the City.

SUGGESTED MOTION:

I move to authorize the City Manager to enter into an agreement with ANB Bank establishing a revolving line of credit for the benefit of the DDA, and authorize the City Manager to renew an intergovernmental agreement with the DDA concerning the line of credit for financing DDA projects and programs.

Attachments

1. AGR-DDA Line of Credit 112922

INTERGOVERNMENTAL AGREEMENT
CONCERNING A LINE OF CREDIT FOR FINANCING
DOWNTOWN DEVELOPMENT AUTHORITY
PROJECT(S) AND PROGRAM(S)

This INTERGOVERNMENTAL AGREEMENT ("IGA") is entered into this day of December 7, 2022, by and between THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, a body corporate and politic (the "DDA") and THE CITY OF GRAND JUNCTION COLORADO, a Colorado Home Rule municipal corporation (the "City"). Collectively the DDA and the City may be referred to as "Parties" or "the Parties."

WITNESSETH:

WHEREAS, the Authority has been created pursuant to the provisions of Title 31, Article 25, Part 8, Colorado Revised Statues ("DDA Statute"), and City Ordinance No.1669; and

WHEREAS, the DDA Statute has declared that the organization of downtown development authorities will serve a public use; promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of this state; will halt or prevent deterioration of property values or structures within central business districts; halt or prevent the growth of blighted areas within such district, and assist municipalities in the development and redevelopment of downtowns and in the overall planning to restore or provide for the continuance of the health thereof; and

WHEREAS, the Authority provides an invaluable service to the City by promoting the health, safety, prosperity. security and general welfare of those living and working within its boundaries; and

WHEREAS, pursuant to C.R.S. §31-25-808(1)(f), the Authority is empowered to enter into contracts with governmental agencies and public bodies in furtherance of the statutory mission of the Authority; and

WHEREAS, the City Charter and C.R.S. 29-1-203 empower the City Council of the City to enter into contracts with other governmental bodies to furnish governmental services and make charges for such services or enter into cooperative or joint activities with other governmental bodies; and

WHEREAS, the primary means of financing DDA projects and programs is through the use of property and sales tax increment collected within the DDA boundaries and C.R.S.§31-25-807(3)(a)(II) requires that the City incur some form of debt in order to finance such projects and programs using tax increment revenues collected within the DDA boundaries; and

WHEREAS, a line of credit established by the City with a financial institution meets the requirements of C.R.S. §31-25-807(3)(a)(II) and the costs and interest associated with such a line of credit are lower than would be the case with other types of financing; and

DRAFT

WHEREAS, it is in the best interests of both the DDA and the City to reduce financing costs of DDA projects in order to preserve the maximum amount of tax increment revenues for DDA projects and activities within its boundaries; and

WHEREAS, the parties desire to enter into this IGA in order to establish a line of credit to finance certain DDA projects and to define the process for use of such line of credit.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties as hereafter provided and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. TERM

The term of the is IGA shall be for a period of two (2) years, commencing on December 7, 2022, and terminating on December 31, 2024 ("Term").

2. LINE OF CREDIT

Attached hereto as Exhibit A and incorporated herein by reference, is a copy of the – revolving line of credit commitment between the City and American National Bank ("ANB") Grand Junction ("Line of Credit Commitment") which establish a revolving line of credit for a five- year period for the benefit of the DDA and which, in addition to other terms and conditions for its use, provides for an annual credit in the amount of One Million Dollars ($1,000,000) (the "Line of Credit"). The City Council on December 7, 2022, authorized a line of credit for the benefit of the DDA and approved an IGA between the City and DDA.

3. REQUIREMENTS FOR DRAWS ON LINE OF CREDIT

Any draw on the Line of Credit by the City on behalf of the DDA during the Term shall be in accordance with all of the following requirements:

3.1 The DDA Board shall annually adopt a resolution approving and/or amending its budget and shall adopt a resolution recommending the City Council of the City appropriate DDA monies to fund the DDA budget; and

3.2 The City Council of the City shall annually approve and/or amend the DDA budget and by ordinance appropriate funds therefor; and

3.3 Any draw on the Line of Credit shall only be used to pay the costs of DDA projects approved in the annual DDA budget and for which funds have been appropriated by the City; and

3.4 Prior to any draw on the Line of Credit, the City's Finance Director shall verify that there are sufficient unencumbered tax increment monies in the DDA Tax Increment Fund (611 Fund) to replenish the Line of Credit in the amount of the draw and the interest cost. No draw shall be made by the City on the Line of Credit in excess of such available tax increment monies; and

3.5 The City's Finance Director shall have the authority, and shall be required, to approve any draw on the Line of Credit upon written request by the DDA's Executive Director; and

DRAFT

3.6 Within seven (7) working days of each draw, the DDA's Executive Director shall take such action as is necessary to authorize the City to transfer monies from the DDA Tax Increment Debt Service Fund to the Line of Credit to fully replenish the Line of Credit to its One Million Dollars ($1,000,000) limit of available credit.

4. NOTICE

All notices to be given to Parties hereunder shall be in writing and shall be sent by certified mail to the addresses specified below:

DDA: Downtown Development Authority
Attn: Executive Director
101 S. 3RD Street, Suite 100
Grand Junction, CO 81501

CITY: City of Grand Junction
Attn: Finance Director
250 North 5th Street
Grand Junction, CO 81501

With a copy to: City of Grand Junction
Attn: City Attorney
250 North 5th Street
Grand Junction, CO 81501

5. THIRD PARTY BENEFICIARIES

This IGA shall not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

6. GOVERNING LAW/SEVERABILITY

The laws of the State of Colorado shall govern the construction, interpretation, execution, and enforcement of this IGA. In the event any provision of this IGA shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this IGA.

IN WITNESS WHEREOF the Parties have executed this IGA the day and year first above written.

CITY OF GRAND JUNCTION, COLORADO,
A Colorado Home Rule municipal corporation

by _____
Greg Caton, City Manager

ATTEST:

_____
Amy Phillips, City Clerk

DRAFT

THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, a body corporate and politic

by: _____
Cole Hanson, DDA Chair

ATTEST:

_____
Vonda Bauer, Secretary

DRAFT

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 7, 2022

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentine

Information

SUBJECT:

Letter of Intent with Mesa County Regarding the Construction of a Future Fleet Maintenance Facility

RECOMMENDATION:

Recommend approval of a Letter of Intent between the City of Grand Junction and Mesa County to explore the feasibility of a future Fleet Maintenance Facility located at 2533 Riverside Parkway.

EXECUTIVE SUMMARY:

Mesa County has obtained grant funding for the construction of a Fleet Maintenance Facility that would be used by the City's Fleet Maintenance division to service and repair Grand Valley Transit Busses. City of Grand Junction staff have suggested the City property at 2533 Riverside Parkway for the location of the Transit Fleet Maintenance Facility. This location is ideal due to its proximity to the CNG fueling facility where the transit fleet is fueled nightly, as well as the primary Fleet Maintenance Facility.

Prior to going under contract for design and engineering of the building, Mesa County would like to have a non-binding Letter of Intent (LOI) outlining the basic terms and understanding of a possible, future, agreement.

BACKGROUND OR DETAILED INFORMATION:

This Letter of Intent (LOI) represents the basic terms and understanding of a possible, future, Agreement between Mesa County and the City of Grand Junction.

The LOI states that the City owns real property located at 2553 Riverside Parkway and that the County desires to lease the Property, including rights of ingress and egress,

from the City for the construction of a new transit fleet maintenance facility. The Facility is to be a free-standing building, owned and maintained by County. The County has secured funding for the Facility through grants and other available funds.

By signing the LOI, both the City and County agree that the County will commence with the design and other due diligence to determine the feasibility of the Facility and assuming that the County determines the Property will meet its needs, for the Parties to negotiate terms and conditions of a lease. Once signed, this LOI will serve to grant the County reasonable access to the Property for the purpose of investigating the Property and its suitability for the County's intended use.

If the City and County are unable to agree to the terms of a lease agreement, either party may terminate this LOI upon 7 days' written notice to the other party. If not terminated earlier, this LOI shall expire on December 31, 2023 or be terminated by the Parties entering a lease.

FISCAL IMPACT:

There is no fiscal impact to the City of Grand Junction by signing this Letter of Intent.

SUGGESTED MOTION:

I move to approve a Letter of Intent between the City of Grand Junction and Mesa County to explore the feasibility of a future Fleet Maintenance Facility located at 2533 Riverside Parkway.

Attachments

1. LOI-City-County Bus Facility 2553 Riverside Parkway 112922

MESA COUNTY

BOARD OF COMMISSIONERS

District 1 – Cody Davis 970-244-1605
District 2 – Scott McInnis 970-244-1604
District 3 – Janet Rowland 970-244-1606

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

This Letter of Intent (LOI) represents the basic terms and understanding of a possible, future, agreement between Mesa County and the City of Grand.

This LOI reflects the present concepts for the transactions contemplated and generally described herein; a final and complete agreement will need to be negotiated.

The City owns real property located at 2553 Riverside Parkway, Grand Junction, Colorado (Property). The County desires to lease the Property, including rights of ingress and egress, from the City for construction of a new transit fleet maintenance facility (Facility). The Facility is to be a free-standing building, owned and maintained by County. The County has secured funding for the Facility through grants and other available funds.

The Parties agree that this LOI is in anticipation of the County commencing design and other due diligence to determine the feasibility of the Facility, and assuming that the County determines the Property will meet its needs, for the Parties to negotiate terms and conditions of a lease. The City Charter limits lease terms to 25 years.

Once signed, this LOI shall serve to grant the County reasonable access to the Property for the purpose of investigating the Property and its possible suitability for the County's intended use.

If the Parties are unable to agree to the terms of a lease agreement either party may terminate this Letter of Intent upon 7 days' written notice to the other party. If not terminated earlier, this LOI shall expire on December 31, 2023, or be terminated by the Parties entering a lease.

Sincerely,

_____

Cody Davis, Chair Date
Board of County Commissioners

_____

Anna M. Stout, President Date
Grand Junction City Council

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 7, 2022

Presented By: Randi Kim, Utilities Director

Department: Public Works - Engineering

Submitted By: Toby Thieman, Project Engineer

Information

SUBJECT:

Authorize a Construction Contract for 2022 Sewer Replacements

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a construction contract with M.A. Concrete Construction, Inc. for the 2022 Sewer Replacements project in the amount of $3,203,174.00.

EXECUTIVE SUMMARY:

The project will replace approximately 10,392 linear feet of aging sewer pipe and 33 manholes along the streets crossing Unaweep Avenue from 27 Road to 27 3/8 Road, as well as in the area of the Lakeside Subdivision near Horizon Drive.

BACKGROUND OR DETAILED INFORMATION:

Sewer replacements are prioritized as part of the City's asset management efforts based on pipe age, material, condition, and cleaning cost/accessibility to prioritize sewer replacement projects. A 2020 inventory of the sewer system identified a number of the cross streets along Unaweep Avenue as having clay or truss sewer pipes that were susceptible to high levels of infiltration and prioritized them for replacement in conjunction with the City's plans for road improvements in the area.

In 2021, the sewer replacement program included replacing approximately 4,400 linear feet of sewer lines along Unaweep Avenue and the adjacent streets between Highway 50 to 27 Road. In June 2022, the City solicited bids for a second phase of sewer replacements in the Orchard Mesa area, which resulted in having to cancel the bid based on the high costs of the project. The City gathered feedback from the contracting community to better understand the complexities related to the contractibility of the

project, which identified concerns with the deep excavations, narrow corridors, and short contract time frames for completion.
Based on the contractor feedback and priorities of the sewer replacements, the City repackaged a revised sewer replacement project to focus on the areas that may be good candidates for pipe bursting to reduce the amount of deep excavations required. The repackaged scope also added a separate, high-priority, section of sewer replacement in the Lakeside Subdivision that needed to be installed during the non-irrigation season and better aligns with the revised timing of this contract. The Lakeside section of sewer line was considered high-priority due to settlement of the line that has resulted in a sag in the pipe requiring sewer maintenance crews to frequently jet and monitor this line. This contract includes a total contract time of 240 calendar days which provides flexibility in completing certain sections during non-irrigation season. Most of the work will occur during the spring, and sections most impacting school traffic are to be completed during the summer.
This revised scope includes replacement of a total of approximately 10,392 linear feet of 8-inch diameter sewer main lines, 33 manholes, and 166 sanitary sewer services that are susceptible to infiltration and root penetration. Also included in the scope of work is rerouting 346 feet of storm sewer line in Holly Lane that is connected to the sanitary sewer system to alleviate the additional and unnecessary flow into the treatment plant during a storm. Replacement of the sewer lines will renew the aging infrastructure of the wastewater collection system and help ensure reliable service for the City's wastewater customers now and in the future.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. The City received 1 bid for the project that was found to be responsive and responsible in the following amount.

Vendor	Location	Bid Amount
M.A. Concrete Construction, Inc.	Grand Junction, CO	$3,203,174

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

The expense for the sanitary sewer replacements for this project will be funded by the Joint Sewer Fund and is included in the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to authorize City Purchasing Division to enter into a contract with M.A. Concrete Construction, Inc. of Grand Junction, CO for the 2022 Sewer Replacements project for the amount of $3,203,174.00

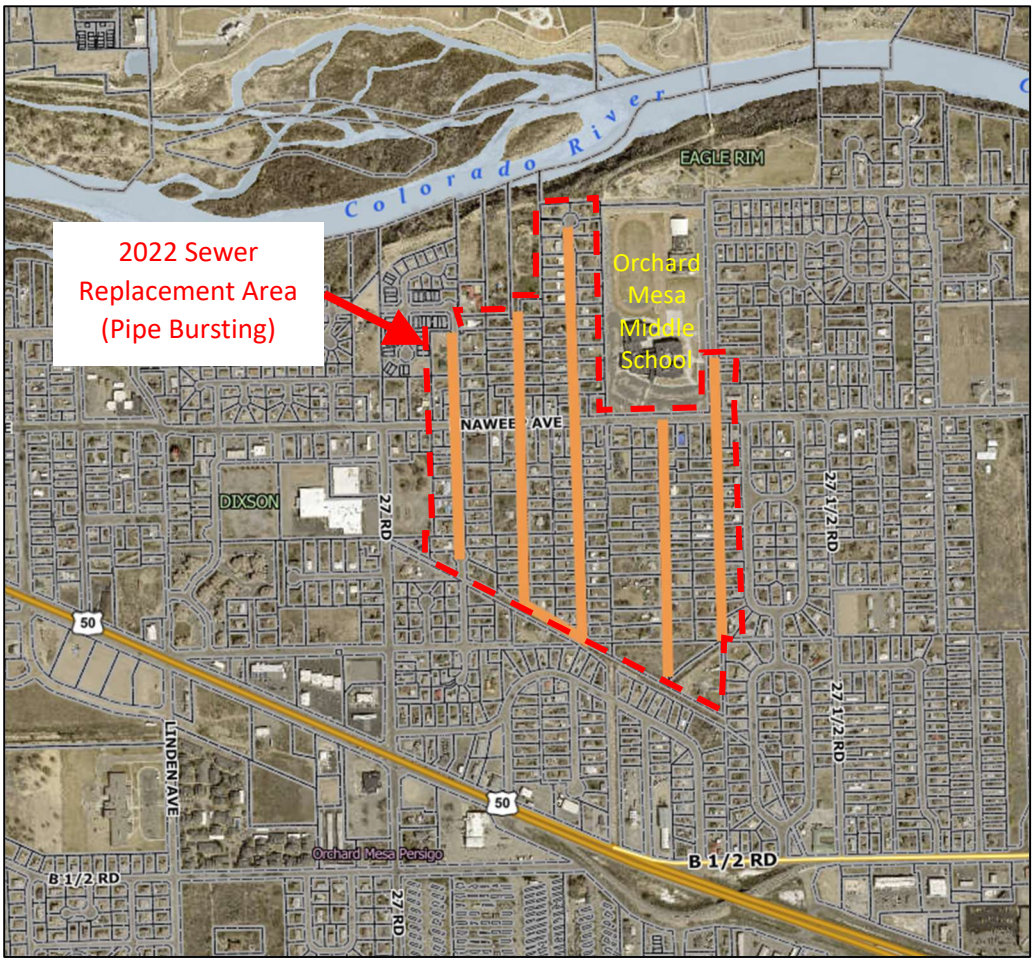
Attachments

1. Vicinity Map for 2022 Sewer Replacements

2022 Sewer Replacements – Vicinity Map



Area 1: Lakeside Court to Horizon Drive



Area 2: Unaweep cross streets from 27 Road to 27 3/8 Road

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: December 7, 2022

Presented By: Randi Kim, Utilities Director

Department: Public Works - Engineering

Submitted By: Lisa Froshaug, Project Engineer

Information

SUBJECT:

Authorize a Construction Contract for Orchard Mesa Persigo Collections Office Parking Lot Replacement

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a construction contract with Agave Construction, LLC for the Orchard Mesa Persigo Collections office Parking Lot Replacement Project in the amount of $279,523.50.

EXECUTIVE SUMMARY:

This asset replacement project includes replacement of the parking lot at the Persigo Collections office with concrete pavement to support sewer collection vehicles as well as accommodate staff parking. The project will also include modifications to the landscaping, fencing, and access control.

BACKGROUND OR DETAILED INFORMATION:

Formerly a fire station, the Utilities department acquired the Orchard Mesa Persigo Collections office in 2015 from Public Safety. The Orchard Mesa Persigo Collections office supports the City's wastewater collection system operations and maintenance. Due to heavy vehicle loads, the existing asphalt parking lot is in disrepair. Additionally, the relocation of Collections employees and the Industrial Pre-Treatment staff from Persigo's wastewater treatment plant to the Orchard Mesa Persigo facility, which includes four Collections employees and the three Industrial Pre-Treatment staff employees, has resulted in the need for additional parking spaces.

The Orchard Mesa Persigo Parking Lot Replacement project was established to address these issues. The project will include parking lot expansion, concrete pavement, installation of a privacy fence, and a motorized access gate.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. The City received one bid for the project that was found to be responsive and responsible in the following amount:

Vendor	Location	Bid Amount
Agave Construction LLC	Grand Junction, CO	$279,523.50

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

Funding for the project are included in the 2022 Adopted Budget for the Sewer fund within the project titled "WWTP Improvements & Asset Replacements".

SUGGESTED MOTION:

I move to authorize City Purchasing Division enter into a construction contract with Agave Construction, LLC for the Orchard Mesa Persigo Collections Office Parking Lot Replacement Project in the amount of $279,523.50.

Attachments

1. Orchard Mesa Persigo Collections Office Parking Lot Replacement_Vicinity Map

Orchard Mesa Persigo Collections Office Parking Lot Replacement – Vicinity Map



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

A Resolution Levying Taxes for the Year 2022 in the City of Grand Junction, Colorado and the Downtown Development Authority

RECOMMENDATION:

Staff recommends adopting the resolutions certifying the 2022 mill levies.

EXECUTIVE SUMMARY:

The resolutions set the mill levies for both the City of Grand Junction and the Downtown Development Authority (DDA). The mill levy is applied to the assessed valuations to determine the property tax revenue. There is no change to the mill levy for either the City or DDA.

BACKGROUND OR DETAILED INFORMATION:

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2022 mill levy will be assessed and collected in 2023. The 2023 tax revenue is based on the mill levy on properties valued for the period between January 1, 2021 to June 30, 2022. There is no change to the mill levy for either the City or DDA.

FISCAL IMPACT:

The revenue generated by the City's 8 mills is estimated to be $9.4 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be $253,000. Both estimates are based on the preliminary certifications provided by Mesa County Assessor on August 26, 2022.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 86-22, a resolution levying taxes for the year 2022 in the City of Grand Junction, Colorado and Resolution No. 87-22, a resolution levying taxes for the year 2022 in the Downtown Development Authority.

Attachments

1. City GJ Tax Levy Certification
2. City GJ Levy Resolution
3. DDA Tax Levy Certification
4. DDA Tax Levy Resolution

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2022, as determined and fixed by the City Council by Resolution duly passed on the _____day of _____, 2022, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2022.

_____

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2022 IN THE CITY OF GRAND JUNCTION, COLORADO

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2022 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar ($1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2023.

ADOPTED AND APPROVED THIS ___ day of _____, 2022.

_____
President of the Council

ATTEST:

_____
City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2022, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2022, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2022.

_____

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2022 IN THE DOWNTOWN DEVELOPMENT AUTHORITY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2022 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar ($1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2023.

ADOPTED AND APPROVED THIS ___ day of _____, 2022.

_____
President of the Council

ATTEST:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch

Information

SUBJECT:

A Resolution Adopting Rates, Fees, and Charges for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling Services Effective January 1, 2023

RECOMMENDATION:

Staff recommends the adoption of the resolution setting rates and fees for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling services.

EXECUTIVE SUMMARY:

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes are in accordance with the financial plan and rate studies conducted and approved.

The City operates the water, irrigation, graywater, sewer, solid waste, and recycling services as stand-alone enterprise accounts. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. Rates are reviewed every year by City Council for adoption in the final budget. Rates for these services are very competitive as compared to other similar service providers in the state and are among the lowest in the Grand Junction area. Rates are developed based on a 10-year financial forecast model that includes expenses in the operational budget, as well as anticipated capital needs over the 10-year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large step increases.

BACKGROUND OR DETAILED INFORMATION:

Below is a summary of changes for 2023, and a complete listing of rate and fee changes is included in the resolution. The proposed rates and fee changes are effective January 1, 2023.

Water rates are increasing, $0.43 per month for the minimum water usage up to 3,000 gallons per month. Irrigation rates are increasing by 5 percent for all users within the Ridges Irrigation area including single family, multi-family, parks and the golf course. With the newly established Graywater program, the City will be implementing permit fees ranging from $50 for single family to $400 for non-single family uses. Wastewater monthly service charges are increasing $1.24 per month, there is a 6.2 percent increase in the plant investment fee, a 3 percent increase to sewer trunk line extension fees, and industrial pretreatment surcharges are increasing based on type of discharge. Solid Waste rates are increasing, between $1.00 and $2.75 per month with lesser increases for the smaller size containers to encourage recycling. With the City's assumption of recycling services, new rates are established, including a new size of a container for recycling customers only. All recycling rates are lower than non-recycling rates again to encourage recycling.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2023 recommended budget, as discussed during the Council workshops, and for the wastewater fees during the Joint Persigo Board meeting.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 88-22, a resolution adopting rates, fees and charges for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling services.

Attachments

1. 2023 Rates and Fees Resolution

RESOLUTION NO. ___-22
A RESOLUTION ADOPTING RATES, FEES, AND CHARGES FOR WATER, IRRIGATION, GRAYWATER, WASTEWATER, SOLID WASTE, AND RECYCLING SERVICES

Recitals:

The City of Grand Junction establishes rates, fees, and charges for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling services, and by this resolution, the City Council establishes these rates, fees, and charges to implement decisions made in the long-term financial plans.

Now, therefore, be it resolved that:

Effective January 1, 2023, rates and fees for Water, Irrigation, Graywater, Wastewater, Solid Waste and Recycling services change according to the following schedule:

Water Rates				
City Service Area	**2022 Adopted**	**2023 Proposed**	**Amount Change**	**% Change**
0 - 3,000 Gallons	$ 21.34	$ 21.77	$ 0.43	2%
3,000 – 10,000 Gallons (per 1,000)	$ 3.47	$ 3.71	$ 0.24	7%
10,000 - 20,000 Gallons (per 1,000)	$ 4.11	$ 4.40	$ 0.29	7%
> 20,000 Gallons (per 1,000)	$ 4.79	$ 5.13	$ 0.34	7%
Kannah Creek Service Area				
0 - 3,000 Gallons	$ 48.09	$ 49.05	$ 0.96	2%
3,000 – 10,000 Gallons (per 1,000)	$ 5.35	$ 5.72	$ 0.37	7%
10,000 – 20,000 Gallons (per 1,000)	$ 6.58	$ 7.04	$ 0.46	7%
> 20,000 Gallons (per 1,000)	$ 7.65	$ 8.19	$ 0.54	7%
Water Availability Fee	$ 14.38	$ 14.67	$ 0.29	2%
Bulk Water (Fill Stations)				
Per 1,000 Gallons	$ 8.20	$ 9.02	$ 0.82	10%
Raw Water				
Per 1,000 Gallons	$ 1.60	$ 1.68	$ 0.08	5%

Multi-Family rates are calculated at a minimum usage charge ($21.77) for the first unit and discounted by $1.00 ($20.77) for each additional unit.

Water Fees								
	2022			2023 Proposed				
Water Meter Size	**Tap Fee**	**Plant Investment Fee**	**Total Connection Fee**	**Tap Fee**	**Plant Investment Fee**	**Total Connection Fee**	**Total Connection Fee Change**	**% Change**
3/4 x 5/8	$ 700.00	$ 4,480.00	$ 5,180.00	$ 721.00	$ 4,614.40	$ 5,335.40	$ 155.40	3%
1	$ 875.00	$ 5,975.00	$ 6,850.00	$ 901.25	$ 6,154.25	$ 7,055.50	$ 205.50	3%
1.5	$ 2,050.00	$ 10,530.00	$ 12,580.00	$ 2,111.50	$ 10,845.90	$ 12,957.40	$ 377.40	3%
2	$ 2,900.00	$ 15,620.00	$ 18,520.00	$ 2,987.00	$ 16,088.60	$ 19,075.60	$ 555.60	3%
3	$ 6,875.00	$ 26,485.00	$ 33,360.00	$ 7,081.25	$ 27,279.55	$ 34,360.80	$1,000.80	3%
4	$12,850.00	$ 41,630.00	$ 54,480.00	$ 13,235.50	$ 42,878.90	$ 56,114.40	$1,634.40	3%
6	$19,850.00	$ 135,782.00	$ 155,632.00	$ 20,445.50	$139,855.46	$160,300.96	$4,668.96	3%

Irrigation Rates				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Multi-Family (billed Individually)	$ 14.82	$ 15.56	$ 0.74	5%
Single Family Residence	$ 20.71	$ 21.75	$ 1.04	5%
Multi-Family Duplex	$ 29.64	$ 31.12	$ 1.48	5%
2 Taps	$ 40.53	$ 42.56	$ 2.03	5%
Multi-Family 6-plex	$ 74.09	$ 77.79	$ 3.70	5%
Multi-Family 5-plex	$ 88.91	$ 93.36	$ 4.45	5%
Multi-Family 7-plex	$ 103.73	$ 108.92	$ 5.19	5%
Multi-Family 12-plex	$ 177.82	$ 186.71	$ 8.89	5%
Multi-Family 19-plex	$ 281.55	$ 295.63	$ 14.08	5%
Multi-Family 22-plex	$ 326.00	$ 342.30	$ 16.30	5%
Multi-Family 40-plex	$ 592.74	$ 622.38	$ 29.64	5%
Parks	$ 527.61	$ 553.99	$ 26.38	5%
Golf Course	$ 10,330.86	$ 10,847.40	$ 516.54	5%
Irrigation Fees				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Irrigation Tap Fee	$ 260.00	$ 267.80	$ 7.80	3%

Graywater Control Program Permit Fees				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Category A – Single Family, outdoor subsurface irrigation	$ -	$ 50.00	$ 50.00	100%
Category B – Non-Single Family, subsurface irrigation	$ -	$ 100.00	$ 100.00	100%
Category C – Single Family, indoor and outdoor	$ -	$ 200.00	$ 200.00	100%
Category D – Non-Single Family, indoor and outdoor	$ -	$ 400.00	$ 400.00	100%

Wastewater Rates				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Sewer Plant Investment Fee per EQU	$ 23.31	$ 24.55	$ 1.24	5.3%

Wastewater Fees				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Sewer Plant Investment Fee per EQU	$ 5,219.00	$ 5,544.00	$ 325.00	6.2%
Trunk Line Extension Fee				
Developer				
1 unit/acre	$ 1,359.00	$ 1,399.77	$ 40.77	3.0%
>1-3 units/acre	$ 1,224.00	$ 1,260.72	$ 36.72	3.0%
>3 units/acre	$ 906.00	$ 933.18	$ 27.18	3.0%
>5.5 - 12 units/acre		$ 641.56	$ 641.56	100.0%
12+ units/acre		$ 427.71	$ 427.71	100.0%
Builder				
1 unit/acre	$ 3,170.00	$ 3,265.10	$ 95.10	3.0%
>1-3 units/acre	$ 2,715.00	$ 2,796.45	$ 81.45	3.0%
>3 units/acre	$ 1,811.00	$ 1,865.33	$ 54.33	3.0%
>5.5 - 12 units/acre		$ 1,282.41	$ 1,282,41	100.0%

12+ units/acre		$ 854.94	$ 854.94	100.0%

Industrial Pretreatment Rates				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Monthly Charge per EQU	$ 23.31	$ 24.55	$ 1.24	5.3%
Industrial Pretreatment Surcharges				
BOD Surcharge per pound	$ 0.45	$ 0.49	$ 0.04	8.9%
TSS Surcharge per pound	$ 0.28	$ 0.43	$ 0.15	53.6%
Excess Flow Surcharge per 1000 Gal	$ 2.72	$ 5.13	$ 2.41	88.6%

Accelerated Cleaning

Accelerated cleaning charges are for non-compliant food service establishments. BOD/TSS and the current EQU rate are used to establish the monthly cost. The surcharge is used to recoup expenses for additional line cleanings and treating higher-than-average BOD/TSS. Accelerated cleaning uses the formula above.

Administrative Fees				
	2022 Adopted	2023 Proposed	Amount Change	% Change
Delinquent Tag Fee	$ 5.00	$ 5.00	$ -	0%
Disconnect Fee	$ 40.00	$ 40.00	$ -	0%
Web Payment Return Fee	$ 9.95	$ 9.95	$ -	0%
Return Check Charge	$ 20.00	$ 20.00	$ -	0%
Title Company Cancelation Fee	$ 50.00	$ 50.00	$ -	0%
Water Meter Lock-Off Fee	$ 50.00	$ 50.00	$ -	0%
After-Hours Service Call	$ 50.00	$ 50.00	$ -	0%

Solid Waste Rates				
Automated Monthly Container Prices	2022 Adopted	2023 Proposed	Amount Change	% Change
1-64 Gallon Container	$ 13.25	$ 14.25	$ 1.00	7.5%
1-96 Gallon Container	$ 18.25	$ 19.75	$ 1.00	8.2%
2-64 Gallon Container	$ 22.55	$ 24.25	$ 1.70	7.5%
1-64, 1-96 Gallon Container	$ 26.65	$ 29.00	$ 2.35	8.8%
2-96 Gallon Container	$ 30.75	$ 33.50	$ 2.75	8.9%
Commercial Monthly Dumpster Prices				
1-2 Cubic Yard - Pick-Up 1 Time Per Week	$ 76.00	$ 74.38	$ 1.62	7.9%
1-4 Cubic Yard - Pick-Up 1 Time Per Week	$ 123.25	$ 123.25	$ 2.77	7.9%
1-6 Cubic Yard - Pick-Up 1 Time Per Week	$ 167.00	$ 167.00	$ 3.99	8.1%
1-8 Cubic Yard - Pick-Up 1 Time Per Week	$ 210.00	$ 210.00	$ 4.99	8.1%

Recycling Rates		
Automated Monthly Container Prices	**2022 Adopted**	**2023 Proposed**
1-48 Gallon Container		$ 11.50
1-64 Gallon Container		$ 15.75
1-96 Gallon Container		$ 25.00
Recycle Monthly Dumpster Prices		
1-2 Cubic Yard - Pick-Up 1 Time Per Week		$ 40.00
1-4 Cubic Yard - Pick-Up 1 Time Per Week		$ 80.00
1-6 Cubic Yard - Pick-Up 1 Time Per Week		$ 120.00
1-8 Cubic Yard - Pick-Up 1 Time Per Week		$ 160.00

PASSED and ADOPTED this _____ day of _____, 2022.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch

Information

SUBJECT:

A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

RECOMMENDATION:

Staff recommends approval of the resolutions allocating certain property tax and sales tax revenues for the Downtown Development Authority and the certification of property tax distribution to the County Assessor.

EXECUTIVE SUMMARY:

The Downtown Development Authority was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues. Through State statute, the DDA receives these revenues from all the taxing jurisdictions within the DDA boundary. This Resolution affirms the commitment of 100 percent of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100% percent of the City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

BACKGROUND OR DETAILED INFORMATION:

The DDA was formally established in 1981 and operated under the provisions of the original statute enabling legislation for its first 30 years. Ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary (the “increment”) are the primary source of capital funds for DDA projects. Tax revenues derived from the increment are held in a designated fund used exclusively for debt service for DDA undertakings. The City of Grand Junction further established sales tax increment districts in the DDA and has paid revenues to the DDA

attributable to the increment in sales tax growth.

In 2008, the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional 20-year term, subject to new provisions regarding the increment. During the 20-year extension, the DDA shall receive 50 percent of the property tax revenues attributable to the increment in property assessments as measured from a new base year of 1991, unless a taxing entity agrees to allocate a greater percentage.

The DDA receives property tax revenues attributable to the increment from several other local taxing authorities in addition to the City; Mesa County (General Fund and Human Services levies), School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District.

During the process to extend the authorization of the DDA, School District 51 agreed to allocate 100 percent of the increment revenues to the DDA during the extension period (Board of Education Resolution 10/11: 90). The remainder of taxing entities have not allocated any additional revenues beyond the base 50 percent mandated by state law, including most recently, the Mesa County Public Library District Board which voted in June 2012 to allow only the base 50 percent allocation.

Additionally, 31-25-807, C.R.S., requires that the governing body (the City of Grand Junction) annually certify and itemize to the County Assessor the property tax distribution percentages from each of the taxing entities that contribute to the special revenue fund. The proposed Property Tax TIF Resolution directs the City Manager to provide such certification to the County Assessor. The Sales Tax TIF Resolution confirms the commitment of 100 percent of the DDA district sales taxes attributable to the increment of sales tax growth.

FISCAL IMPACT:

Under the provisions of 31-25-807, C.R.S., local taxing entities, including the City of Grand Junction, are not required to provide any additional TIF allocation beyond the statutory requirement of 50%. In agreeing to a 100% allocation of property tax increment and sales tax increment revenues, the City is foregoing an estimated $76,000 in property tax revenues and a total of $438,000 in sales tax revenues for 2023.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 89-22, a resolution for allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor and Resolution No. 90-22, a resolution for allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority.

Attachments

1. DDA Property Tax TIF Resolution
2. DDA Sales Tax TIF Resolution

RESOLUTION NO. _____-22

A RESOLUTION FOR ALLOCATION OF CERTAIN PROPERTY TAX REVENUES FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY AND FOR CERTIFICATION OF PROPERTY TAX DISTRIBUTION PERCENTAGES TO THE COUNTY ASSESSOR

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority ("DDA") was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, in 2008 the Colorado Legislature changed section 31-25-807, C.R.S., providing that fifty percent (50%) of the property taxes levied, or such greater amount as may be set forth in an agreement negotiated by the municipality and the respective public bodies, shall be paid into the designated fund of the municipality (which portion of the taxes is also and may for the purpose of this resolution be known as and referred to as the "increment" of the "TIF"); and,

WHEREAS, section 31-25-807, C.R.S., further requires that the governing body annually certify to the county assessor an itemized list of the property tax distribution percentages attributable to the designated fund of the municipality from the mill levies of each public body; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the ad valorem property tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction's downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the ad valorem property taxes attributable to the increment of assessed values of properties

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2023 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

2. The City Manager is hereby authorized and directed to certify to the county assessor the property tax distribution percentages attributable to the designated fund of the municipality from the mill levies of each participating public body.

PASSED and ADOPTED this____ day of _____, 2022.

_____
President of the Council

Attest:

_____
City Clerk

RESOLUTION NO. _____-22

A RESOLUTION FOR ALLOCATION OF CERTAIN SALES TAX REVENUES FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority ("DDA") was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the sales tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction's downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2023 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this____ day of _____, 2022.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #5.d.

Meeting Date: December 7, 2022

Presented By: Daniella Acosta, Senior Planner

Department: Community Development

Submitted By: Dani Acosta, Senior Planner

Information

SUBJECT:

A Resolution Issuing a Revocable Permit to Allow Private Stormwater Drainage Pipe for the Proposed Cannon Xpress Carwash Located at 683 24 Road within the Right-of-Way of 24 Road

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Cannon Properties Grand Junction LLC, is requesting a Revocable Permit to allow the installation of a private stormwater drainage pipe for the proposed Cannon Xpress Carwash to be located within the right-of-way of 24 Road. The stormwater drainage pipe would be utilized for the benefit of Cannon Xpress Carwash for site drainage. The Revocable Permit allows the City to acknowledge the encroachment while retaining the ability to require the removal of private improvements from the right-of-way should the need arise for the public use of the right-of-way at any point in the future.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The property at 683 24 Road was conditionally approved for a major site plan for a full-service car wash tunnel and two self-service wash bays for recreational vehicles (RVs) (City File #SPN-2022-317) on a 2.6 acre-lot currently zoned MU (Mixed Use). In order to discharge to the southwest of the property, which is the historic drainage pattern, the applicant would need to demonstrate that it would not impact future downstream projects. The approach to drain across 24 Road and into Leach Creek is engineering best practice as it is much more direct and safer. A Revocable Permit is needed to

ensure that any private development on public land is safely conducted in a manner that does not pose potential burdens on the public.

ANALYSIS

Per Section 21.02.180 (c) of the Grand Junction Zoning & Development Code, requests for a Revocable Permit shall demonstrate compliance with all of the following approval criteria:

(1) There will be benefits derived by the community or area by granting the proposed revocable permit;

The granting of the Revocable Permit will allow the applicant to install a private stormwater drainage pipe within the right-of-way of 24 Road for the benefit of the Cannon Xpress Carwash to serve the property. Although the historic drainage is to the southwest of the property, the applicant would need to demonstrate that the drainage would not impact future downstream projects. Draining across 24 Road into Leach Creek is engineering best practice that is safer and that avoid potential negative impacts on downstream properties. Staff therefore, find this criterion has been met.

(2) There is a community need for the private development use proposed for the City property;

The installation of the stormwater drainage pipe is the only feature that will be located within the right-of-way of 24 Road. The stormwater drainage pipe installation is a requirement by City of the developer in order to serve the property. The design to drain across 24 Road into Leach Creek is a much safer design compared to the historic drainage pattern, which may negatively impact downstream properties. This is because drainage into Leach Creak Basin is a shorter route for the water to take to the final outfall at the river. Since drainage from the 683 24 Road property travels a shorter distance, the peak flow from that site travels faster and passes through before the rest of the basin's peak flood flow hits the area. As such, this design is engineering best practice. Staff therefore, find this criterion to have been met.

(3) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;

The installation of the stormwater drainage pipe is underground. The granting of the Revocable Permit does not inhibit the City or other utility companies from maintaining their required infrastructure, if necessary. No adverse comments were received from utilities or other service providers during the review process concerning this requested Revocable Permit request. Therefore, Staff finds this criterion has been met.

(4) The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural

hazard areas;

Since the installation of the stormwater drainage pipe is underground, the private development will not impede public-use of 24 Road. Traffic will only be impacted during construction but the applicant is coordinating the installation with the City of Grand Junction Public Works to project bundle with the overall construction of the 24 Road expansion project. No sensitive areas such as floodplains or natural hazard areas are identified in this area. Staff, therefore, find this criterion has been met.

(5) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this code and other City policies; and

The proposed stormwater drainage pipe will conform with all City standards upon installation should approval of the Revocable Permit be approved. The proposal also conforms to the recently adopted Comprehensive Plan, in particular, Principal 3, Responsible and Managed Growth, Goal 2, Maintain and building infrastructure that supports urban development. Staff, therefore, find this criterion has been met.

(6) The application complies with the submittal requirements as set forth in Section 127 of the City Charter, this chapter and the Submittal Standards for Improvements and Development manual.

The application complied with the submittal requirements for a Revocable Permit. Therefore, this criterion has been found to be met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Revocable Permit request from Cannon Properties Grand Junction LLC, to allow a private stormwater drainage pipe for the proposed Cannon Xpress Carwash located at 683 24 Road within the Right-of-Way of 24 Road, the following findings of fact have been made:

1. The request has demonstrated compliance with Section 21.02.180 (c) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

FISCAL IMPACT:

This action does not have a direct fiscal impact to the City.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 91-22 a Resolution concerning the issuance of a Revocable Permit to allow a private stormwater drainage pipe for the proposed Cannon

Xpress Carwash located at 683 24 Road within the Right-of-Way 24 Road, with the findings of fact as listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. GVIC Email Response
3. Exhibit 4. Cannon Xpress Carwash Revocable Permit Resolution
4. Exhibit 3. Revocable Permit Exhibits A and B

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Print Form

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: Revocable Permit

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: 683 24 RD. GRAND JUNCTION, CO 81505 | Site Acreage: 2.59

Site Tax No(s): 2945-051-00-096 | Site Zoning: MU

Project Description: Construct full service car wash and self-service wash bays and vacuums.

Property Owner Information	Applicant Information	Representative Information
Name: Cannon Properties Grand Junc	Name: Joey Wilkinson	Name: River City Consultants
Street Address: 1136 SUNDIAL RD	Street Address: 1136 SUNDIAL RD	Street Address: 215 Pitkin Ave.
City/State/Zip: GJ, CO 81505	City/State/Zip: GJ, CO 81505	City/State/Zip: GJ, CO 81501
Business Phone #: 801-336-7290	Business Phone #: 970-210-4357	Business Phone #: 970-241-4722
E-Mail: a.wilkinson@cogws.com	E-Mail: joey_wilkinson79@msn.com	E-Mail: cpatch@rccwest.com
Fax #:	Fax #:	Fax #:
Contact Person: Andrea Wilkinson	Contact Person: Joey Wilkinson	Contact Person: Courtney Patch
Contact Phone #: 801-336-7290	Contact Phone #: 970-210-4357	Contact Phone #: 970-241-4722

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: Courtney Patch — Digitally signed by Courtney Patch DN: C=US, E=cpatch@rccwest.com, O="River City Consultants, Inc.", CN=Courtney Patch Date: 2022.09.20 10:24:13-06'00' | Date: September 20, 2022

Signature of Legal Property Owner: Elaine Cannon | Date: 9/20/22

Cannon Xpress Car Wash
Revocable Permit Review

General Project Report

September 7, 2022

PREPARED FOR:
Joey Wilkinson – Cannon Properties Grand Junction LLC
1136 Sundial Rd.
Grand Junction, CO 81505

PREPARED BY:

RIVERCITY CONSULTANTS
215 Pitkin Ave. Grand Junction, CO 81501
Phone: (970) 241-4722
Fax: (970) 241-8841

General Project Report

Property Owner: Cannon Properties Grand Junction LLC
Address: 683 24 Rd. Grand Junction, CO 81505
Tax Parcel No: 2945-051-00-096

Project Description:

The subject parcel is located southwest of the intersection at 24 Rd and G Rd, on the west side of 24 Rd. The parcel is zoned MU (Mixed Use) and is 2.58 acres in size. The parcel has been historically vacant land and is proposing to construct a drive-thru car wash on site. Car washes are an allowed use in this zoning district and meet the criteria in sections 21.04.030(s) and 21.04.020(u).

The car wash will have a full-service, one-laned, drive-thru car wash tunnel, along with two self-serve RV wash bays. The square footage is proposed to be 6,863 square feet for the car wash drive through tunnel. The car wash tunnel will be 150' long, with a bailout lane if needed prior to entering the building. There will be 28 typical vacuum spaces including 1 ADA vacuum space with an access ramp to the building. There will be five typical parking spaces for employees. There is a maintenance shed located near the self-serve bays, and two enclosed dumpsters on site. There is adequate space to accommodate 10-car stacking for the drive-thru car wash, and two-car stacking for the self-serve bays.

Access to the site will be off Mojo Street on the north side of the parcel, that connects to 24 Rd to the east, or continues north to the Golden Gate gas station. There are two access points off Mojo Street proposed with this application, one for entering the car wash site and one for exiting the site to allow for better internal circulation. There are 14' MPEs along all rights-of-way. The developer will construct the southern half of Mojo Street along with sidewalks.

Several landscaped areas are included in the site plan. Plans were prepared by a certified Landscape Architect. The frontage along Mojo Street has required landscaping as well as internal islands, and the entire length of the east property line adjacent to 24 Rd. This parcel is also over an acre in size; therefore, water quality is a requirement for this application. The eastern property line contains the water quality pond, which will be landscaped for final stabilization. The water quality pond is between the car wash tunnel and 24 Rd, meeting all

required setbacks. An outdoor lighting plan is also included with this submittal and was prepared by a professional engineering company.

Stormwater Management & Drainage:

The project site is over an acre in size and does require a Construction Stormwater Management Plan, State Stormwater Permit, and MS4 Permit from Mesa County. See the SWMP sheets in the plan-set for more information along with the CSWMP report submitted with the application for the Site Plan review.

The stormwater generated on site will sheet flow and be directed by v-pans to the detention pond on the east property line adjacent to 24 Rd. The detention pond will have inlet structures with riprap to collect sediment as it enters the pond. There will be an outlet structure that direct the water into underground piping. The detention pond has outlet works designed so the pond acts as an extended detention basin to meet SWMM water quality requirements. Orifice holes will allow the WQCV to drain the pond in less than 40 hours. The pond will be revegetated with a weed-free native seed mix appropriate for the site soils and conditions. All stormwater drainage will be piped under 24 Rd and released into the Leach Creek, that runs south and eventually is distributed into the ultimate receiving water, the Colorado River.

A revocable right-of-way permit for the stormwater drainage pipeline is required for the pipe across 24 Rd to connect to the existing storm sewer system and drain into the natural wash that drains into Leach Creek.

Compliance with City of Grand Junction Land Use Code:

Section 21.02.180 (c) of the Zoning and Development Code:

General Approval Criteria. Applications for a revocable permit shall demonstrate compliance with all of the following:

(1) There will be benefits derived by the community or area by granting the proposed revocable permit;

The stormwater drainage pipe is a necessity for collecting excessive stormwater runoff that will be generated on site and conveying it to the ultimate receiving water source, the Colorado River. A stormwater detention pond will be installed along 24 Rd, and flows will be piped under 24 Rd to drain into Leach Creek.

(2) There is a community need for the private development use proposed for the City property;

The city property in this case refers to 24 Rd, which is needed by the community for major transportation uses throughout this part of town. The car wash will be a great addition to this corridor for the community during their commute.

(3) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;

The drainage pipe under 24 Rd (city property) is suitable for conveying stormwater drainage "across" this transportation corridor safely without interruption of traffic or potential damages to city or private property in the area. No conflicts are anticipated with the construction of the stormwater drainage pipe under 24 Rd once construction is complete.

(4) The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas;

There are no hazard areas listed for this project location. Traffic and neighborhood stability and circulation will not be negatively impacted by the addition of the stormwater drainage pipe under 24 Rd. Traffic will only be impacted during the construction of the pipeline, but this will take place during the overall construction of the 24 Rd expansion project.

(5) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this code and other City policies; and

This submittal is in compliance with the Comprehensive Plan and other adopted plans and policies set forth by the city of Grand Junction.

(6) The application complies with the submittal requirements as set forth in Section 127 of the City Charter, this chapter and the Submittal Standards for Improvements and Development manual.

The application complies with all applicable sections, chapters, and standards listed above.

Print Form

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Cannon Properties Grand Junction LLC ("Entity") is the owner of the following property:

(b) 683 24 RD. GRAND JUNCTION, CO 81505 (Parcel Number: 2945-051-00-096)

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

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

◉ My legal authority to bind the Entity both financially and concerning this property is unlimited.
○ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

◉ The Entity is the sole owner of the property.
○ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Cannon Xpress Car Wash
I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

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

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

Signature of Entity representative: Elaine Cannon

Printed name of person signing: Elaine Cannon

State of Colorado)
County of Mesa) ss.

MONICA J. HILLYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214037866
My Commission Expires September 27, 2025

Subscribed and sworn to before me on this 20th day of September, 20 22

by Elaine Cannon

Witness my hand and seal.

My Notary Commission expires on 9-27-2025

Notary Public Signature

RECEPTION#: 3023863, at 3/17/2022 3:07:42 PM, 1 of 2
Recording: $18.00, Doc Fee $108.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

THIS DEED is to be effective the **16th day of March, 2022**, and is made between **2J Development, LLC, a Colorado limited liability company**, the "Grantor" (whether one, or more than one), of the County of **Mesa**, State of **Colorado**, and **Cannon Properties Grand Junction LLC, a Colorado limited liability company**, the "Grantee" (whether one, or more than one), whose legal address is **1136 Sundial Road, Grand Junction, Colorado 81505** of the County of **Mesa**, State of **Colorado**.

WITNESS, that the Grantor, for and in consideration of the sum of **ONE MILLION EIGHTY THOUSAND AND NO/100** Dollars **($1,080,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Mesa**, State of **Colorado**, described as follows:

A parcel of land in the South 1/2 of the NE1/4 of the NE1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:
Commencing at the Northeast corner of said Section 5;
thence S00°00'00"W along the East line of the NE1/4 of said Section 5 a distance of 660.07 feet to the Northeast Corner of said S1/2 of the NE1/4 of the NE1/4 of said Section 5 and the True Point of Beginning;
thence continuing S00°00'00"W along said East line of the NE1/4 of said Section 5 a distance of 300.00 feet;
thence N89°55'26"W 435.60 feet;
thence N00°00'00"W 300.00 feet to a point on the North line of said S1/2 of the NE1/4 of the NE1/4 of Section 5;
thence S89°55'26"E along said North line of the S1/2 of the NE1/4 of the NE1/4 of Section 5 a distance of 435.60 feet to the True Point of Beginning;
EXCEPTING THEREFROM the East 50 feet thereof as conveyed to Mesa County for the purpose of roadway and utility installations in Quit Claim Deed recorded March 3, 1983 in Book 1418 at Page 266;
AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home hule municipality, in Warranty Deed recorded August 31, 1999 at Book 2627 at Page 619,
AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, in Quit Claim Deed recorded December 5, 2018 at Reception No. 2863490,
AND ALSO EXCEPTING that certain tract of land conveyed to the City of Grand Junction for Public Roadway and Utility Right-of-Way purposes in that certain Warranty Deed recorded July 1, 2021 at Reception No. 2988713.
County of Mesa, State of Colorado
also known by street address as: 683 24 Road, Grand Junction, CO 81505.
For identification purposes only: Parcel no.: 2945-051-00-096

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantors' heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantees' heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current and all subsequent years; and subject to: the statutory exceptions as set forth in § 38-30-113(5)(a), C.R.S.

The grantors shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

2J Development, LLC, a Colorado limited liability company

By: _____
Steven D. Josephs, Managing Member

STATE OF: Colorado }
} ss.
COUNTY OF: Mesa }

The foregoing instrument was acknowledged before me on the 16th day of March, 2022, by Steven D. Josephs, as Manafging Member for 2J Development, LLC, a Colorado limited liability company.

_____
Notary Public

My commission expires: 3.17.25

JAZMIN McFARLAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174011637
My Commission Expires March 17, 2025

RECEPTION#: 3039314
7/29/2022 1:52:49 PM, 1 of 1
Recording: $13.00,
Tina Peters, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
Cannon Properties Grand Junction LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Company.

The entity is formed under the laws of the State of Colorado.

The mailing address for the entity is: 1136 Sundial Road
Grand Junction, CO 81505.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Elaine Cannon
Managing Member.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 29th day of July, 2022.

MONICA J. HILLYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214037866
My Commission Expires September 27, 2025

Signature (Type or Print Name Below)
Elaine Cannon

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 29th day of July, 2022, by Elaine Cannon (insert name of individual) as Managing Member (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Cannon Properties Grand Junction LLC (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 9/27/2025

Notary Public

Courtney Patch

From: Charles D. Guenther <charlieg@sprynet.com>
Sent: Wednesday, October 26, 2022 9:47 AM
To: Courtney Patch
Subject: Fw: Quick N Clean / 2385 G rd.

Courtney,

Here is the email I sent to Nick concerning Leach Creek. Any permitting for stormwater discharge should go through the City and County.

Respectfully,

Charles D. Guenther
Assistant Superintendent
Grand Valley Irrigation Co.
688 26 Road
Grand Junction, CO 81506

Office 970-242-2762
Fax 970-242-2770
Cell 970-260-1928

-----Forwarded Message-----
From: Charles D. Guenther <charlieg@sprynet.com>
Sent: Oct 21, 2022 3:28 PM
To: <nick@3k1.us>
Cc: Kristen Ashbeck Senior Planner <kristena@gjcity.org>, Senta L. Costello <sentac@gjcity.org>, Rick Dorris GJ City <rickdo@gjcity.org>
Subject: Quick N Clean / 2385 G rd.

Mr. Barber,

This email is in reference to the proposed Quick N Clean car wash application at 2385 Grd. and it's proposed stormwater discharge into Leach Creek on the East side of 24 rd.

The Grand Valley Irrigation Company (GVIC) has no jurisdiction or authority in Leach Creek at this location and there will be no permitting required by GVIC.

All other requirements related to stormwater should be handled through the application process with the City of Grand Junction and or Mesa County.

For irrigation water GVIC does not control it's laterals off the main canals. I did know there was a irrigation manhole on the SW corner of 24 and Grds. Not sure how it all ended up with the GP facility installation.

Please contact for any further clarification

Respectfully,

Charles D. Guenther

Assistant Superintendent

Grand Valley Irrigation Co.

688 26 Road

Grand Junction, CO 81506

Office 970-242-2762

Fax 970-242-2770

Cell 970-260-1928

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION ISSUING A REVOCABLE PERMIT TO ALLOW PRIVATE STORMWATER DRAINAGE PIPE FOR THE PROPOSED CANNON XPRESS CARWASH LOCATED AT 683 24 ROAD WITHIN THE RIGHT-OF-WAY OF 24 ROAD

Recitals:

A. Grand Junction LLC, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A parcel of land in the South 1/2 of the NE 1/4 of the NE1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:
Commencing at the Northeast corner of said Section 5; thence S00°00'00"W along the East line of the NE1/4 of said Section 5 a distance of 660.07 feet to the Northeast Corner of Said S1/2 of the NE1/4 of the NE1/4 of said Section 5 and the True Point of Beginning;
thence continuing S00°00'00"W along said East line of the NE1/4 of said Section 5 a distance of 300.00 feet;
thence N89°55'26"W 435.60 FEET;
Thence N00°00'00"W 300.00 feet to a point on the North Line of said S1/2 of the NE1/4 of the NE1/4 of Section 5 a distance of 435.60 feet to the True Point of Beginning;
EXCEPTING THEREFROM the East 50 feet thereof as conveyed to Mesa County for the purposed of roadway and utility installations in Quit Claim Deed recorded March 3, 1983 in Book 1418 at Page 266;
AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, in Warranty Deed recorded August 31, 1999 at Book 2627 at Page 619,
AND ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, in Quit Claim Deed recorded December 5, 2018 at Reception Number 2863490;
AND ALSO EXCEPTING that certain tract of land conveyed to the City of Grand Junction for Public Roadway and Utility Right-of-Way purposes in that certain Warranty Deed recorded July 1,2021 at Reception No. 2988713
County of Mesa, State of Colorado

B. The Petitioner has requested that the Grand Junction City Council issue a Revocable Permit to allow the Petitioner to install, maintain and repair a private stormwater drainage pipe in the 24 Road public right-of-way described in the attached Revocable Permit Exhibits A and B. Revocable Permit Exhibits A and B are incorporated by references as if fully set forth.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2022 in the City's Community Development Department, the City Council has determined that granting a Revocable Permit, as provided by City Charter and other applicable law, would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City manager is hereby authorized and directed to issue the attached Revocable Permit to the Petitioner for the purposes described within the limits of the public right-of-way as defined, depicted and described, subject to each and every term and condition contained in the Revocable Permit and Agreement all as attached hereto.

PASSED and ADOPTED this 7th day of December, 2022.

ATTEST:

_____ _____

City Clerk Mayor

EXHIBIT A

A ten foot (10') wide portion of land across the Rights-of-Way as described at Reception Numbers 1318077, 1918043, and 2988713, situated in Lot 1 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said portion lying five feet (5') each side of the following described centerline:

Commencing at the Northeast Corner of said Section 5, as monumented with a 3.25" aluminum cap in a monument box marked "L.S 20677, MCSM NO. 80-2 2000," whence the North 1/16 Corner on the east line of said Section 5, as monumented with a 3" brass cap marked "MCSM NO. 1225," bears South 00º02'01" East with all bearings herein relative thereto;

Thence South 00º02'01" East along said east line, a distance of 928.06 feet the Point of Beginning;

Thence South 89º57'59" West perpendicular to said east line, a distance 102.13 feet to a point on the easterly line of the parcel of land as recorded at Reception Number 3023863 and the Point of Termination.

The sidelines of said parcel shall be shortened or extended to terminate at the intersecting property lines.

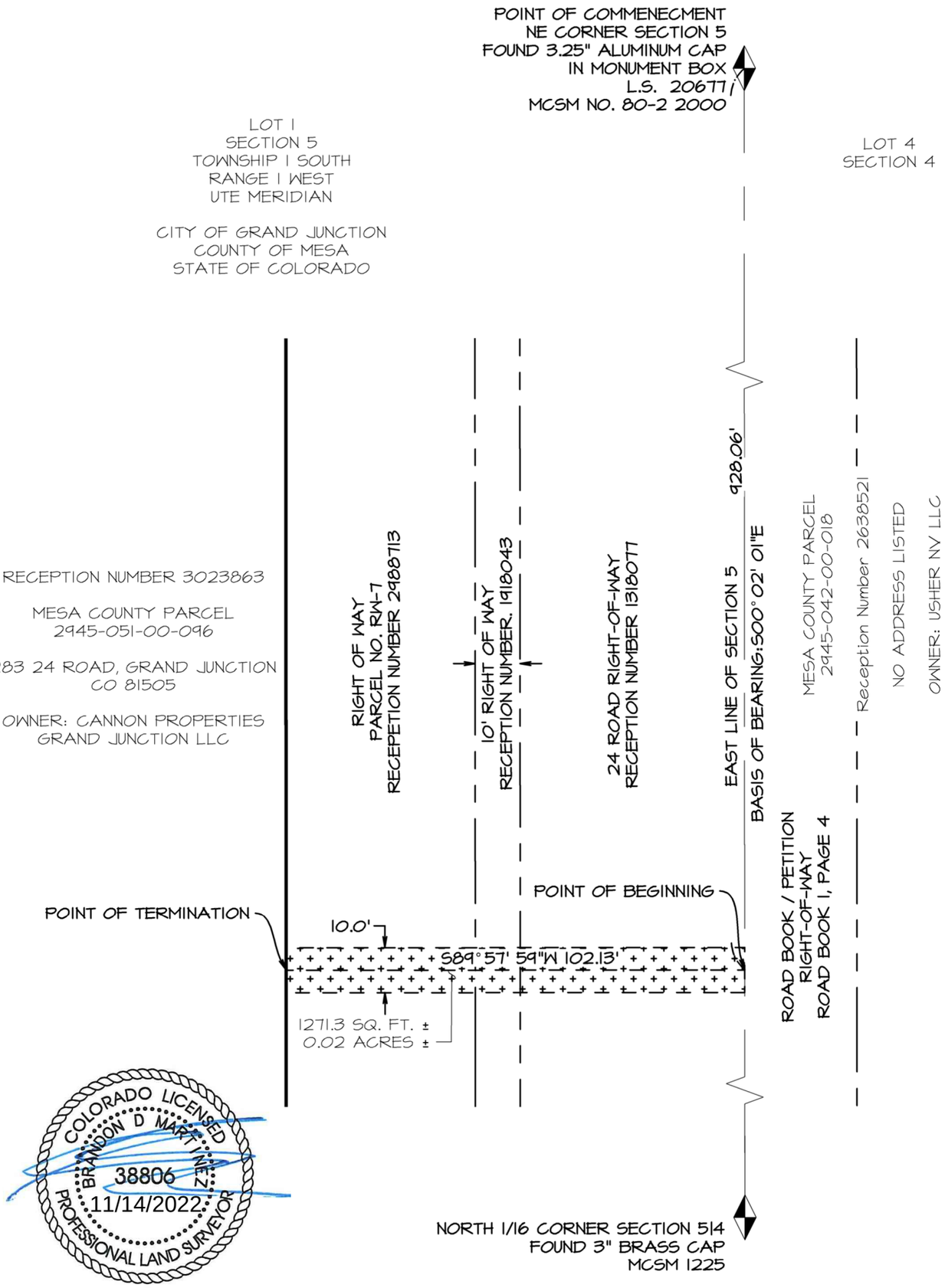
Containing 1021.3 Sq. feet (0.02 acres), more or less



This description was prepared by:
Brandon D. Martinez
Colorado P.L.S. 38806
215 Pitkin Ave - #201
Grand Junction, CO 81501

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

1" = 30'

0 30

U.S. Survey feet

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: BLC	Checked: BDM	11/14/22	Job No. 2026-001

S:\PROJECTS\2026 Joey Wilkinson\001 683 24 Road\Survey\DWG

Grand Junction City Council

Regular Session

Item #5.e.

Meeting Date: December 7, 2022

Presented By: Daniella Acosta, Senior Planner

Department: Community Development

Submitted By: Dani Acosta, Senior Planner

Information

SUBJECT:

A Resolution Amending the Bylaws of the Grand Junction Urban Trails Committee to Clarify the Number of Voting Members and to Convert the Regional Transportation Planning Organization and the Mesa County Public Health Representatives to Ex-Officio Non-Voting Members

RECOMMENDATION:

The Urban Trails Committee reviewed these changes at their November 9, 2022 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The resolution cleans up the existing Urban Trails Committee (UTC) bylaws by clarifying the number of voting members who serve on the committee and converting the representatives from the Regional Transportation Planning Organization (RTPO) and Mesa County Public Health (MCPH) Division to serve as ex-officio non-voting members.

BACKGROUND OR DETAILED INFORMATION:

The UTC currently has nine members. Two of those members are staff representatives from RTPO and the MCPH. The existing bylaws state that the UTC “shall consist of seven (7) to nine (9)” members. However, the bylaws are unclear on which of the members are all voting members.To clarify the bylaws and to expand the opportunity for service on the UTC, the current board recommends the membership be set at nine. Limiting the number of members to seven may make it harder to reach a quorum for voting and therefore, the decision was to specify the total number of members to nine.

Additionally, the RTPO and MCPH organizations regularly approach the UTC for letters

of support for grant funding opportunities and UTC members vote on submitting a letter of support recommending the organization's proposals for these grant opportunities. The RTPO and MCPH representatives expressed their concern about the potential conflict of interest voting on matters that promote the interests of their respective organizations.

FISCAL IMPACT:

There is no fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 92-22, a resolution to clarify the number of voting members on the UTC and to convert the RTPO and MCPH representatives from voting members to ex-officio non-voting members.

Attachments

1. RES-UTC Bylaws Amendments 102822

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION AMENDING THE BYLAWS OF THE GRAND JUNCTION URBAN TRAILS COMMITTEE TO CLARIFY THE NUMBER OF VOTING MEMBERS AND TO CONVERT THE REGIONAL TRANSPORTATION PLANNING ORGANIZATION AND MESA COUNTY PUBLIC HEALTH REPRESENTATIVES TO EX-OFFICIO NON-VOTING MEMBERS

Recitals:

the Urban Trails Committee (UTC) was re-established in December of 2014 as an advisory board to the City Council on matters pertaining to the safe, convenient, and efficient movement of pedestrians and bicyclists of all ages and abilities. the UTC continues to support active transportation in the Community through work on initiatives to plan and promote the City Council's goals for an interconnected network of sidewalks, paths and routes for active transportation and recreation throughout the Grand Junction urbanized area.

The UTC is set by the current bylaws as "seven (7) to nine (9)" members and the bylaws are unclear on which of the members are all voting members. To clarify the bylaws and to expand the opportunity for service on the UTC, the current board recommends the membership be set at nine (9).

Furthermore, the UTC currently includes a representative from the Regional Transportation Planning Organization (RTPO) and a representative of the Mesa County Public Health (MCPH) Department. Because the RTPO and MCPH regularly approach the UTC for letters of recommendation for grant opportunities and the UTC votes on whether it will support the organization's proposals, the RTPO and MCPH representatives expressed concern with the potential conflict of interest. Accordingly, the current board recommends that the RTPO and MCPH positions on the board be made non-voting.

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

That the Bylaws of the Grand Junction Urban Trails Committee are amended as follows. Deletions are shown in ~~strikethrough~~ and additions are shown in **bold** type.

GRAND JUNCTION URBAN TRAILS COMMITTEE
BYLAWS

Article 1. Purpose. Committee. Place of Business.

(a) The purpose of the Urban Trails Committee **or** "**Committee**" is to plan and promote the City Council's goals for an interconnected network of sidewalks,

paths and routes foractive transportation and recreation throughout the Grand Junction urbanized area. The Urban Trails Committee will act in an advisory capacity to the Grand Junction City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities throughout the community, as well as other forms of transit.

(b) The business and affairs of the Committee shall be managed by its members, comprised of ~~seven (7) to~~ nine (9) persons appointed by the Grand Junction City Council, consistently with the rules and these bylaws adopted by said City Council for such Committee.

(c) The place of business of the Grand Junction Urban Trails Committee shall be in Grand Junction, Colorado with a mailing address of 250 N. 5th Street, 81501

Article 2. Ethical Conduct.

Committee members shall comply with **the** ethical standards for members of the City's boards, commissions and similar groups **established by GJMC 2.52.010 et. seq.**

Article 3. Appointment of Members.

(a) The Urban Trails Committee shall consist of ~~seven (7) to~~ nine (9) **voting** members.

(b) Composition and selection:

1. The members of the Committee shall be appointed by the Grand Junction City Council for individual terms of three (3) years.
2. Members shall be selected without regard to race, color, religion, sex, age, sexual orientation, national origin, marital status, or physical handicap.
3. Qualifications shall include either (1) residence within the **Grand Junction** city; or (2) **own or be** employed in a business that operates within the **C**ity limits.
4. ~~One member should be a representative of Mesa County Public Health and one member should be a representative of the Regional Transportation Office, if possible.~~

(c) If requested by the City Council, the Committee shall make a recommendation to the appointing body as to **any** expertise **of a member(s) that may be** needed **or may be beneficial to the work of the Committee**. The City Council may consider but **shall not be bound by** th**e** recommendation**(s)** when making appointments **to the Committee**.

Article 4. Terms. Conditions.

(a) The term of each committee member shall be three (3) years and the terms shall be staggered. No Committee member shall be appointed for more than two (2) consecutive full terms.~~, unless City Council deems it necessary for~~

~~representation from Mesa County Public Health and the Regional Transportation Planning Office.~~

(b) Members shall hold office until their successors have been appointed and qualified unless the member is no longer a city resident or employed within the **Ci**ty limits. A member may be appointed for one or more terms subject to any term limitations as cited in Article 3 and 4(a). An appointment to fill a partial term shall only be for the remainder of the full term.

Article 5. Vacancies

In the event of death, resignation, or removal of any member, his/her successor shall be appointed in the manner prescribed in Article 3 above, for the duration of the unexpired term.

Article 6. Removal

(a) The Committee may petition the City Council, **after a** two-thirds vote of the membership **at a noticed meeting of the Committee**, to remove any member who is failing to fulfill the duties and responsibilities of office, provided the individual is notified of such action and is given the opportunity to address the Committee prior to **the Committee** tendering such petition for removal to the Council for consideration.

(b) Failure to attend two-thirds (2/3) of the regularly scheduled Committee meetings within any twelve (12) month period shall result in a recommendation to the City Council for removal of the member.

Article 7. Officers

(a) The officers of the Committee shall be Chair and Vice Chair, elected annually in October by the members.

(b) The Chair shall preside at meetings of the Committee, serve as ex-officio member of all committees, serve as the official spokesperson for the Committee, work with the City Community Development staff to develop meeting agendas and serve as the Committee liaison to the City.

(c) No member shall serve more than two consecutive years as Chair or Vice Chair.

(d) In the absence of the Chair, the Vice Chair shall assume the duties of the Chair.

(e) The Vice Chair shall be assigned other specific duties by the Chair as required to assure efficient operation of administrative functions of the Committee.

Article 8. Meetings. Notice. Open Meetings.

(a) Regular meetings shall be held the second Wednesday of each month at 5:30 p.m**. at 250 N 5th Street, Grand Junction, CO 81501. The Committee shall conduct its business as provided by the agenda for each meeting** and shall unless agreed to by a majority of members present, endeavor to conclude each

meeting by 7:00 P.M.

(b) The Committee shall conduct all meetings in accordance with generally accepted parliamentary procedures.

(c) Notice of any meeting of the Committee, including the purpose thereof, shall be given to each member by mail, facsimile, e-mail or in an equivalent manner at least 72 hours before the scheduled meeting. Attendance by a member at any meeting of the Committee shall be a waiver of notice by him/her of the time and place thereof. Any lawful business of the Committee may be transacted at any meeting for which proper notice has been given.

(d) Any meeting, or member participation, may be held by telephone or video conference call.

(e) Meetings and affairs of the Committee shall be subject to the Open Meetings Act and the Open Records Acts, as amended, as though the Committee is a local government under those acts.

(f) Minutes of each meeting shall be recorded and retained in accordance with the City's record retention policy.

(g) Notice of meetings shall be posted **in accordance with the applicable notice requirements for City meetings and** at least 24 hours in advance of the meeting.

Article 9. Conflicts. Compensation. Expenses.

(a) No compensation shall be paid to any member of the Committee for the **members** services. The Committee shall not enter into any contract with any member nor pay or authorize any remuneration to any member. The rules and requirements of the City Charter, **ordinances** and state law that apply to members of the City Council regarding conflicts of interest, disclosure, gifts and appearances of impropriety shall likewise apply to each member of the Committee.

(b) In accordance with the rules and requirements of the City, a member may be reimbursed for his/her reasonable expenses incurred in the performance of his/her duties as a member, provided however that all such expenses are approved in advance by the City and shall be paid by the City Finance Director.

Article 10. Quorum.

A majority of the **voting** members of the Committee shall constitute a quorum for the transaction of business; **h**owever, if at any meeting a quorum is no longer present whether due to conflict of interest or otherwise, a majority of those present may adjourn the meeting. The act of a majority of the members present at a meeting in which a quorum is present shall be the act of the Committee.

Article 11.

Ex-Officio Members.

(a) The City Manager, or designee(s), shall be ex-officio, non-voting members of the Committee.

(b) The City Manager's designee(s) shall provide support services for the Committee as needed, to include keeping a full and accurate account and record of all meetings of the Committee, correspondence, files, and records.

(c) **In addition to the City Manager's designee(s), ex-officio, non-voting members of the Committee shall include one representative of Mesa County Public Health Department and one member of the Regional Transportation Planning Office, each selected by the respective organization. The MCPH and RTPO members may participate in all Committee deliberations, contribute information and subject matter expertise related to active transportation to the Committee but shall not vote.**

Article 12. Amendment of Bylaws.

The Committee may, by the affirmative vote of a majority of its members, recommend amendments to these Bylaws. Proposed amendments approved by the Committee must be considered and approved by the City Council.

Adopted by the City Council this_____day of_____, 2022 by Resolution No. _____ .

_____
Anna M. Stout
President of the City Council

Attest:

_____
Amy Phillips
City Clerk

Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: December 7, 2022

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown GJ Business Improvement District

Submitted By: Brandon Stam

Information

SUBJECT:

Downtown Grand Junction Business Improvement District's 2023 Operating Plan and Budget

RECOMMENDATION:

The DGJBID Board reviewed and approved the 2023 Operating Plan and Budget and recommends City Council approval.

EXECUTIVE SUMMARY:

Annually, the Downtown Grand Junction Business Improvement District (DGJBID) is required to file an Operating Plan and Budget with the City Clerk by September 30. The City Council then approves or disapproves the plan and budget. The City Council reviewed the Plan and Budget at the October 17 Workshop.

BACKGROUND OR DETAILED INFORMATION:

In 2005, the City Council created the Downtown Grand Junction Business Improvement District (BID), approved their 2006 Operating Plan and Budget, conducted a mail ballot election to create a Special Assessment, and then turned over the board to the DDA. State Statutes (31-25-1212 C.R.S.) require business improvement districts to submit an operating plan and budget. The municipality shall approve or disapprove the operating plan and budget.

FISCAL IMPACT:

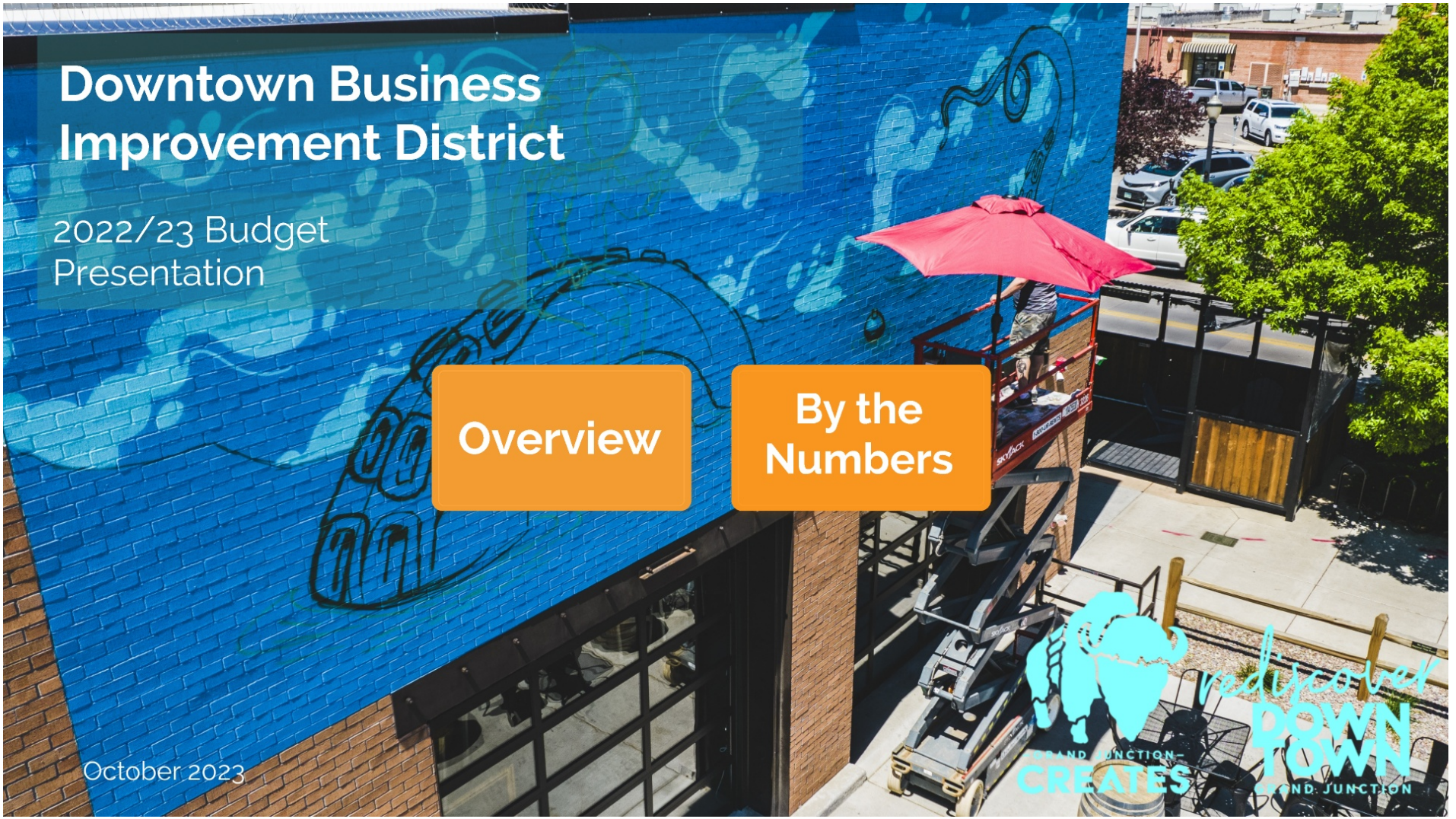
The City of Grand Junction makes an annual Payment In Lieu of Tax (PILT) to the BID. In 2022 the City paid $15,269 to the BID; that amount remains unchanged in the City's 2023 recommended budget.

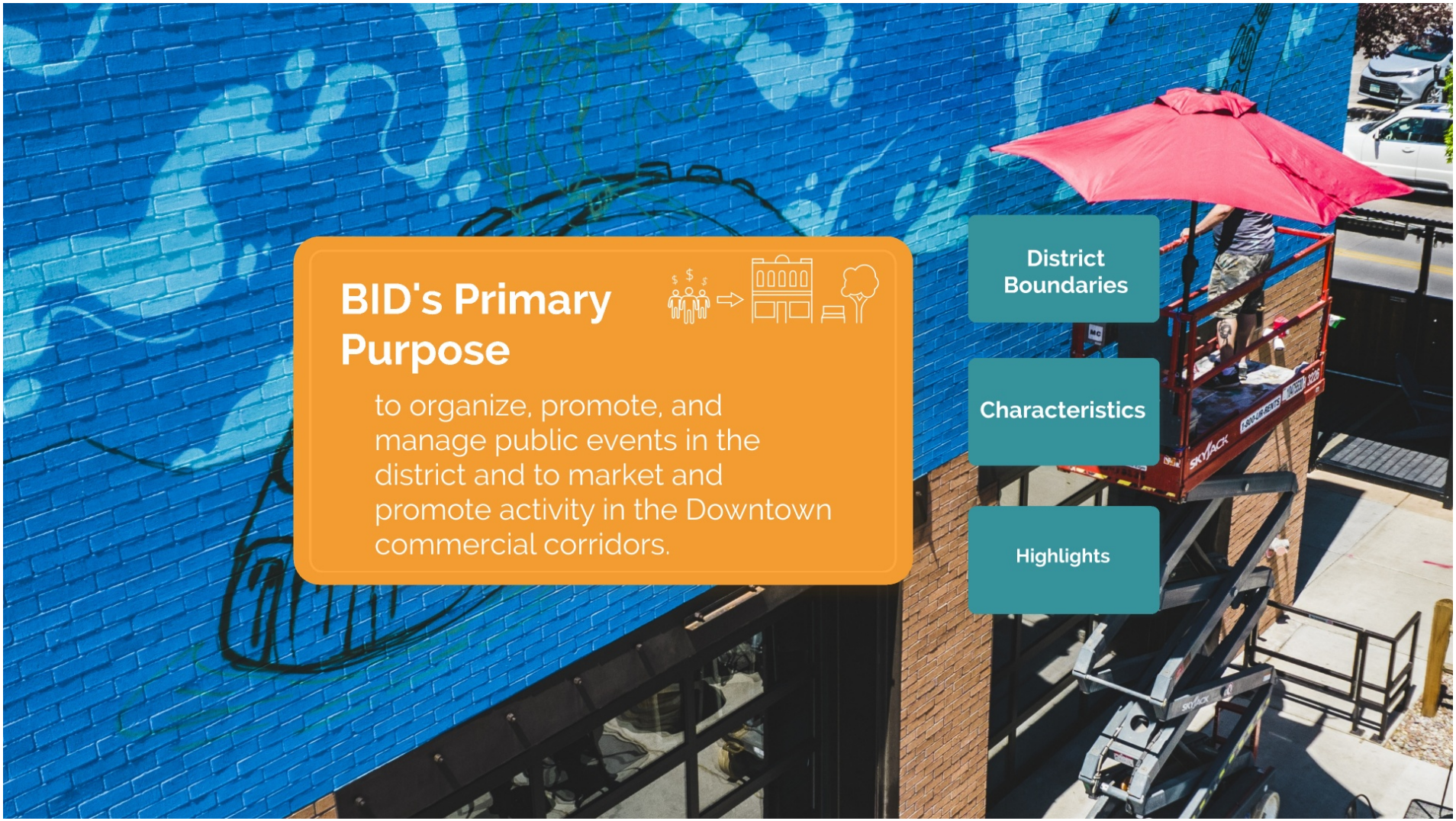
SUGGESTED MOTION:

I move to (approve/not approve) the Downtown Grand Junction Business Improvement District's 2023 Operating Plan and Budget.

Attachments

1. 2022 BID Budget Presentation
2. 2023 Downtown BID Line Item Budget


Downtown Business Improvement District
2022/23 Budget Presentation
Overview
By the Numbers
October 2023
rediscover DOWNTOWN GRAND JUNCTION
GRAND JUNCTION CREATES


BID's Primary Purpose
to organize, promote, and manage public events in the district and to market and promote activity in the Downtown commercial corridors.
District Boundaries
Characteristics
Highlights

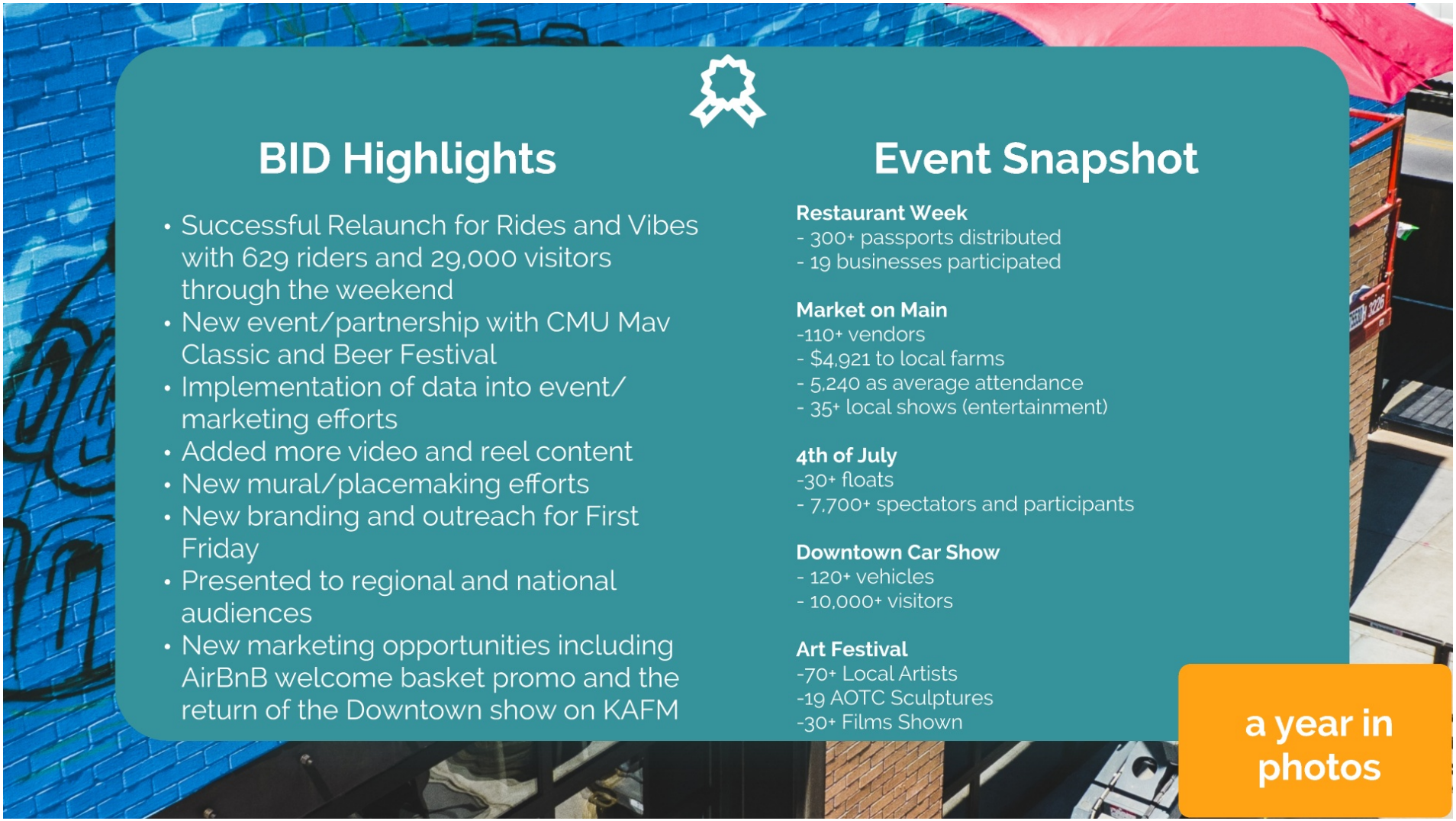
District Boundaries

- Spans approx. 40 blocks
- ~600 Property owners & businesses

- River & Rail District properties included




BIDs *can* engage in ...
• business recruitment
• maintenance improvements
• security measures (cameras, police, etc.)
• aesthetic enhancements
• economic development
• enhanced identity + public awareness
• hospitality for visitors



BID Highlights

- Successful Relaunch for Rides and Vibes with 629 riders and 29,000 visitors through the weekend
- New event/partnership with CMU Mav Classic and Beer Festival
- Implementation of data into event/ marketing efforts
- Added more video and reel content
- New mural/placemaking efforts
- New branding and outreach for First Friday
- Presented to regional and national audiences
- New marketing opportunities including AirBnB welcome basket promo and the return of the Downtown show on KAFM

Event Snapshot

Restaurant Week
- 300+ passports distributed
- 19 businesses participated

Market on Main
-110+ vendors
- $4,921 to local farms
- 5,240 as average attendance
- 35+ local shows (entertainment)

4th of July
-30+ floats
- 7,700+ spectators and participants

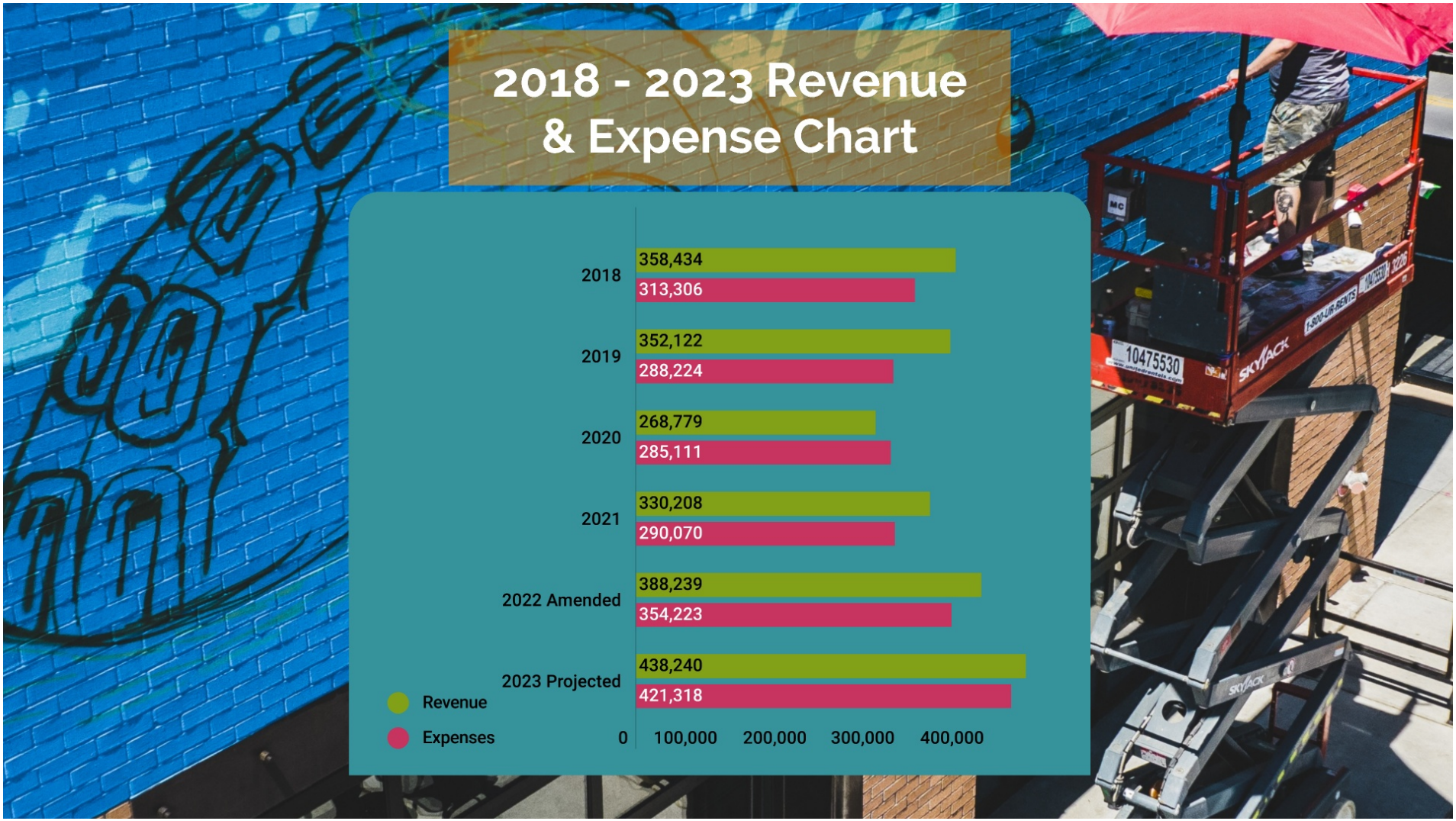
Downtown Car Show
- 120+ vehicles
- 10,000+ visitors

Art Festival
-70+ Local Artists
-19 AOTC Sculptures
-30+ Films Shown

a year in photos

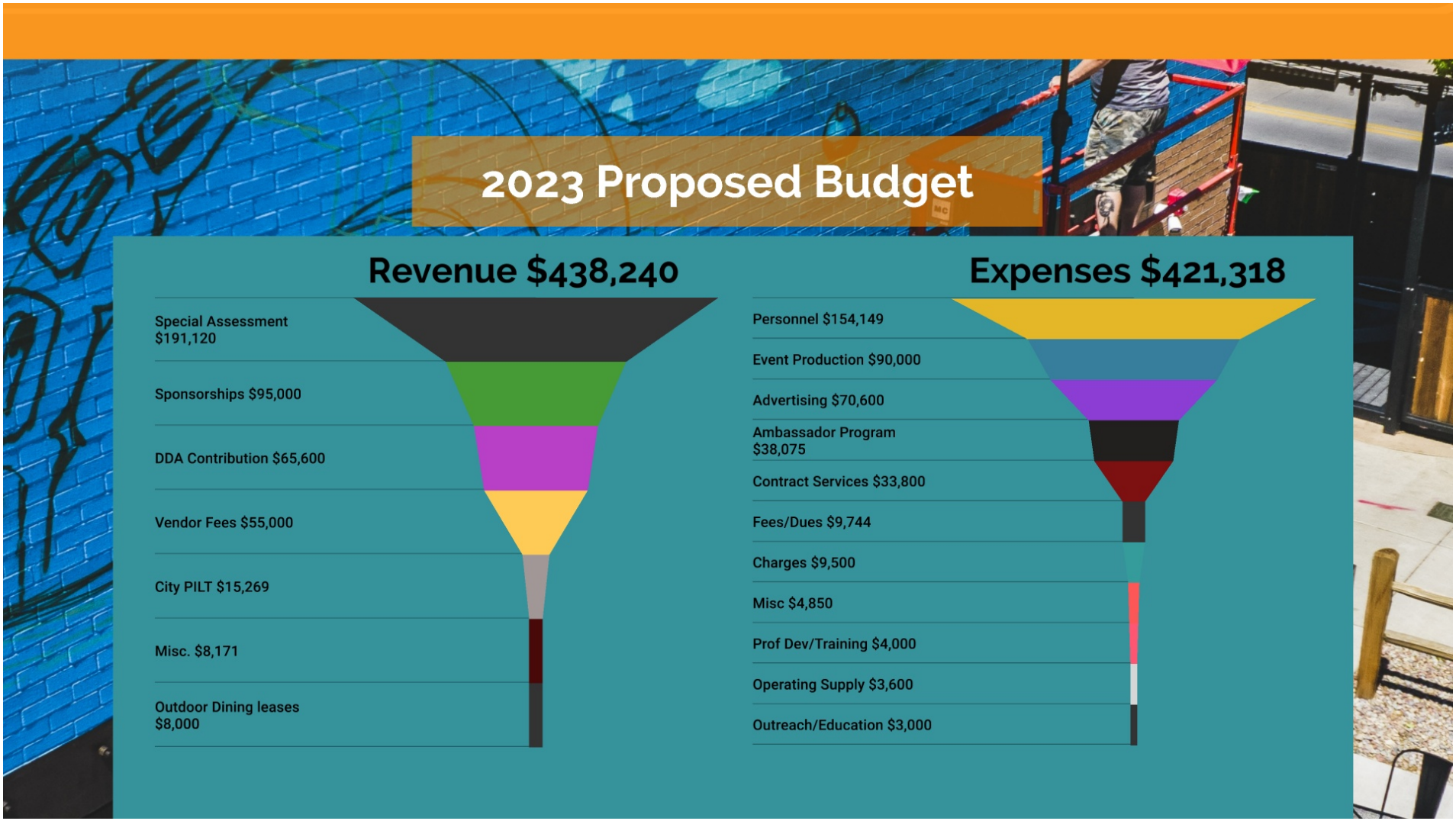

ROTH'S PRETZELS
Roman Holiday
RIDES
PRESENTED BY
Primary Care Partners
DOWN TOWN


By the Numbers
2018-2022 Revenue + Expenses
2022 Amended
2023 Proposed
Fund Balance
Questions?


2018 - 2023 Revenue & Expense Chart
2018
358,434
313,306
2019
352,122
288,224
2020
268,779
285,111
2021
330,208
290,070
2022 Amended
388,239
354,223
2023 Projected
438,240
421,318
Revenue
Expenses
0
100,000
200,000
300,000
400,000

2022 Amended BID Budget




2023 Proposed Budget
Revenue $438,240
Special Assessment $191,120
Sponsorships $95,000
DDA Contribution $65,600
Vendor Fees $55,000
City PILT $15,269
Misc. $8,171
Outdoor Dining leases $8,000
Expenses $421,318
Personnel $154,149
Event Production $90,000
Advertising $70,600
Ambassador Program $38,075
Contract Services $33,800
Fees/Dues $9,744
Charges $9,500
Misc $4,850
Prof Dev/Training $4,000
Operating Supply $3,600
Outreach/Education $3,000

Fund Balance Summary




Questions?

CITY OF Grand Junction COLORADO

2023 Recommended Operating Budget
By Department, By Fund, By Account Classification
December 7, 2022

Line Item Ref #	By Department By Fund By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
1	**711 Downtown BID Fund**						
2	**Revenue**	**$ 268,685**	**$ 330,599**	**$ 388,899**	**$ 330,297**	**$ 392,042**	**$ 438,240**
3	Licenses and Permits	7,982	8,309	8,000	10,664	10,664	8,000
4	Charges for Service	56,721	98,785	151,000	122,286	151,000	150,800
5	Intergovernmental	3,490	6,400	2,400	-	2,400	-
6	Interest	1,278	900	660	710	1,139	2,951
7	Other	199,214	216,205	226,839	196,637	226,839	276,489
8	**Expenses**	**$ 285,332**	**$ 290,250**	**$ 354,223**	**$ 298,832**	**$ 354,223**	**$ 416,770**
9	**Labor and Benefits**	**$ 127,742**	**$ 125,320**	**$ 138,611**	**$ 107,188**	**$ 138,611**	**$ 183,176**
10	Full Time	86,432	84,542	93,897	80,581	93,897	102,004
11	Seasonal	13,065	13,352	15,901	7,694	15,901	51,595
12	Benefits	25,142	25,513	27,905	18,391	27,905	26,493
13	Insurance	1,897	678	908	522	908	3,084
14	Other Compensation	1,206	1,236	-	-	-	-
15	**Operating**	**$ 157,572**	**$ 164,910**	**$ 215,612**	**$ 191,645**	**$ 215,612**	**$ 233,594**
16	Charges and Fees	4,810	(5,719)	4,170	3,251	4,170	6,100
17	Contract Services	136,277	151,742	194,162	164,776	185,866	197,800
18	Equipment	5,150	-	-	-	-	-
19	Grants and Contributions	-	3,000	500	910	910	1,000
20	Operating Supplies	6,939	11,161	7,370	15,216	15,216	8,800
21	Cost of Goods Sold	-	-	500	-	500	-
22	Professional Development	2,518	2,319	6,360	5,519	6,360	15,744
23	Repairs	282	684	450	60	450	450
24	Utilities	1,477	1,724	1,800	1,572	1,800	1,800
25	Uniforms and Gear	119	-	300	340	340	1,900
26	**Interfund Charges**	**$ 18**	**$ 20**	**$ -**	**$ -**	**$ -**	**$ -**
27	Fuel	18	20	-	-	-	-
28	**Total Downtown BID Fund**	**$ 285,332**	**$ 290,250**	**$ 354,223**	**$ 298,832**	**$ 354,223**	**$ 416,770**

Grand Junction City Council

Regular Session

Item #7.b.

Meeting Date: December 7, 2022

Presented By: Jonathan Purdy

Department: Horizon Drive Association Business Improvement District

Submitted By: Jonathan Purdy

Information

SUBJECT:

Horizon Drive Association Business Improvement District's (Horizon Drive BID) 2023 Operating Plan and Budget

RECOMMENDATION:

The Board recommends approval of the Horizon Drive BID's 2023 Operating Plan and Budget.

EXECUTIVE SUMMARY:

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30 each year. The City Council then approves or disapproves the plan and budget. The plan and budget were approved by the Horizon Drive BID Board. The City Council discussed this at their October 17, 2022 workshop. The Horizon Drive BID had a question on the November 8th ballot to "de-bruce" revenues, therefore two budgets were provided at the October 17 workshop. Since the ballot question passed, the revised budget adopted by the Horizon Drive BID Board is attached.

BACKGROUND OR DETAILED INFORMATION:

In 2004, the City Council created the Horizon Drive Association Business Improvement District, approved the 2005 Operating Plan and Budget and appointed the board. State Statutes require business improvement districts to annually submit an operating plan and budget. The municipality shall approve or disapprove the operating plan and budget so the BID can file its mill levy certificate with the County Assessor.

FISCAL IMPACT:

The pof the Horizon Drive BID will assess a 5.0 mill levy which is expected to generate approximately $222,252 based on the preliminary assessed valuation from the Mesa County Assessor.

There is no direct fiscal impact to the City. The City partners with the Horizon Drive Business Improvement District on improvement projects within the district as approved in the City's annual capital budget.

SUGGESTED MOTION:

I move to (approve/not approve) the Horizon Drive Association Business Improvement District's 2023 Operating Plan and Budget.

Attachments

1. 2023 Horizon Drive BID Final Budget
2. Horizon Drive BID Budget and Operating Plan October 17, 2022

Horizon Drive Business Improvement District
2023 Adopted Budget
With 2021 and 2022 Actuals

	2021 Actuals	2022 Actuals	2023 Budget
			no reduc.
FUND BALANCE - Beg. Year	**256,876**	**305,023**	**304,308**
ESTIMATED REVENUE			
BID's Mil Levy	225,294	218,633	222,252
Interest	30	45	35
Pass-Through Street Furniture CDOT Grant Fun	111,920	29,618	0
TOTAL REVENUES	**337,244**	**248,296**	**222,287**
BUDGETED EXPENDITURES			
GENERAL Operating Expenses:			
Administration			
Financial	2,615	4,000	4,000
Audit	2,650	2,700	2,700
Insurance	2,856	2,800	2,800
Legal	2,000	4,000	3,000
Executive Director Search	0	0	11,000
Payroll	56,031	57,750	56,500
Payroll tax expense	5,459	5,636	5,650
Payroll Insurance	13,096	13,096	0
Permits/Fees/Training	10	0	0
Operations			
Rent & other	6,541	7,500	7,500
Marketing & Comm.	4,021	5,000	5,000
DASH/Shuttle bus	3,615	5,000	5,000
Ballot Issue	0	3,200	0
Maintenance/repair	5,178	4,800	5,000
TOTAL GENERAL Operating Expense:	**104,072**	**115,482**	**108,150**
DISTRICT Services:			
Horizon Drive Corridor			
Crosswalk LED lights @ Clarion	5,994	0	20,000
Art on Horizon	0	60,000	70,000
Public safety	0	2,000	2,000
CDOT Grant Street Furniture Project	120,352	12,850	0
TOTAL DISTRICT Services	**126,346**	**74,850**	**92,000**
CAPITAL Outlay:			
Debt Service	58,679	58,679	58,679
TOTAL CAPITAL Expense:	**58,679**	**58,679**	**58,679**
TOTAL EXPENSES	**289,097**	**249,011**	**258,829**
Net Income	**48,147**	**-715**	**-36,542**
FUND BALANCE - End Year	**305,023**	**304,308**	**267,766**
Reserve Balance (Years of General Operating Expense in Fund Balance - 1.03 MIN)	2.9	2.6	2.5

HORIZON DRIVE
District

Gateway to Grand Junction

Service & Operating Plan 2023

INTRODUCTION

The Horizon Drive District (the "District") is comprised of commercial properties within the general geographic areas of Horizon Drive between G Road and H Road. The District was formed in 2004 under Colorado Revised Statute 31-25-1201, which allows Business Improvement Districts to be formed within municipalities of Colorado, and to levy and collect ad valorem taxes on commercial property within the boundaries of the District. The City of Grand Junction oversees the District and appoints the Board of Directors.

As the "Gateway to Grand Junction"®, the District is often the first and lasting impression people have of the City of Grand Junction. As such, City government also takes an active role and fiscal partnership in the maintenance and improvements to the District.

The Horizon Drive District is home to more than 200 businesses, including 72% of the City's lodging, and most recent studies reveal an overall economic impact of $300 million annually. The District sees 7 million cars annually and connects the community and travelers to the Regional Airport, Downtown, Colorado Mesa University and points between.

The mission of the Horizon Drive District is to build community, enhance the beauty and advocate the economic vitality of the Horizon Drive District.

In 2022, the District partnered with the Grand Junction Police Department to install ARTIC (Advanced Real Time Information Center) crime cameras in 8 areas along Horizon Drive. The District promoted the project to key business and property owners, obtained permission to mount cameras on private property where necessary, and funded the installation of cameras. Signage informing the community that monitored crime cameras were protecting the area were purchased by the District and installed in high traffic areas.

In accordance with the Board's stated objectives, the District adopts the following general Service & Operating Plan for 2023:

VISIT THE DISTRICT
WWW.HORIZONDRIVEDISTRICT.COM
970.985.1833
P.O. Box 4191 Grand Junction, CO 81502

2023 GOALS

The board of the Horizon Drive District is currently working on a new strategic plan with the input of their new Executive Director, Jonathan Purdy. Jonathan started in the position on October 3, 2022 and has many ideas to increase the economic vitality of the District. Much will depend on the results of the November 8, 2022 ballot issue to "De-Bruce" the District.

SERVICES AND IMPROVEMENTS OFFERED BY THE DISTRICT

- Plan for future growth and enhance the District with long range planning of improvements.
- Represent the District in decisions that may impact the area.
- The District is allowed to make and contemplate a broad range of public improvements including, but not limited to: streets, sidewalks, curbs, gutters, pedestrian malls, streetlights, drainage facilities, landscaping, decorative structures, statuaries, fountains, identification signs, traffic safety devices, bicycle paths, off street parking facilities, benches, restrooms, information booths, public meeting facilities, and all incidentals, including relocation of utility lines.

GOVERNANCE OF THE DISTRICT

- The Board of Directors is appointed by the Grand Junction City Council.
- The Board of Directors appoints management staff in accordance with District Bylaws.

POWERS OF THE DISTRICT

- The power to levy taxes against taxable commercial property.
- To consider and, if deemed necessary, provide services within the District including but not limited to:
    - Management and planning
    - Maintenance of improvements, by contract if necessary
    - Promotion or marketing
    - Organization, promotion and marketing of public events
    - Activities in support of business recruitment, management and development
    - Snow removal or refuse collection / recycling
    - Design assistance
- To acquire, construct, finance, install and operate public improvements and to acquire and dispose of real and personal property.
- To refund bonds of the district.
- To have management, control and supervision of business affairs of the district.
- To construct and install improvements across or along any public street, alley or highway and to construct work across any stream or watercourse.
- To fix, and from time to time increase or decrease, rates, tolls, or charges for any services or improvements. Until paid, such charges become a lien on commercial

property in the District, and such liens can be foreclosed like any other lien on real or personal commercial property.

- The power to sue and to be sued, to enter into contracts and incur indebtedness, to issue bonds subject to statutory authority.

2023 BUDGET

Please see the attached 2023 Budget, which offers two scenarios: one should the District be required to reduce their revenue due to TABOR limits, and one should their ballot question be successful. It is likely the new Executive Director will release a revised budget once he and the board complete their new strategic plan.

General Fund	2021 Actuals	2022 Budget	2022 Projected	2023 Budget w/mil reduc.	2023 Budget no reduc.
FUND BALANCE - Beg. Year	256,876	305,023	305,023	341,607	341,607
ESTIMATED REVENUE					
BID's Mil Levy	225,294	218,633	232,829	115,827	222,252
Interest	30	45	23	35	35
Pass-Through Street Furniture CDOT Grant Fun	111,920		29618		
TOTAL REVENUES	337,244	218,678	262,470	115,862	222,287
BUDGETED EXPENDITURES					
GENERAL Operating Expenses:					
Administration					
Financial	2,615	4,000	3,700	4,000	4,000
Audit	2,650	2,700	2,660	2,700	2,700
Insurance	2,856	2,800	2,703	2,800	2,800
Legal	2,000	4,000	5,000	3,000	3,000
Executive Director Search			11,000		
Payroll	56,031	57,750	65,500	52,000	52,000
Payroll tax expense	5,459	5,636	3,698	5,200	5,200
Payroll Insurance	13,096	13,096	8,800		
Permits/Fees/Training	10				
Operations					
Rent & other	6,541	7,500	7,500	7,500	7,500
Marketing & Comm.	4,021	5,000	4,000	5,000	5,000
DASH Shuttle bus	3,615	5,000	5,000	5,000	5,000
Ballot Issue			4,000		
Maintenance/repair	5,178	8,000	4,000	5,000	5,000
TOTAL GENERAL Operating Expense:	104,072	115,482	127,561	92,200	92,200
DISTRICT Services:					
Horizon Drive Corridor					
LED lights - Clarion crosswalk				20,000	20,000
Art on Horizon	5,994	60,000		70,000	70,000
Public safety		2,000	7,329	2,000	2,000
CDOT Grant Street Furniture Project	120,352	12,850	32,317		
TOTAL DISTRICT Services	126,346	74,850	39,646	92,000	92,000
CAPITAL Outlay:					
Debt Service	58,679	58,679	58,679	58,679	58,679
TOTAL CAPITAL Expense:	58,679	58,679	58,679	58,679	58,679
TOTAL EXPENSES	289,097	249,011	225,886	242,879	242,879
Net Income	48,147	-30,333	36,584	-127,017	-20,592
FUND BALANCE - End Year	305,023	274,690	341,607	214,590	321,015
Reserve Balance (Years of General Operating Expense in Fund Balance - 1.03 MIN)	2.9	2.4	2.7	2.3	3.5

Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: December 7, 2022

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver and Ken Sherbenou

Information

SUBJECT:

A Resolution Setting the Title and Submitting to the Electorate on April 4, 2023, a Measure to Increase the City Sales and Use Tax from 3.25 percent to 3.40 percent (An Increase of 0.15 percent to Sunset December 31, 2054) and to Retain and Spend Revenues as a Voter-Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build a Community Recreation Center at Matchett Park

RECOMMENDATION:

Consider approval of the Resolution Setting a Title and Submitting a Ballot Proposal to the Electorate on April 4, 2023, to Enact a 0.15 percent Sales Tax Increase to fund the Community Recreation Center (CRC).

EXECUTIVE SUMMARY:

On November 16, 2022, the City Council adopted the 2022 Community Recreation Center (CRC) Plan and gave direction to staff to draft a ballot question. The Grand Junction City Council at its December 7, 2022, meeting will consider placing a question on the April ballot asking the City electors to approve a 0.15 percent City sales and use tax rate increase for the construction, furnishing, and equipping of a Community Recreation Center (CRC) at Matchett Park and authorizing the City to borrow money to finance the CRC project.

BACKGROUND OR DETAILED INFORMATION:

On November 16, 2022, after an approximately 10-month public outreach effort by the City Parks and Recreation Advisory Board, City staff, and Barker Rinker Seacat, the City's consultant for the CRC Project, the City Council approved Resolution 84-22 approving and adopting the 2022 CRC plan. Resolution No. 84-22 is incorporated

herein as if fully set forth. This resolution is the final action in the planning process and it is incorporated into the final 2022 CRC plan. With this action, the Grand Junction Community Recreation Center (CRC) at Matchett Park Feasibility Study has been completed. This full and final report is included in the attachments with this agenda documentation. This report captures the full planning process that has been conducted for most of 2022.

The 2022 CRC plan grew out of the Parks, Recreation and Open Space (PROS) Master Plan, which City Council adopted on January 6, 2021. The highest priority of that plan was a Community Recreation Center. To better understand the opportunity, the City commissioned a study facilitated by professors from Colorado Mesa University, which concluded in February of this year. Showing strong community support for a CRC and a willingness to fund it, the City commenced planning for the CRC. The Grand Junction Community Recreation Center at Matchett Park Feasibility Study is now complete and adopted, and the next step is to refer the proposal that would enable the CRC to the voters.

The Resolution that adopted the 2022 CRC plan anticipates the construction and operation of an approximately 83,000 square foot facility that is planned to provide, but not be limited to, a warm water multi-generational aquatic area with lazy river, zero depth entry, playground and slides, cool water lap pool, a warm water therapy pool, an indoor walk/jog track, multi-purpose meeting rooms, gymnasium, fitness and weights center, family and senior lounges, child watch room, and a climbing wall.

The Plan for the CRC, and the facility when it is built, will realize the highest priority of the Parks, Recreation and Open Space (PROS) Master Plan which is for the community to have a recreation center. For these and other reasons, the City Council has determined that the 0.15 percent sales and use tax rate increase is a reasonable means of advancing the community's interests as expressed by the PROS Master Plan in general and the CRC Plan in particular. If the ballot question increasing the sales tax rate increase is approved and the City is authorized with the passage of the question to incur debt, then the City Council will begin the CRC project as soon as possible with the funds generated from the 0.15 percent sales and use tax increase being used to pay the debt for the CRC project, and if available, fund the operation and maintenance.

With approval of the ballot question, the City will proceed without delay to design, construct, furnish, and equip the CRC with an anticipated completion date of late 2025.

FISCAL IMPACT:

This action does not have direct fiscal impact. However, if the voters authorize the 0.15 percent sales tax for the CRC (effective 7/1/2023), the estimated revenue for 2023 is $2,400,000 and for 2024, which is the full fiscal year, is $4,900,000. Under TABOR, the City is required to provide an estimate of the first fiscal year of revenues in the ballot question. If actual first year revenues exceed that amount, then it triggers a refund of those excess funds. Therefore, when providing the estimate for the purposes of the ballot question, staff projected revenues based on average growth rate and included an

estimation margin to calculate the estimated revenue for 2023 and 2024.

If the voters authorize the issuance of debt to fund the CRC, debt will be issued for an estimated aggregate principal amount of $70,000,000 with total debt service costs not to exceed $161,000,000. Under TABOR, the City is required to provide the estimated debt service costs for voter authorization, and this amount cannot be exceeded. The $160 million is calculated based on $70 million par issuance, for 30 years, at 6%. Similar to applying a margin on the revenue estimate for the ballot question, staff applied a higher interest rate to ensure total debt service costs do not exceed authorization. Staff fully expects to issue debt at or below a 4.5% interest rate and given the timing of the project design will have the opportunity to closely monitor the market, issue debt at a preferred time, and minimize debt service costs as much as possible.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 93-22, to refer a ballot question to the April 4, 2023 election to enable the implementation of the 2022 CRC Plan.

Attachments

1. RES-Community Recreation Center Ballot Question Final Draft
2. PRAB endorsement of CRC ballot language 12 1 22
3. 2022 CRC Plan Adoption by City Council 11 16 22
4. GJCRC 2022.10.31 Feasibility Report FINAL with Appendix V5 with Adoption Letter and Appendix.pdf, reduced size

RESOLUTION NO. ___ -22

A RESOLUTION SETTING THE TITLE FOR AND SUBMITTING TO THE ELECTORATE ON APRIL 4, 2023, A MEASURE TO INCREASE CITY SALES AND USE TAX FROM 3.25% TO 3.40% (AN INCREASE OF 0.15% TO SUNSET DECEMBER 31, 2054) AND TO RETAIN AND SPEND REVENUES AS A VOTER APPROVED REVENUE CHANGE AS DEFINED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND TO INCUR BONDED INDEBTEDNESS TO BUILD A COMMUNITY RECREATION CENTER AT MATCHETT PARK

RECITALS

The City Council of the City of Grand Junction at its December 7, 2022, meeting considered placing a question on the April ballot asking the City electors to approve 0.15% City sales and use tax rate increase for the construction, furnishing and equipping of a community recreation center (CRC) at Matchett Park and authorizing the City to borrow money to finance the CRC project.

On November 16, 2022, after an approximately 10-month public outreach effort by the City Parks and Recreation Advisory Board, City staff, and Barker Rinker Seacat, the City's consultant for the CRC Project, the City Council approved Resolution 84-22 approving the 2022 CRC plan (Plan). Resolution 84-22 is incorporated herein as if fully set forth.

That Resolution and the Plan that is adopted by and with the Resolution, anticipates the construction and operation of an approximately 83,000 square foot facility that is planned to provide, but not be limited to, a warm water multi-generational aquatic area with lazy river, zero depth entry, playground and slides, cool water lap pool, a warm water therapy pool, an indoor walk/jog track, multi-purpose meeting rooms, gymnasium, fitness and weights center, family and senior lounges, child watch room, and a climbing wall.

The Plan for the CRC, and the facility when it is built, will realize the highest priority of the Parks, Recreation and Open Space (PROS) Master Plan which is for the community to have a recreation center.

DRAFT

For these and other reasons the City Council has determined that the 0.15% sales and use tax rate increase Is a reasonable means of advancing the community's Interests as expressed by the PROS Master Plan in general and the CRC Plan in particular. If the ballot question increasing the sales tax rate is approved and the City is authorized with the passage of the question to incur debt, then the City Council will begin the CRC project as soon as possible with the funds generated from the 0.15% sales and use tax increase being used to pay the debt for the CRC project and if available fund the operation and maintenance.

With approval of the question the City will proceed without delay to design, construct, furnish and equip the CRC as soon as possible with an anticipated completion date of late 2025.

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

The following question shall be submitted to the registered electors at the regular municipal election on April 4, 2023.

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED $2,400,000.00 IN 2023 (BEGINNING IN JULY 2023) AND $4,900,000.00 in 2024 (THE FIRST FULL FISCAL YEAR) AND BY WHATEVER AMOUNTS AS ARE GENERATED ANNUALLY THEREAFTER UNTIL DECEMBER 31, 2054 BY INCREASING THE CITY'S SALES AND USE TAX RATE FROM 3.25% TO 3.40% BEGINNING JULY 1, 2023 FOR THE PURPOSE OF GENERATING REVENUE TO FINANCE THE COSTS OF DEBT SERVICE, CONSTRUCTION, EQUIPPING, FURNISHING, OPERATING AND MAINTAINING A COMMUNITY RECREATION CENTER AT MATCHETT PARK AND SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED $70,000,000.00, WITH A REPAYMENT COST OF $161,000,000.00 TO PROVIDE FINANCING FOR THE COSTS OF CONSTRUCTION OF THE COMMUNITY RECREATION CENTER WITH THE DEBT BEING PAYABLE FROM THE TAX INCREASE OR ANY OTHER GENERAL REVENUE OF THE CITY, PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD BEING DETERMINED BY THE CITY AS NECESSARY AND PRUDENT WITH THE CITY

DRAFT

BEING AUTHORIZED TO IMPOSE, COLLECT, RETAIN AND SPEND SUCH REVENUES AND ANY INVESTMENT EARNINGS AND INTEREST ON SUCH REVENUES, AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION?

___ Yes ___ No

The ballot title Is set based upon the requirements of the Colorado Constitution and the City Charter and pursuant to Section 31-11-102 C.R.S is an alternative to the provisions of Section 31-11-111. C.R.S. regarding both a title and a submission clause. Pursuant to Section 31-10-1308. C.R.S any election contest arising out of a ballot Issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot Issue or ballot question Is set.

If the voters authorize the debt as described In the question set forth above the City intends to Issue such debt In the approximate aggregate principal amount of $70,000,000.00 to pay the costs of the project described in the ballot question, including the reimbursement of certain costs incurred by the City prior to the execution and delivery of debt proceeds upon terms acceptable to the City, as authorized in a resolution to be hereafter adopted and to take all further action which Is necessary or desirable in connection therewith. The officers, employees, and agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by this resolution. The City shall not use reimbursed moneys for purposes prohibited by Treasury Regulation § 1.150-2(h). This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation § 1.150-2.

DRAFT

PASSED, ADOPTED and APPROVED this 7th day of December 2022.

_____

Anna M. Stout

President of the City Council

ATTEST:

_____

Amy Phillips

City Clerk

DRAFT

12/1/2022

Grand Junction City Council
250 N 5th St
Grand Junction, CO, 81501

Dear City Council,

At our PRAB meeting today, among other agenda items, we discussed one outstanding CRC issue, namely the ballot language to be presented to City Council on 12/7/22 and to be voted on by the residents of Grand Junction on 4/4/23.

We were shown on the screen at the Lincoln Park Barn the wording of the ballot, including the specific language mandated by the Tabor amendment, and discussed with city staff some of the details. We were happy that a single ballot question will be sufficient, and that the total cost of the bond over 30 years, as required by Tabor, was listed as $161,000,000. This is based on the top end of where the interest rate might be when the financing occurs - a very conservative estimate that should protect the city from any unexpected eventualities. We were happy to see the continued conservative approach to ensure the City will not only attain but hopefully exceed the expectations laid out throughout the CRC plan.

Based on this, PRAB unanimously voted to endorse the draft ballot language we reviewed to be submitted to council and to hope they will approve this on 12/7/22. Once this step is taken, the Campaign Committee can take this to the public and explain exactly what the vote will entail, and hopefully ensure a positive outcome.

Being able to review this critical final step reflects the continued confidence in our committee that the City has vested. This conversation enabled the completion of our due diligence with this exciting and sorely needed project for Grand Junction.

Sincerely,



William Findlay MD (retired)
CRC PRAB Subcommittee Chairman

RESOLUTION NO. 84-22

A RESOLUTION ADOPTING THE 2022 COMMUNITY RECREATION CENTER (CRC) PLAN

Recitals:

On January 6, 2021, the City Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan. The PROS plan considers all elements in the City's park and recreation system and expresses community priorities with the Community Recreation Center (CRC) being the top priority.

Following the adoption of the PROS plan, a statistically valid survey was facilitated by Professors King, Gollob and Jennings from Colorado Mesa University. The survey confirmed strong support for the CRC and demonstrated a willingness to fund it. The CRC planning process continued through 2022 with numerous public outreach meetings and opportunities for discussion and input by means of the process culminating in the 2022 CRC Plan (Plan), a copy of which is attached to and incorporated into this Resolution as if fully set forth.

The Plan has been carefully, thoroughly, and conscientiously considered and the assumptions and recommendations well formulated by and with community input and expressed need. The Plan provides clear direction for the City to build Grand Junction's first CRC should the voters authorize the financing.

For the foregoing reasons the City Council by and with this Resolution does adopt, approve, and endorse the 2022 CRC Plan.

The City Council having been duly advised and determined that the 2022 CRC Plan will serve as a blueprint for the design, funding, construction, and operation of the CRC, should voters approve the funding in an upcoming election, does adopt this Resolution and the Plan in support of and to advance the interests of the people of Grand Junction.

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

The 2022 Community Recreation Center Plan is hereby approved and adopted as generally and specifically provided therein and in accordance with this Resolution and to the extent necessary or required shall serve to amend the adopted PROS Plan to be consistent herewith.

PASSED AND APPROVED this 16th day of November 2022.

Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips
City Clerk



2022 GRAND JUNCTION COMMUNITY RECREATION CENTER (CRC) PLAN

ADOPTED BY CITY COUNCIL | NOVEMBER 16, 2022

CITY OF Grand Junction COLORADO
PARKS & RECREATION

DHM DESIGN
LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

BARKER RINKER SEACAT ARCHITECTURE

PROJECT INFORMATION

PROJECT LOCATION
GRAND JUNCTION, COLORADO

PROJECT SITE AREA
MATCHETT PARK - 205 ACRES

PRELIMINARY PROJECT PROGRAM AREA
83,000 GSF NEW RECREATION PROGRAM

SITE BUDGET
$ 4,600,000

BUILDING CONSTRUCTION BUDGET
$ 50,000,000

SOFT COSTS (PERMITS, FEES, FIXTURES, FINISHES & FURNITURE, CONTINGENCY)
$ 16,100,000

TOTAL PROJECT BUDGET
$ 70,700,000

PROJECT TEAM

ACKNOWLEDGMENTS

GRAND JUNCTION CITY COUNCIL
ANNA STOUT, COUNCIL PRESIDENT
ABE HERMAN, COUNCIL PRESIDENT PRO TERM
CHUCK MCDANIEL, DISTRICT AT-LARGE
PHILLIP PE'A, DISTRICT B
RANDALL REITZ, DISTRICT AT-LARGE
DENNIS SIMPSON, DISTRICT D
RICK TAGGART, DISTRICT A

PARKS AND RECREATION ADVISORY BOARD
LISA WHALIN, CHAIR
WILLIAM FINDLAY, CHAIR OF CRC SPECIAL COMMITTEE
PHILLIP PE'A, CITY COUNCIL REPRESENTATIVE
KYLE GARDNER
CINDY ENOS-MARTINEZ
GARY SCHROEN
AUSTIN SOLKO
NANCY STRIPPEL
LILLY GRISAFI
BYRON WIEHE

CITY CRC STAFF TEAM
GREG CATON, CITY MANAGER
EMILY KRAUSE, RECREATION SUPERINTENDENT
JAY VALENTINE, GENERAL SERVICES DIRECTOR
JODI WELCH, FINANCE DIRECTOR
JOHN SHAVER, CITY ATTORNEY
KEN SHERBENOU, PARKS AND REC DIRECTOR
TRICIA ROTHWELL, RECREATION COORDINATOR

DEPARTMENT DIRECTORS
GREG CATON, CITY MANAGER
AMY PHILLIPS, CITY CLERK
ELIZABETH FOGARTY , VISIT GJ DIRECTOR
JAY VALENTINE, GENERAL SERVICES DIRECTOR
JODI WELCH, FINANCE DIRECTOR
JOHN SHAVER, CITY ATTORNEY
KEN SHERBENOU, PARKS AND REC DIRECTOR
MATT SMITH, POLICE CHIEF
PAUL SCHULTZ, IT DIRECTOR
RANDI KIM, UTILITIES DIRECTOR
SHELLEY CASKEY, HUMAN RESOURCES DIRECTOR
TAMRA ALLEN, COMMUNITY PLANNING AND DEVELOPMENT DIRETOR
TRENT PRALL, PUBLIC WORKS DIRECTOR

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*NOTE: THESE COMMENTS CAME FROM MEMBERS OF THE PUBLIC AND DOCUMENT THE PROCESS. THEY DO NOT NECESSARILY REFLECT THE FINAL CONTENT OF THE REST OF THE PLAN.

ARCHITECTURAL AND LANDSCAPE TEAM

BARKER RINKER SEACAT ARCHITECTURE
CRAIG BOUCK, PRINCIPAL-IN-CHARGE
JENNA KATSAROS, FACILITY PERFORMANCE ADVISOR
ANDY STEIN, PROJECT MANAGER

DHM DESIGN
JASON JAYNES, SITE PLANNING

EXECUTIVE SUMMARY

BACKGROUND

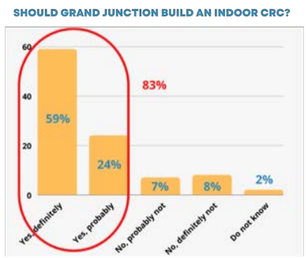
Why did the Community Recreation Center (CRC) process resume?
Adopted in January 2021, The Parks, Recreation and Open Space Masterplan (PROS) identified a Community Recreation Center as the highest priority. Following the adoption of the PROS master plan, in April 2021, voters approved a cannabis tax to help fund the indoor and outdoor parks and recreation facilities, trails and open space projects identified in the PROS plan. It was anticipated that the proceeds from this funding source would need to be augmented with additional funding sources. Cannabis revenue alone is not enough to fund construction of the CRC. A second funding source is required.

2022 CMU STUDY

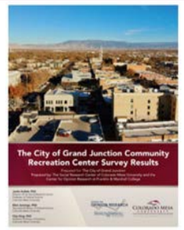
In order to further study the Community Recreation Center opportunity, the City of Grand Junction engaged professors at Colorado Mesa University (CMU) to develop a statistically valid survey to measure citizen attitudes towards a potential Community Recreation Center. A random sample of community members were polled through phone calls representing the broader Grand Junction community. The study validated a number of issues including support for the project, location of the project and funding of the project.

FEASIBILITY STUDY GOALS

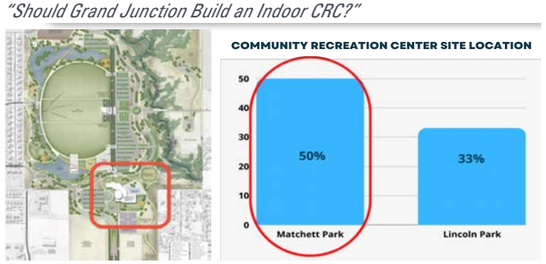
Using the CMU survey results as a guide, the goal of this study was to build further consensus through three work sessions. Each work session had a different focus. Work Session1 focused on finalizing a site. Work Session 2 focused on project size and a secondary funding option. Work Session 3 focused on an operational plan and the conceptual design of the building and site. Each session included focus group meetings and a public community meeting to present each topic and gather feedback. At the completion of each session, the Parks and Recreation Advisory Board (PRAB) was asked to make a final recommendation to City Council on each of the session topics. Each work session focused on listening to community input and letting it guide the final recommendations. The recommendations were as follows:



CRC February 2022 Survey



Broad support for the construction of a new indoor CRC - 83% of those polled answered, Yes, definitely or yes, probably, to the question, *"Should Grand Junction Build an Indoor CRC?"*



SITE PREFERENCE

The 2022 CMU survey also revealed a clear preference for Matchett Park as the site, with 50% supporting Matchett Park versus 33% supporting Lincoln Park. The Parks and Recreation Advisory Board, charged by City Council on making recommendations on the CRC plan, unanimously selected Matchett Park because:

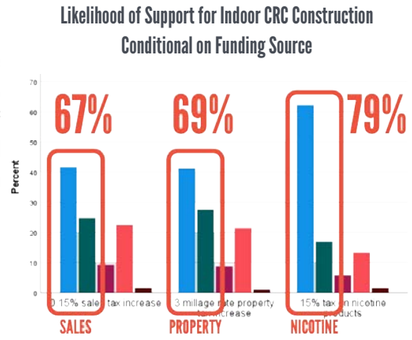
1. Opportunities for future expansion
2. Catalyst for Master Plan amenities including outdoor facilities.
3. Desire for a simple to understand, single issue ballot proposal.

City Council approved the selection of Matchett Park on July 6, 2022

FUNDING & PROGRAMING

The 2022 CMU Survey also polled citizen's support for a second funding source. The survey results showed overwhelming support for any of the three options; a 0.15% sales tax, a 3 mill property tax or a 15% tax on nicotine/tobacco products. All three of the secondary funding sources are projected to bridge the funding gap. The Parks and Recreation Advisory Board charged by City Council on making recommendations on the CRC plan, unanimously selected a 0.15% increase to sales taxes because:

1. Most common CRC funding method, especially on the western slope.
2. City residents pay only about 30% of the total sales tax.
3. Survey indicated 67% very likely or somewhat likely to support.
4. Sales tax revenue can be measured with a high degree of confidence.



The Parks and Recreation Advisory Board also voted unanimously to support the larger $70M/83,000 sq. ft. size option citing the public's support for a larger building and a general concern from the public that even the larger facility may still be too small to serve the needs of the community.

On August 17, 2022, City Council voted 5-1 to approve PRAB's recommendation on the supplemental funding source (0.15% sales tax increase), to be combined with cannabis revenue already devoted to parks and recreation to build an 83,000 square foot facility.

CONCEPT DESIGN & OPERATIONAL PLAN

The third phase of the study was to present and gather feedback on a conceptual operational plan and design of the proposed facility. A detailed operational plan was developed by BRS and included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. The conceptual design linked overarching concepts that make Grand Junction unique to the design of the building and site.

Feedback from the public was favorable and positive of the overall concept design and operations plan. The Parks and Recreation Advisory Board reviewed all data regarding the operational plan and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design.

WHAT'S DIFFERENT THIS TIME

Since 2019, other needs have been met, including passing a First Responder Tax of 0.5% for Police and Fire, road improvement projects of $70M in debt funding approved (no new taxes), and voters approved bond funding to build a new GJ High School. For many, these needs had to be met before supporting a CRC. This CRC planning effort as a whole is building off of decades of previous studies and applying lessons learned. The central goal of this study is to retain the best parts of previous plans and fix the weakest parts in order to bring forth the strongest possible plan.

2019 BALLOT QUESTION:
45% YES, 55% YES

0.39% sales tax increase - Would have raised City Rate to 3.64% No sunset
$79 million Project Budget
2 Sites - Matchett + Orchard Mesa
3 Projects Included: CRC / 75 Acre Park / Orchard Mesa Pool
3 Separate City ballot questions on April 2019 ballot
Fire & Police, Roads, and a CRC

2023 CONCEPT:

Cannabis revenue + 0.15% sales tax
Raise City Rate to 3.40% with a sunset
$70 million
1 Site - Matchett
1 Project: CRC
1 City ballot question on the April 2023 ballot

PROCESS AND SCHEDULE

SCHEDULE

The study schedule was just over five months and included three work sessions, with 3 public open houses, numerous presentations to the Parks & Recreation Advisory Board (PRAB), and multiple follow up meetings and engagement sessions with PRAB and numerous focus group meetings.

COMMUNITY INPUT

Each Work Session consisted of multiple stakeholder meetings and a community meeting.

- Work Session 1 was to determine a Site Preference for the Community Recreation Center (CRC). 127 community members provided input and over 400 comments were collected.
- Work Session 2 gathered public input and preferences regarding a second funding source needed to fund construction and for an operational subsidy, as well as the desired building program size. 143 community members provided input and 229 comments were collected.
- Work Session 3 provided an opportunity to present a summary of decisions made at Work Sessions 1 & 2 and to gather public input regarding an operational plan for the CRC and an initial conceptual design for the site and building. 135 community members provided input and 94 comments were collected.

SITE SELECTION

The CMU survey revealed a clear preference for Matchett Park as the site, which was reinforced by additional public input in Work Session 1. The Parks and Recreation Advisory Board unanimously recommended this site for CRC development. On July 6, 2022, City Council unanimously approved PRAB's recommendation on site.

PROGRAM/SIZE

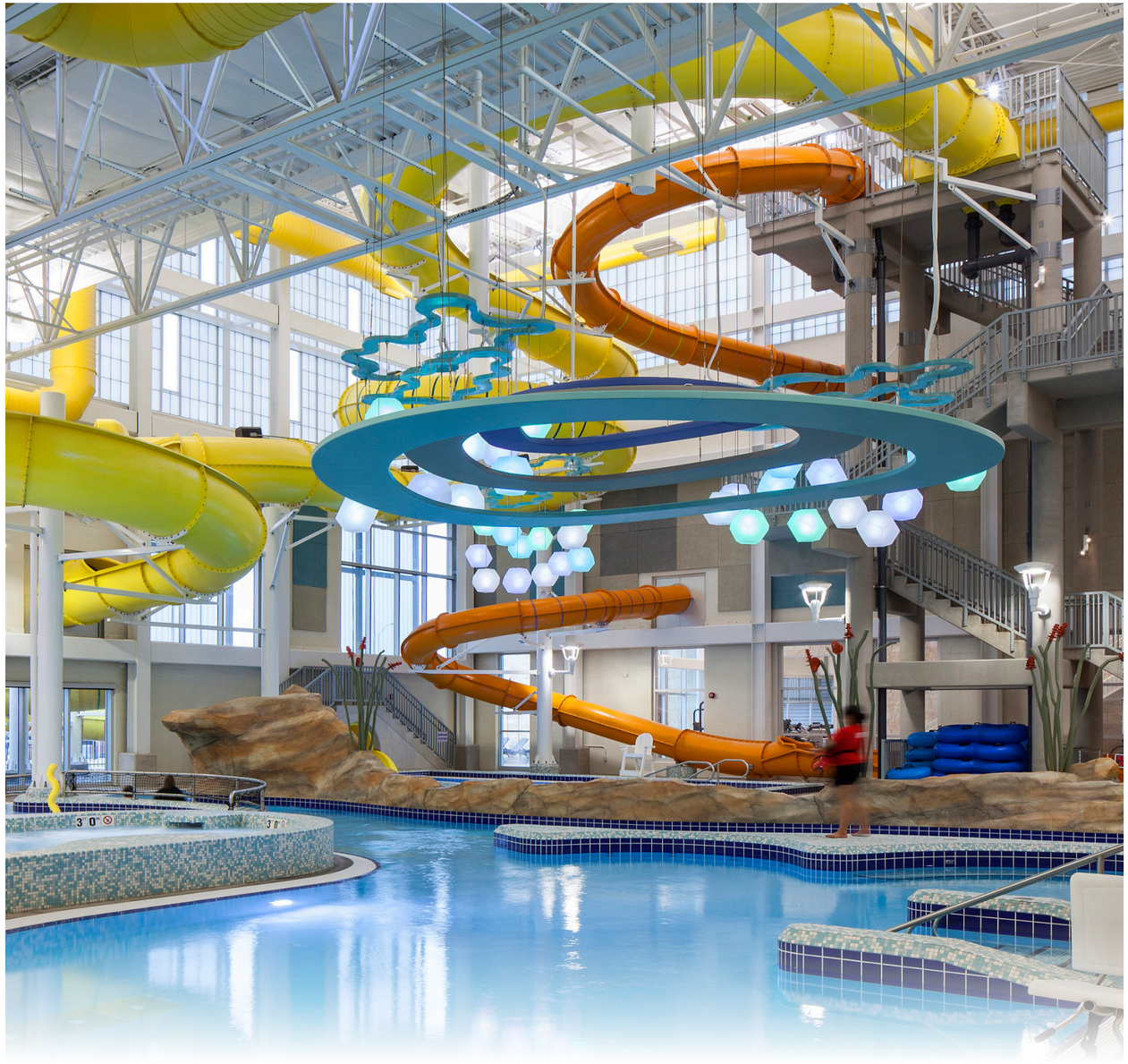
Determining the building program size was the first step in identifying and refining the conceptual design. The 83,000 square foot program received 94% of total votes cast during Work Session 2 and PRAB unanimously recommended this program size. On August 17, 2022, City Council voted 5-1 to approve PRAB's recommendation on building program and size.

SUPPLEMENTAL FUNDING

In addition to the cannabis revenue already devoted to parks and recreation secured in April 2021, Work Session 2 focused on the supplemental funding source needed to build and support a $70M project. The cost includes estimated cost for construction, site improvements, soft costs including design, engineering, permits and fees, project contingency and an allowance for cost escalation. From all public input gathered, the 0.15% sales tax increase received the most votes for 1st choice. PRAB provided a unanimous recommendation to pursue a 0.15% sales tax. On August 17, 2022 City Council voted 5-1 to approve PRAB's recommendation on this supplemental funding source.

OPERATIONAL PLAN

Working with City staff leadership and Parks and Recreation Department staff, a business model of operation expenses and revenue potential was developed based on educated financial assumptions and projections. This gives insight and performance information that reflects the manner in which the City of Grand Junction expects to operate the facility from a financial perspective. On September 26, 2022, the PRAB unanimously passed a recommendation to council regarding the adoption of the conceptual operational plan, the budget/financing plan and concept design.



CENTER OF RECREATIONAL EXCELLENCE (CORE), BRS ARCHITECTURE 2017





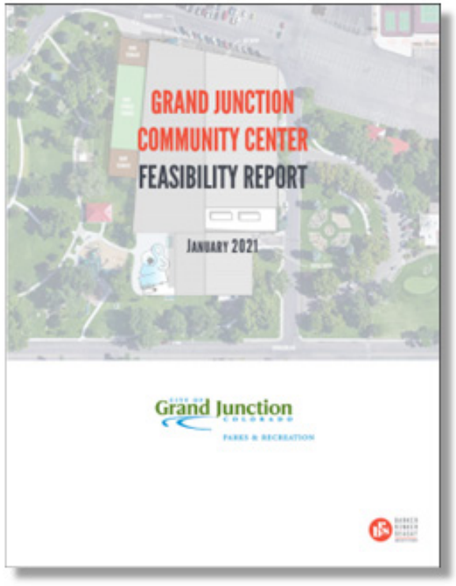
2014 | MATCHETT PARK MASTER PLAN



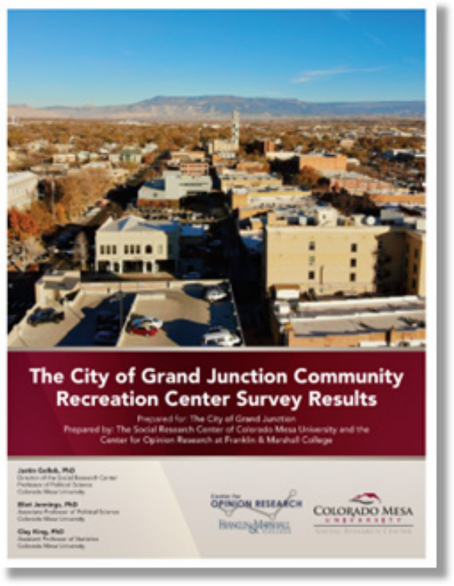
2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN



2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CMU COMMUNITY RECREATION CENTER SURVEY

PREVIOUS EFFORTS

RECREATION CENTER PRIORITY SINCE 2001

The desire for an indoor recreation center in Grand Junction has a long and storied history. In 2001, the Parks, Recreation and Open Space Master Plan identified a Community Center as a a top priority. A subsequent vote to increase sales tax to build a multi-purpose Community Center a Matchett Park in 2001 was unsuccessful marking the first failed attempt.

2014 MATCHETT PARK MASTER PLAN & 2018 COMMUNITY CENTER STUDY

In 2014, the City of Grand Junction went back to drawing board to analyze and plan for the development of a new Community Center and the full build-out of 205 acres of undeveloped parkland at Matchett Park. The City supplemented this plan with a 2018 Feasibility Study which further defined a Community Center at Matchett Park AND a renovation of Orchard Mesa Pool. With the information of consensus built from the two studies, the citizen group, PLACE, campaigned for the passing of the 2019 Community Center 2C ballot measure. This asked voters to approve $79 million in funding through an increase in sales tax of 0.39 percent. The ballot initiative failed (45% yes to 55% no).

2021 THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

A Community Center was again identified as the most needed new or additional facility in the 2021 PROS Master Plan. About 80% of invited respondents rated it “important” or “very important”. Grand Junction residents indicated that the indoor amenity most “needed” was an indoor, warm water leisure pool, followed closely by a fitness center, indoor walk/jog track and indoor multi-use gymnasiums.

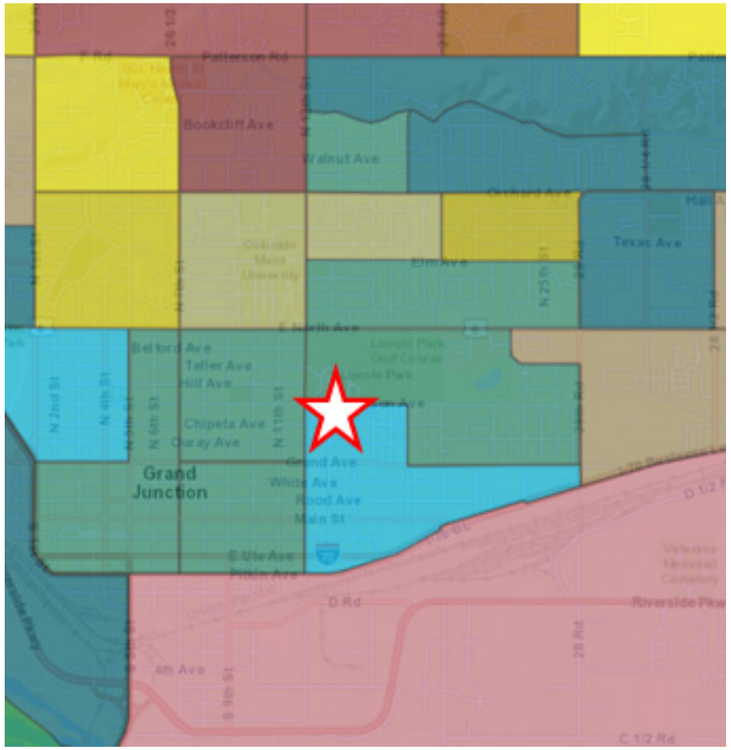
2021 LINCOLN PARK COMMUNITY CENTER STUDY

In response to the 2019 failed ballot initiative, the City again went back to the drawing board to determine why the initiative failed. This led to the 2021 Lincoln Park Community Center Study that analyzed a new potential site for the development of a new Community Recreation Center.

2022 CMU COMMUNITY CENTER SURVEY

The City of Grand Junction engaged professors from Colorado Mesa University to conduct a survey measuring citizen attitudes towards a potential indoor Community Recreation Survey. The survey was conducted in February of 2022. The purpose of this survey was to facilitate an understanding of opinions and needs related to a potential indoor Community Recreation Center and collect statistically valid responses from City of Grand Junction registered voters. Mailed to 8,040 randomly selected registered voters, the survey was completed by 1,286 recipients. CMU’s Professors conducting the study, determined this was an unexpectedly high rate of response. This indicated strong community interest. The data collected was used in the analysis of this study. The survey asked about support for a new center, funding mechanisms, and the preferred location and program amenities.

LINCOLN PARK SITE

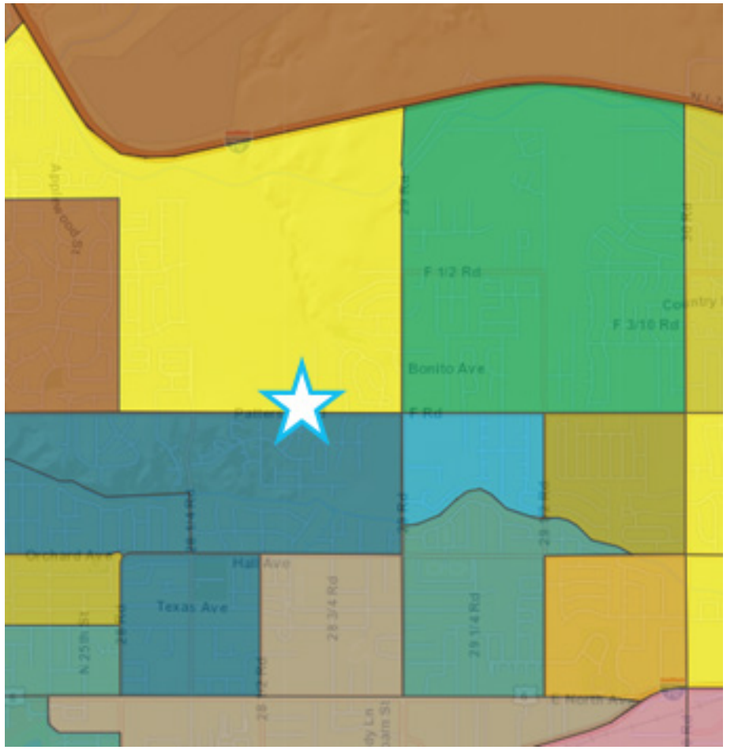




GEN X URBAN

- Gen X in middle age; fewer kids
- Enjoy local parks/recreation activities
- Physically active, taking advantage of the great outdoors surrounding Grand Junction

MATCHETT PARK SITE





MIDDLE GROUND

- Thirty Somethings on a budget
- Mainly singles or married without children
- Balance long hours on the internet with time spent recreating

WORK SESSION 1: SITE SELECTION

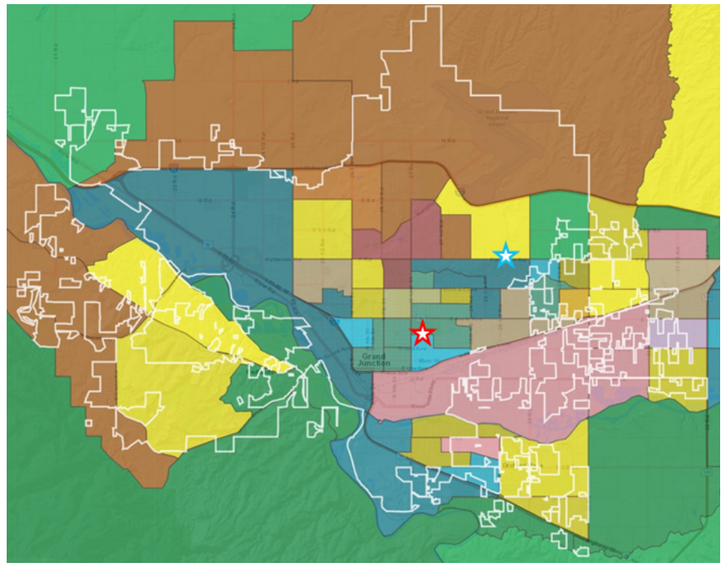
DEMOGRAPHICS

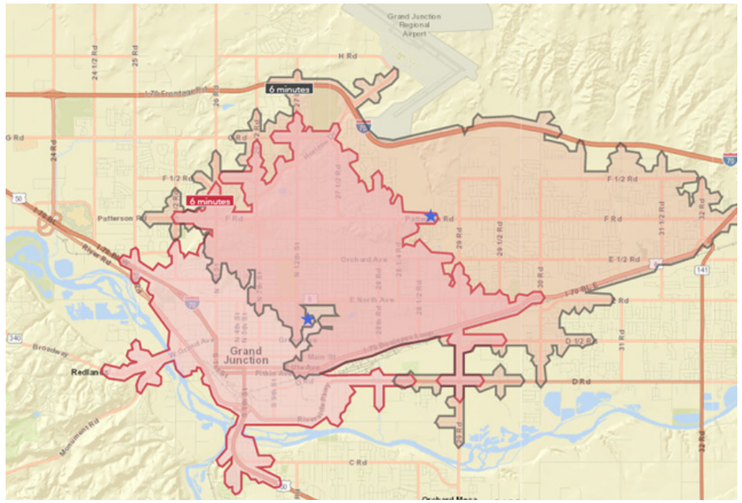
In analyzing the two potential locations, demographic data was reviewed to better understand social characteristics of the people living in and around the sites.

Tapestry segments are an analysis tool based on demographics and socioeconomic data and help paint a picture of who lives where, describing their lifestyle choices and highlighting how they spend their money and their free time.

Two predominate tapestries in Grand Junction are the navy-blue segment, Middle Ground, and the yellow segment, Gen X Urban. Both of these tapestries are reflected at each site.

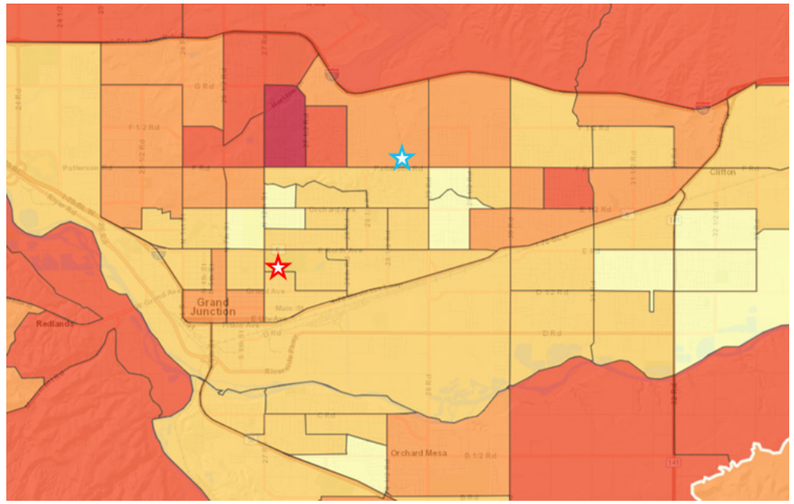
In addition to Gen X Urban and Middle Ground, the denser downtown area at Lincoln Park reflects tapestries of a younger demographic, including students enrolled in college, who enjoy walking and biking to local destinations, while Matchett Park reflects an older market, many empty-nesters, as well as couples and single-parent households.





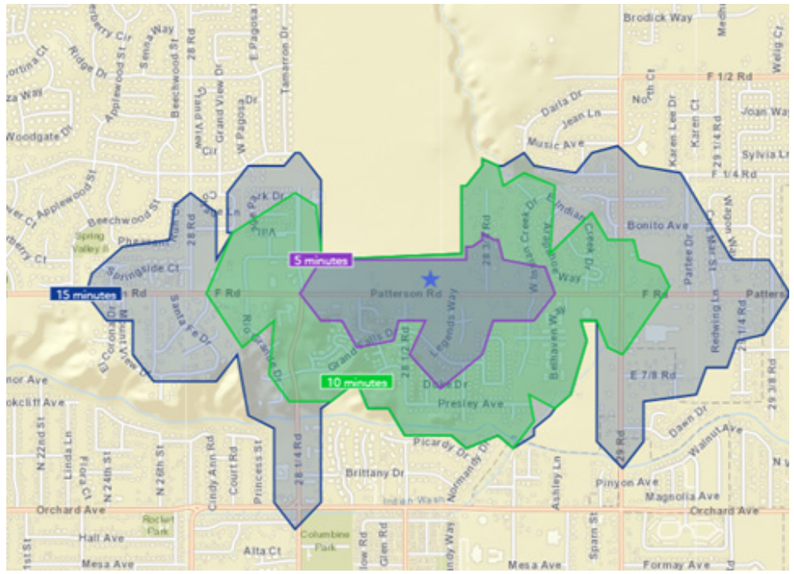
2026 POPULATION WITHIN A 6 MINUTE DRIVE

MATCHETT PARK: 50,400
LINCOLN PARK: 32,350



2026 MEDIAN AGE

68-75	42-49	19-32
50-67	32-41	



2026 POPULATION WITHIN 5 / 10/ 15 MINUTE WALK
MATCHETT PARK: 580 / 2,500 / 6,400
SOURCE: ESRI

WORK SESSION 1: SITE SELECTION

PROXIMITY

Lincoln Park and Matchett Park are within 3 miles of each other, approximately a 7-15 minute drive depending on traffic and the route. Environmental Systems Research Institute (ESRI) 2026 population projections show over 50,000 people within a 6-minute drive of the CRC site at Matchett Park. Projections for the same distance at Lincoln Park reveal a lower population of 32,350.

2026 Population within 6-minute drive
Matchett Park / 50,400
Lincoln Park / 32,350

The higher population density around Matchett Park was an additional consideration in site selection.

2026 Population within a 5 / 10 / 15 minute walk
Matchett Park 90 / 1,400 / 2,440
Lincoln Park 580 / 2,500 / 6,400

MEDIAN AGE

The median age in Grand Junction is 39. A younger population, driven by Colorado Mesa University, is found downtown near Lincoln Park but also in areas to the east.

WORK SESSION 1 : SITE SELETION

WHY?

Multiple planning efforts have been conducted to determine the desire for a CRC and the program elements within it. A site location for the CRC has also been discussed at length.

A 2018 study determined Matchett Park was preferred. In 2021, the study determined that Lincoln Park was preferred. This was influenced in part by the failed bond election for a Matchett Park facility in 2019 and a chance to strengthen the plan. The 2022 statistically valid survey conducted by CMU identified the majority (50%) of respondents preferred Matchett Park for development of a large CRC.

The task of Work Session 1 was to determine a Site Preference. Three options were considered.

OPTION 1: MATCHETT PARK

The Matchett Park Master Plan was approved in 2014. The Plan prioritized the location of a recreation center serving as a core anchor of the 205 acre park.

A 2018 Feasibility Study determined that Matchett Park was the preferred location of the community recreation center.

Strengths of the site include:

- Opportunities for future expansion
- Catalyst to activating other Master Plan amenities and potential associated matching grant funding.
- Views to the Book Cliffs, Mt. Garfield and Grand Mesa

Weakness include:

- Undeveloped site that will require infrastructure



CITY OF GRAND JUNCTION



MATCHETT PARK



2014 MASTER PLAN CRC SITE



2018 CONCEPT FOR CRC AT MATCHETT PARK

WORK SESSION 1 : SITE SELETION

OPTION 2: LINCOLN PARK

Originally built in 1922
Two major renovations in 1955 and 1986

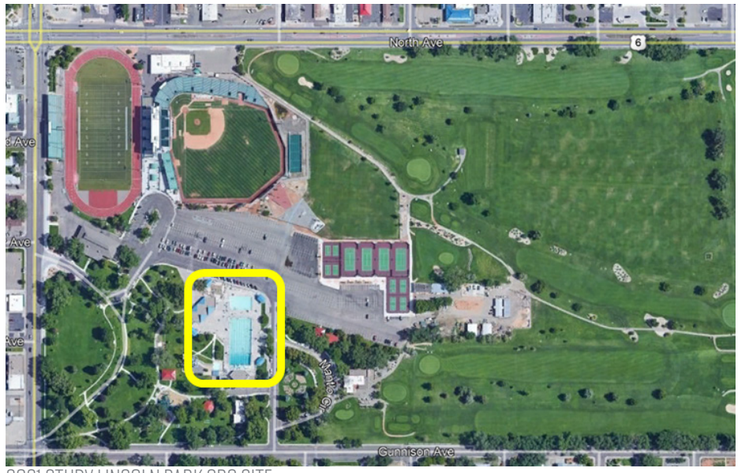
Lincoln Park was identified as the other top site in the 2018 feasibility study. The outdoor pool (Moyer Pool) at Lincoln Park is at the end of its useful lifespan. It was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round aquatic, fitness and wellness programming, as well as recreation and leisure activities. In addition to its central location, Lincoln Park offers cost saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections and outdoor recreation amenities such as pickle-ball courts, a playgrounds, and paths.

Strengths of the site include:

- Central location
- Existing Infrastructure is already in place. Roughly $3M in savings when compared to infrastructure required at Matchett.
- Existing park is multi-use with mature trees and park synergy

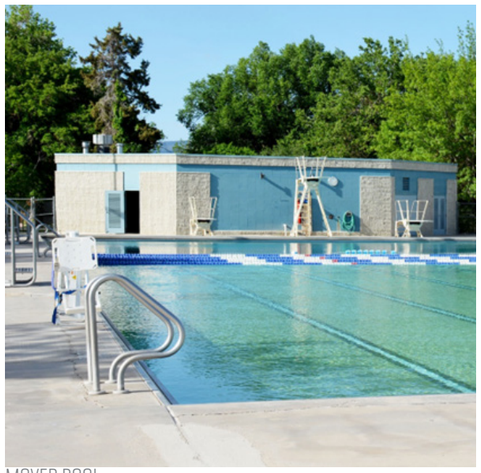
Weakness include:

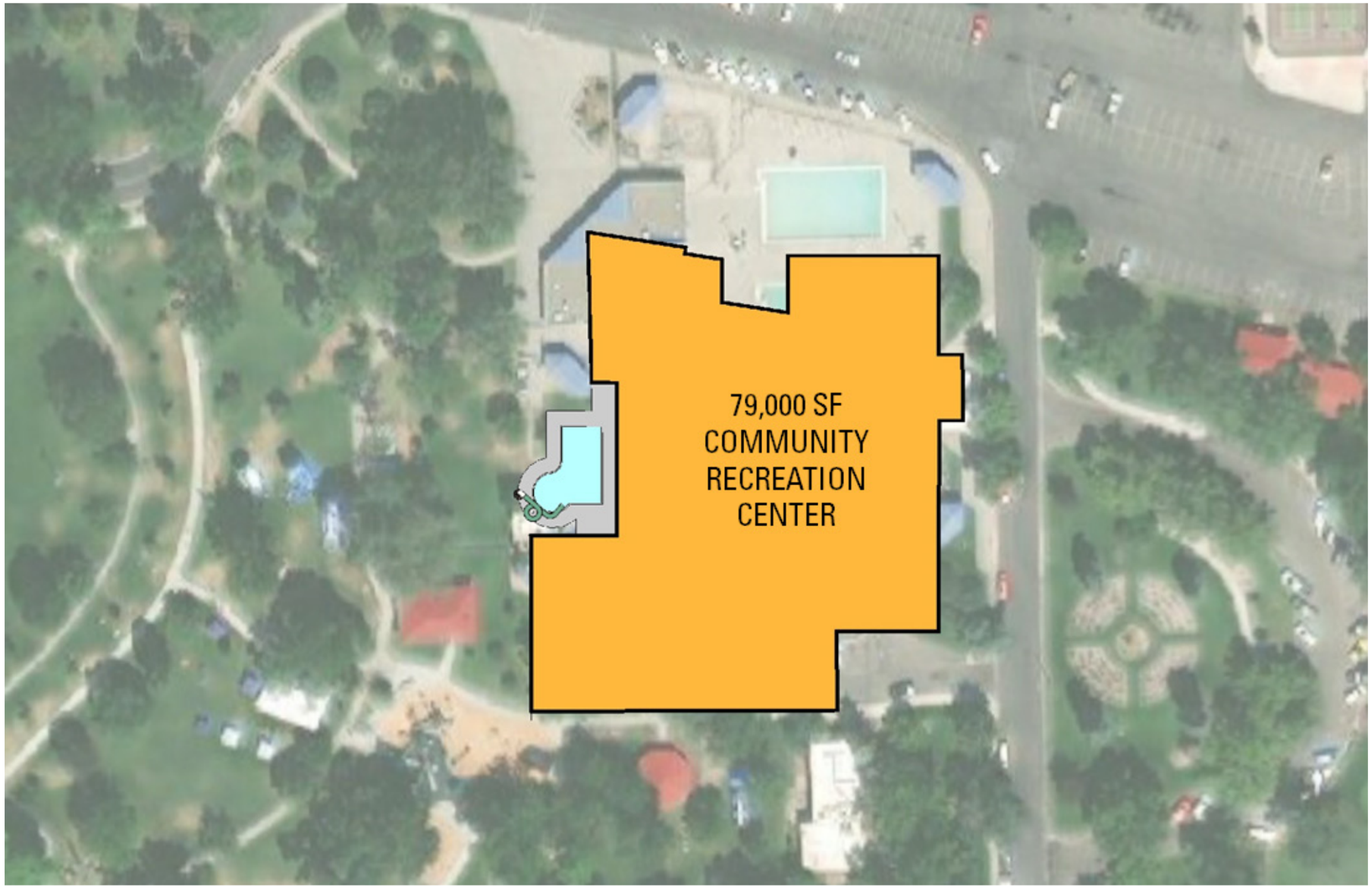
- Lack of parking - parking is already fully utilized
- Limited space for future expansion
- This area of the city already has a high density of community amenities. A CRC located elsewhere could help provide access and services more equitably.



2021 STUDY LINCOLN PARK CRC SITE


MOYER POOL SITE


MOYER POOL



2021 CONCEPT FOR CRC AT LINCOLN PARK AS A POTENTIAL ALTERNATIVE SITE TO MATCHETT PARK

WORK SESSION 1 : SITE SELETION

OPTION 3: HYBRID OPTION AT BOTH PARKS

The third option presented for feedback was a hybrid option that proposed a new community recreation center at Matchett Park AND a renovation of the Moyer Pool at Lincoln Park.

Strengths of this option include:

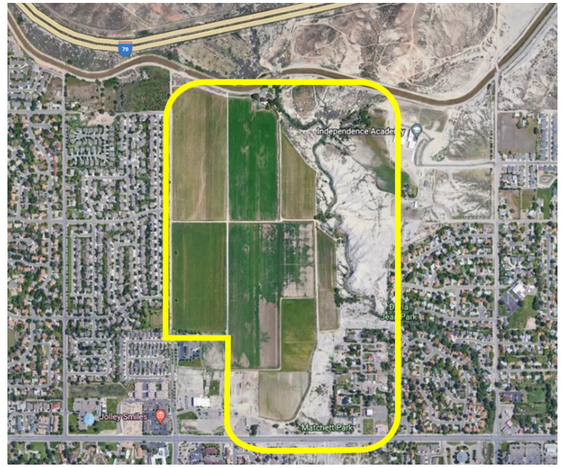
- Addresses the concern of "taking care of what we already have" in addition to providing an additional facility.
- Provides improvements to both areas identified as important recreation assets by residents.

Weakness include:

- Higher cost
- A more complex bond question involving two facilities and two locations



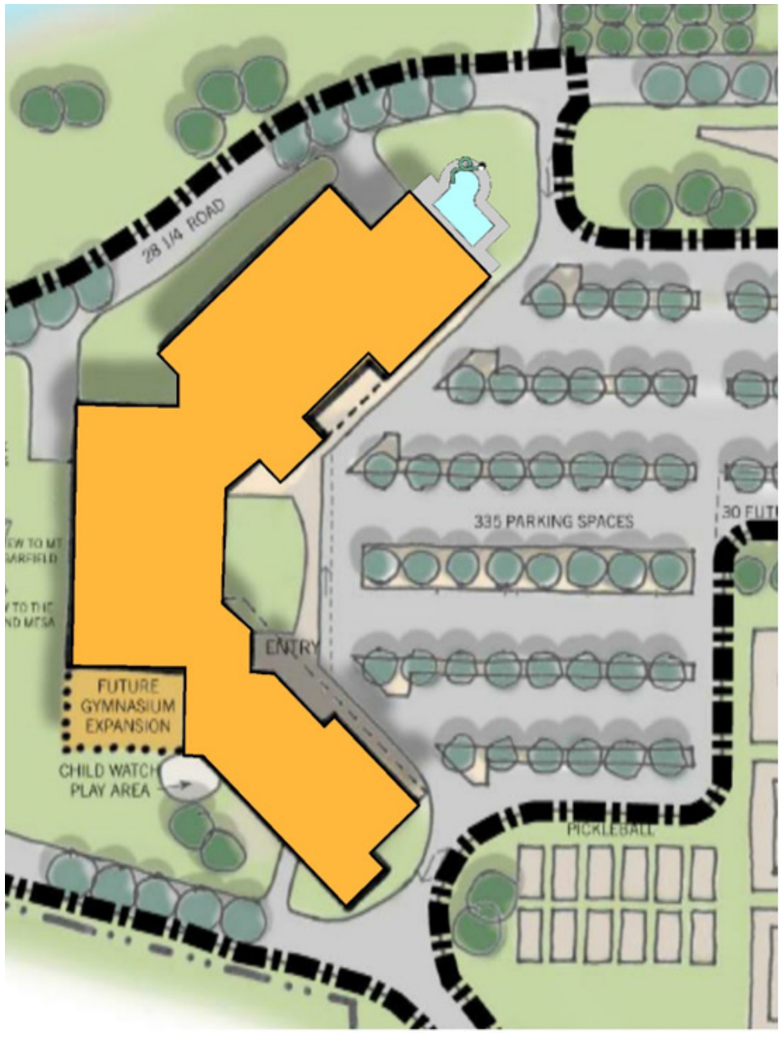
CITY OF GRAND JUNCTION



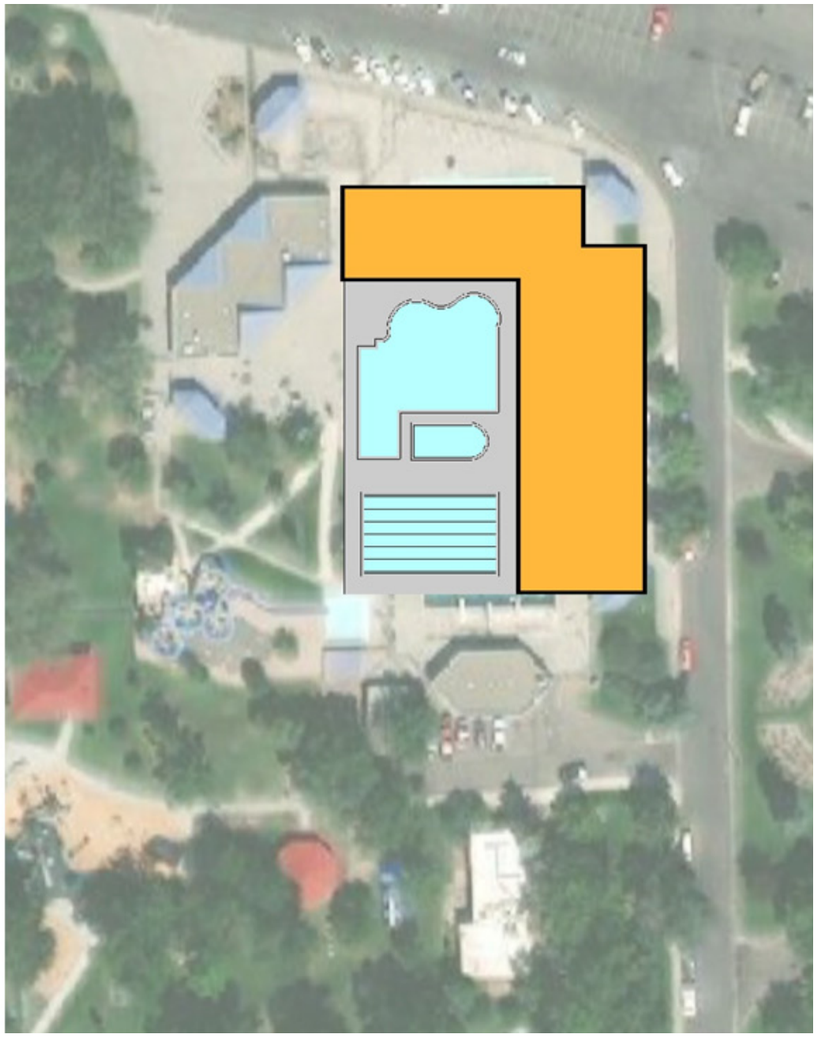
MATCHETT PARK



MOYER POOL SITE AT LINCOLN PARK



NEW COMMUNITY RECREATION CENTER - MATCHETT PARK



MOYER POOL RENOVATION - LINCOLN PARK

WORK SESSION 1 : RECOMMENDATION

PUBLIC INPUT RESULTS

During Work Session 1, the design team held 6 focus groups, 1 community meeting with 127 community members and collected 400 comments.

- Option 1: Community Recreation Center at Matchett Park: 1st Choice: 37% 2nd Choice 51% 3rd Choice 15%
- Option 2: Community Recreation Center at Lincoln Park on existing footprint of Moyer Pool: 1st Choice: 11% 2nd Choice 11% 3rd Choice 77%
- Option 3: Hybrid - Smaller Community Recreation Center at Matchett Park with modernization and renovation of the Lincoln Park-Moyer Pool: 1st Choice: 52% 2nd Choice 37% 3rd Choice 8%

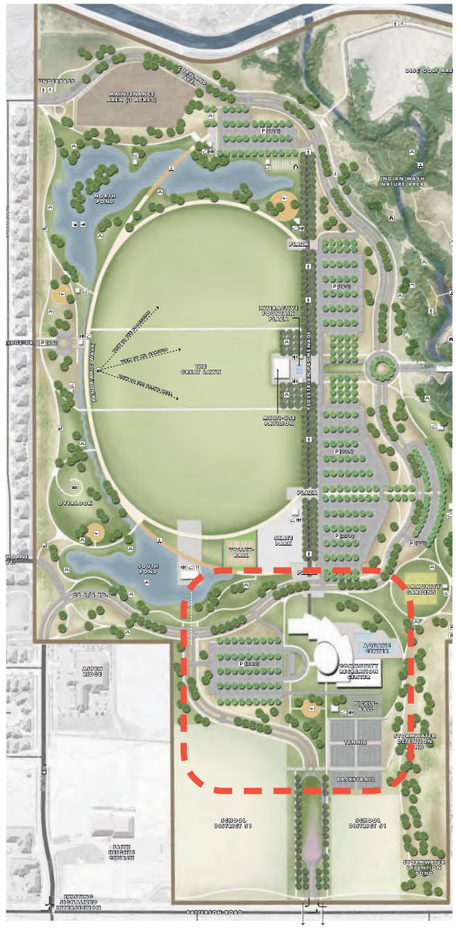
RECOMMENDATION

On June 22nd, the Parks and Recreation Advisory Board (PRAB) voted unanimously to support the selection of Matchett Park for the future development of the recreation center. The board identified the following reasons for supporting Matchett Park:

- Matchett offers more opportunities for future expansion than Lincoln Park.
- A CRC at Matchett will be a catalyst to encourage development of other recreational amenities in the Matchett Park Master Plan and associated matching grant funding.
- The other site option, Lincoln Park, had many limitations compared to Matchett: limited parking and limited expansion options were of particular concern.
- There was also concern that a CRC at Lincoln Park would negatively impact existing and future activities at existing Lincoln Park facilities.
- Broad support for Matchett based on the 2022 CMU Survey. See below.
- Higher cost requiring a higher tax increase

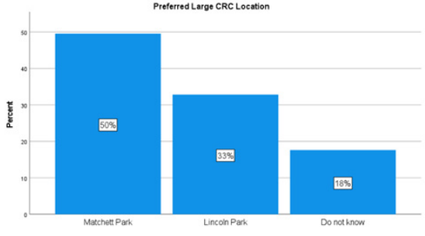
City Council approved the selection of Matchett Park on July 6, 2022

2014 MASTER PLAN CRC SITE



QUESTION CC6 2022 CMU COMMUNITY CENTER SURVEY

Regardless of your answer to the last question. If a large indoor Community Recreation Center was built including both indoor and outdoor pools, would you prefer that it be built on the footprint of the existing Lincoln Park-Moyer Outdoor Pool (the rest of the park and the golf course would be unaffected) or in Matchett Park at the center of the undeveloped site?



June 23, 2022

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

Dear Grand Junction City Council,

The Park and Rec Advisory Board (PRAB) held a special meeting yesterday with the express purpose of deciding upon a recommendation related to the best location for a Community Recreation Center (CRC) in Grand Junction. PRAB had met 6/14/22 and heard a presentation from the Barker Rinker Seacat (BRS) architectural firm. Some of us also attended an Open House at Lincoln Park Barn that evening. BRS sent us voluminous feedback from a range of Focus Groups and meetings from 6/13 and 6/14 for our review following the conclusion of the first of three workshops (workshop #1).

I was pleased that we had a strong quorum of 8 of 9 despite the short notice of this special meeting on 6/22. This does not include our Council Liaison Phil Pe'a and the alternate, Mayor Pro Tem Abe Herman, who were also both in attendance and actively engaged in the discussion. We first decided to narrow our choices from 3 down to 2, from (#1 Matchett Park only, #2 Lincoln Park only, and #3 Hybrid – a scaled down Matchett CRC and upgraded and enhanced Moyer Pool at Lincoln Park.) After robust discussion from committee and staff, we voted to eliminate #3, the Hybrid Option (although there was much support for still doing the Moyer Pool upgrade and enhancement in the next several years but not funded through the CRC ballot issue).

We then worked to choose between option #1 Matchett and option #2 Lincoln Park. And again, with robust discussion of many variables, including scale, access, expansion room, grant opportunities, future Matchett Park growth, electability, and public survey results, we ultimately moved and voted unanimously 8-0 to throw our support behind Matchett Park, option #1.

We realize that our role is advisory and the final decision resides with City Council. We are grateful for delegation of analyzing these critical junctions in the CRC planning and making direct recommendations to City Council. All members have taken our role as carved out by City Council with seriousness and commitment. We hope our toil in considering all input and available data points to reach a conclusion and consensus will give City Council confidence in our recommendations. As you make the final site decision, we believe our unanimous recommendation is well reasoned and reflective of supporting an outcome of eventual success. After making this important decision, we can all move onto the next phases of our work with Workshop #2 and #3 planned. We all look forward to the next steps in moving this CRC project forward.

Sincerely,

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



Montrose CRC
Passed in 2014



Durango CRC
Passed in 2001



Delta CRC
Passed in 1992

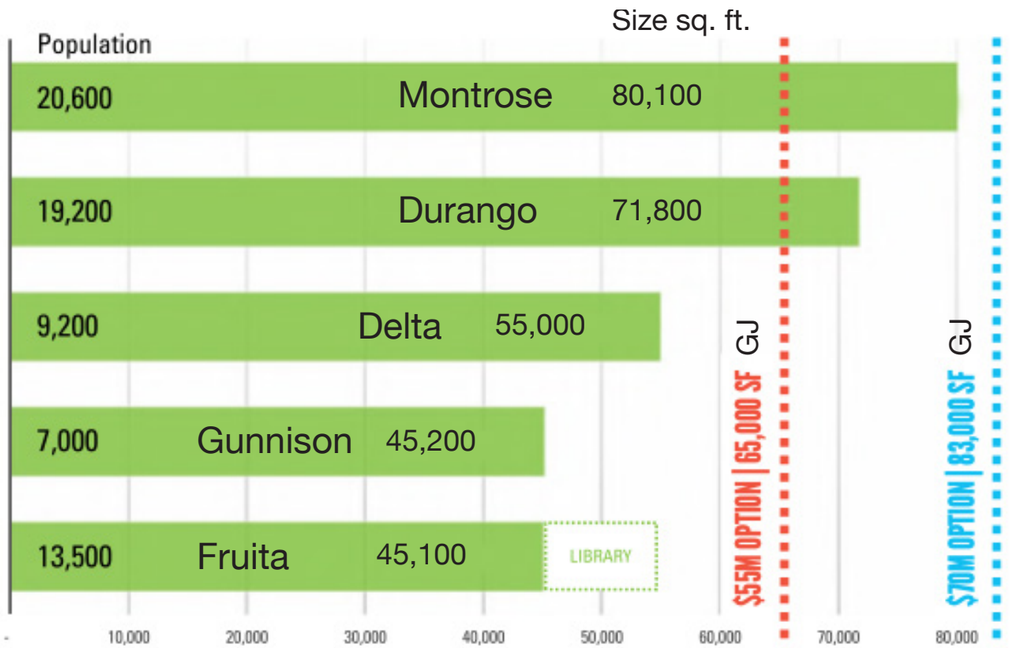


Fruita CRC
Passed in 2008



Gunnison CRC
Passed in 2006

REGIONAL RECREATION FACILITY SIZE



$55M | 65,000 SF CRC

$4.5M REVENUE REQUIRE

CANNABIS TAX REVENUE | $2.5 M

NICOTINE OR SALES OR PROPERTY TAX | $2M

$3M USED TO FINANCE $55M

$1.3 - 1.5M USED FOR OPERATIONS*

$70M | 83,000 SF CRC

$5.8M REVENUE REQUIRED

CANNABIS TAX REVENUE | $2.5 M

NICOTINE OR SALES OR PROPERTY TAX | $3.3M

$4.3M USED TO FINANCE $70M

$1 - 1.5M USED FOR OPERATIONS*

WORK SESSION 2: BUILDING SIZE AND FUNDING OPTIONS

OVERVIEW

The purpose of Work Session #2 was to gather public input and preferences regarding a second funding mechanism, and the desired building program size for the Community Recreation Center. These two decisions are directly related to each other as the bigger the facility, the larger the needed increase from the secondary funding mechanism.

Two CRC building program sizes were presented based on previous surveys and public input sessions. The smaller option required a total project budget of $55M and included a 65,000 sq ft building. The larger option required a total project budget of $70M and included a 83,000 sq ft building. Three funding options were developed to support the project delivery of both the small and large options. More information on program/amenities is on the next page.

Attendees reviewed regional recreation facility sizes in other communities, all of which have a significantly smaller population than Grand Junction. A 65,000 sq ft center would be larger than Delta, Gunnison, and Fruita but smaller than Montrose and Durango.

The Project Team met with 143 community members over two days and collected 229 comments and tallied 359 votes for a funding option.

Notes:
The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).

For cost estimates, BRS uses proprietary spreadsheets with square footage cost densities for each type of space. These are based on historical data and reviewed annually with over 10 contractors experienced in building recreation centers. BRS built in adjustments for location, inflation and schedule. Project costs are escalated to the expected mid-point of construction. The total project cost includes allowances for site, soft costs and contingencies. To determine inflation amounts, input from local contractors is averaged.

**Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected. The subsidy required, projected at $1,329,000, will be covered by the cannabis revenue.*

WORK SESSION 2 : PROGRAM OPTIONS

PROGRAMMING

Program spaces included in this study were priorities identified in the 2021 PROS Master Plan and were further verified by the 2022 CMU survey which dedicated a section to program.

Using the results of the survey as a guide, the executive team put together a list of program activities for both the $55M option and the $70M option that were informed by both the 2021 Master Plan and the 2022 CMU survey.

The key differences in the 65,000SF plan and 83,000SF plan are larger aquatics, larger fitness areas and a larger gymnasium (three courts instead of two).

COMMUNITY INPUT PROCESS

Attendees were given three "dots" to vote for their 1st, 2nd, and 3rd choice of funding to generate required revenue for their preferred CRC building size. In addition, sticky notes and comment cards were available to capture general comments as well as feedback on five questions:

- How can these plans be enhanced?
- What are lessons learned from 2019?
- What is missing from this evolving plan?
- What outdoor features should be prioritized at Matchett Park?
- What indoor features should be prioritized for future expansion?

VOTING RESULTS

A total of 359 votes were tallied. Note: not everyone used all 3 dots or choices, rather some people only voted their 1st choice.

- *$55M option received 6% of total votes cast*
- *$70M option received 94% of total votes cast*

The data demonstrates overwhelming support for the larger building program, although a theme echoed in the written comments was that the larger size may still be too small to serve the needs of Grand Junction.

These funding options do not include additional potential contributions from potential partners and grants. See page 46 for more information.

65,000 SF	83,000 SF	
$55M	$70M	
X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
	X	Teen / Game Lounge
	X	Multi-Purpose Room
X	X	Party / Activity Rooms
X		Gym - 2 Middle or 1 High School Courts
	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
X		13 laps/mile
	X	11 laps/mile
X		5,000 Fitness & Weights
	X	8,000 Fitness & Weights
X	X	30-35 Person Group Fitness / Dance Studio
X	X	30-35 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X		4,500 Recreation Activity Pool
	X	6,000 Recreation Activity Pool
X	X	Water Slide
X		800 SF Therapy Pool / Spa
	X	2,000 SF Therapy Pool / Spa
		Potential Partner / Hospital Wellness Center

WORK SESSION 2: FUNDING OPTIONS

FUNDING OPTIONS

Grand Junction voters approved a cannabis tax dedicated to parks and recreation projects in April 2021. This funding stream creates the "base" of the revenue required for the CRC. This new funding source is conservatively projected to generate $2.5M annually. In addition to cannabis revenue, a 2nd funding source is needed to make the CRC a reality. Three additional funding options were developed to supplement the cannabis tax. The three funding source options include a new nicotine tax, a new sales tax and a new property tax, each of which were supported in the 2022 CMU Survey. The three options are defined below based on the requirements to support the two different project options.

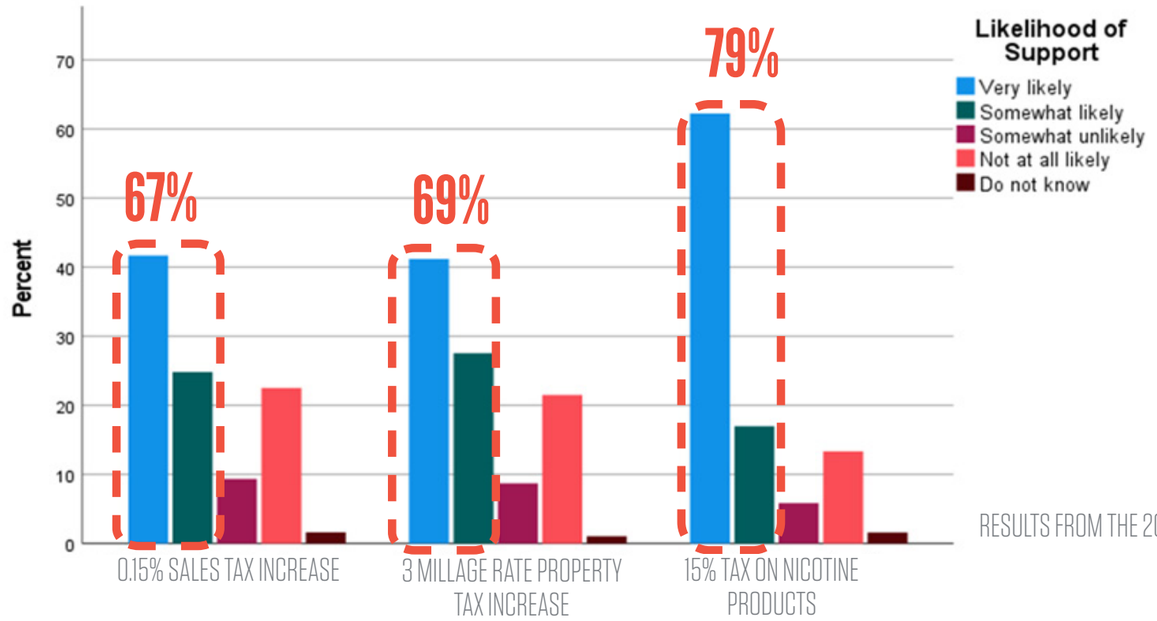
$55M | 4.5M DEBT SERVICE & SUBSIDY

1. CANNABIS TAX + 2 MILL PROPERTY TAX
2. CANNABIS TAX + NICOTINE TAX ($2/PACK)
3. CANNABIS TAX + 0.10% SALES TAX

$70M | 5.8M DEBT SERVICE & SUBSIDY

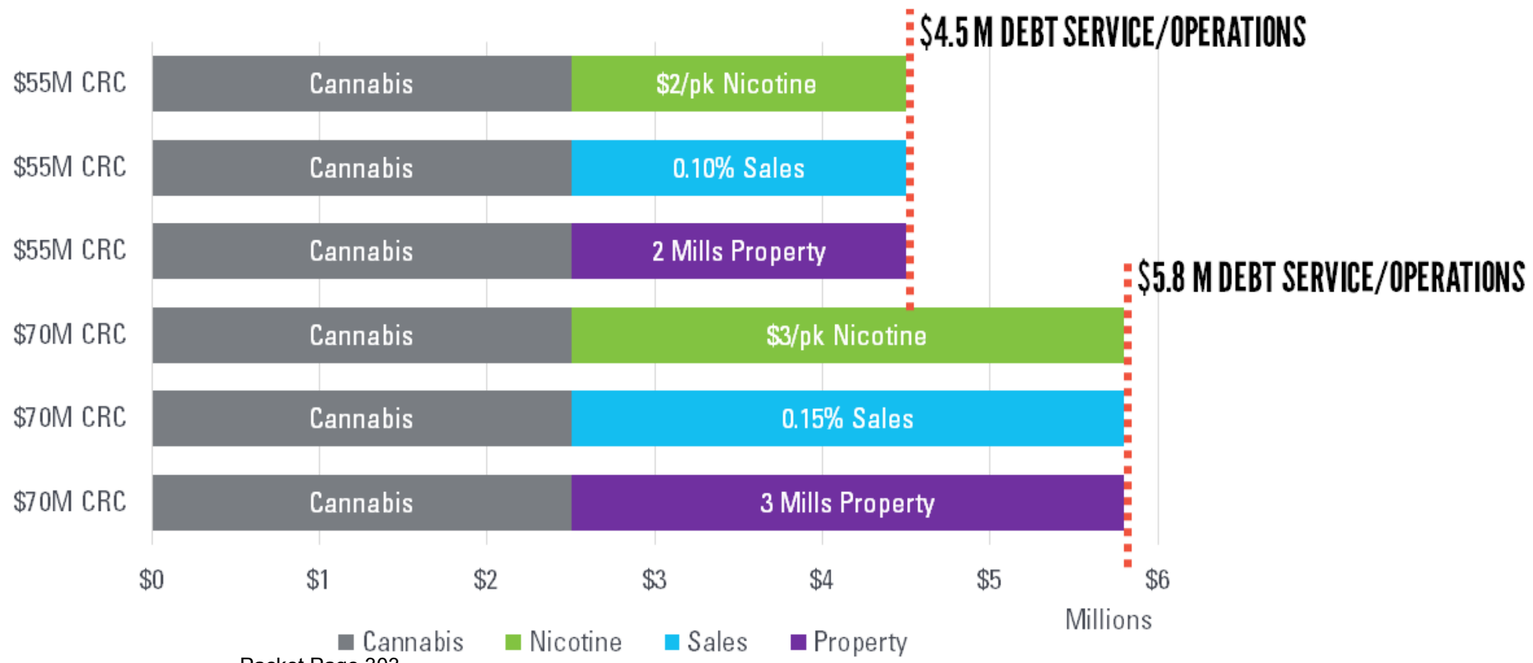
1. CANNABIS TAX + 3 MILL PROPERTY TAX
2. CANNABIS TAX + NICOTINE TAX ($3/PACK)
3. CANNABIS TAX + 0.15% SALES TAX

LIKELIHOOD OF SUPPORT FOR INDOOR CRC CONSTRUCTION CONDITIONAL AON FUNDING SOURCE

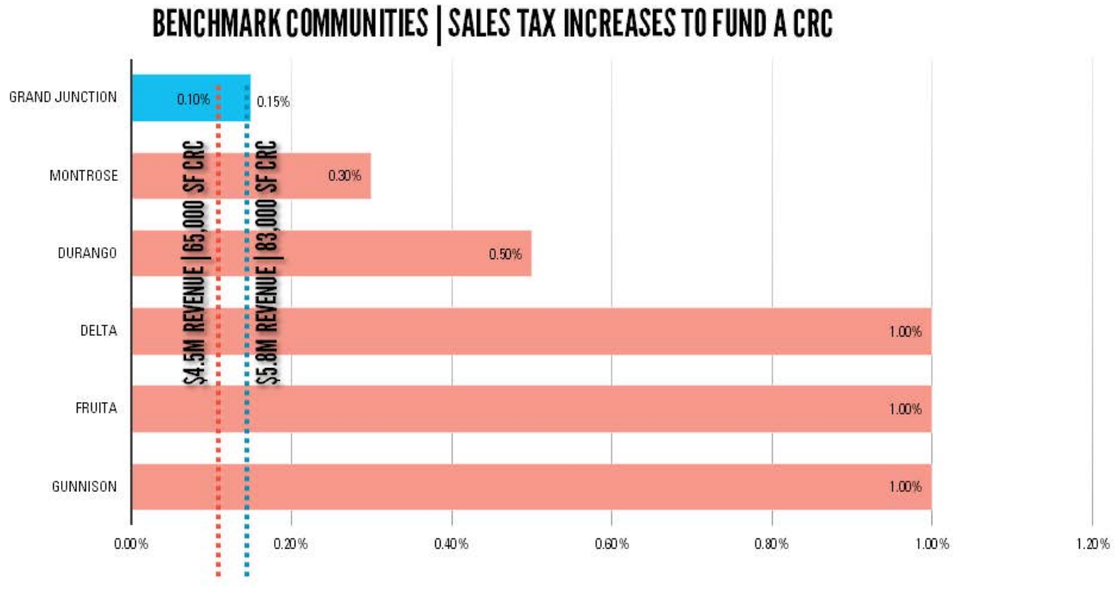


RESULTS FROM THE 2022 CMU SURVEY

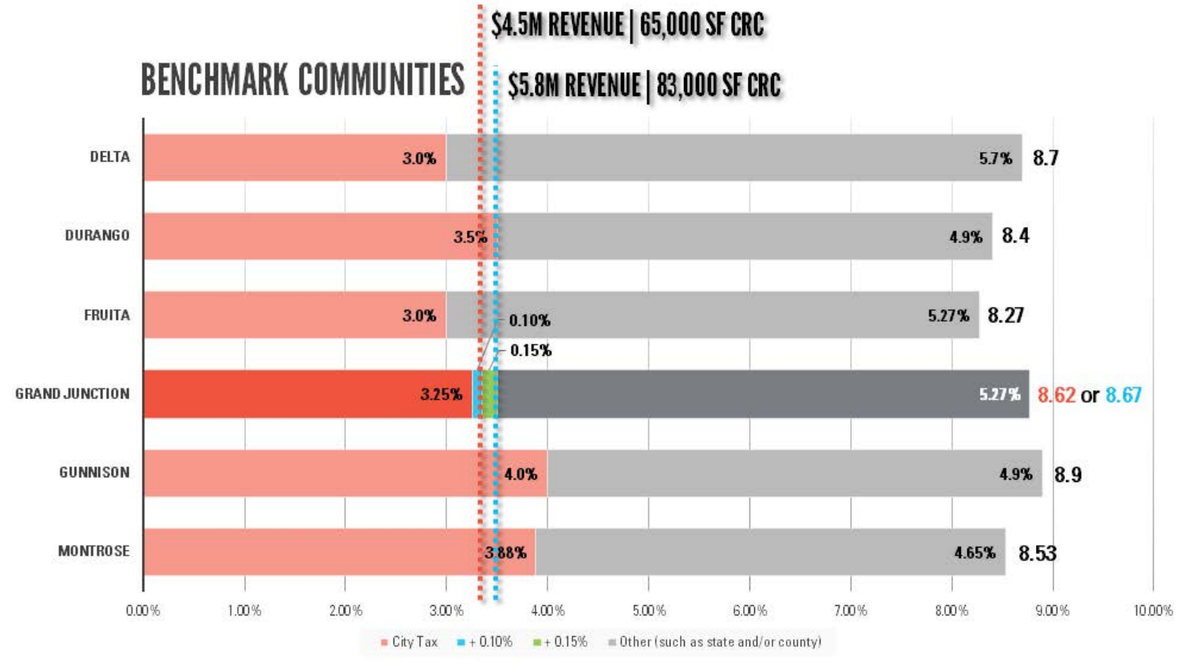
FUNDING OPTIONS (IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



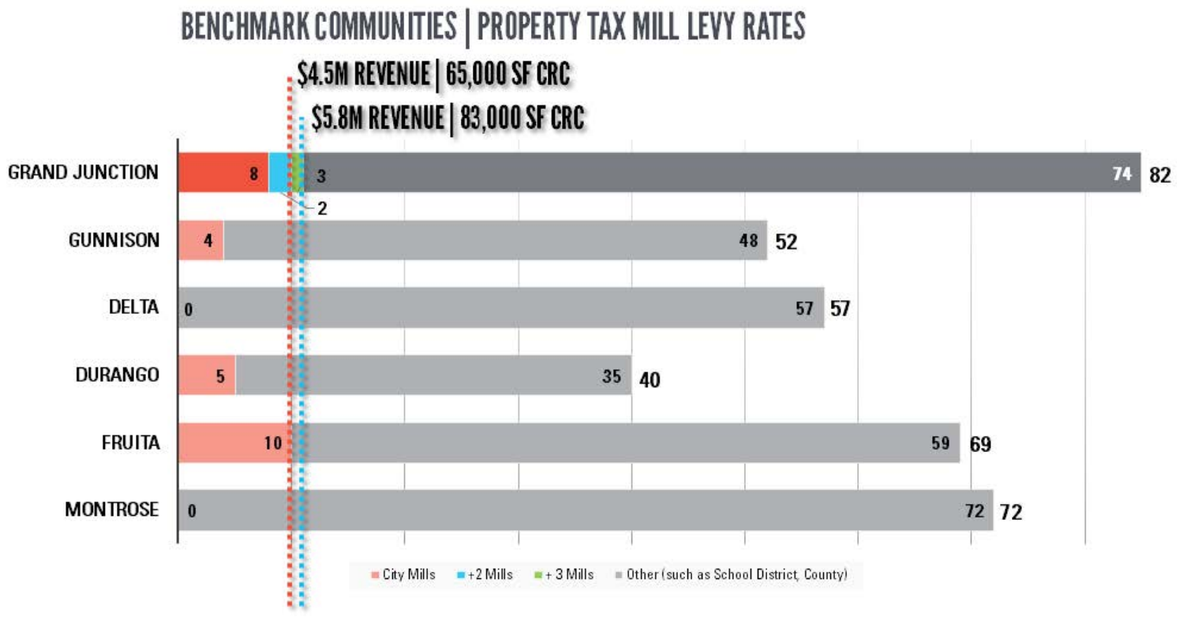
SALES TAX AS A FUNDING SOURCE



SALES TAX RATE COMPARISON



PROPERTY TAX AS A FUNDING SOURCE



NICOTINE TAX AS A FUNDING SOURCE

COMMUNITY	CIGARETTE TAX/ PER PACK	TAX ON OTHER TOBACCO PRODUCTS AND VAPING	PRICE PER PACK
Grand Junction	$2.00-$3.00	30%-40%	$9.00-$10.00
Glenwood Springs, Pitkin County, Carbondale, Eagle	$4.00	40%	$11.00
Summit County	$4.00	50%	$11.00
New Castle	$3.50	40%	$10.50
Vail, Aspen, Avon	$3.00	40%	$10.00
Basalt	$2.00	40%	$9.00



STRENGTHS AND WEAKNESSES OF A NEEDED 2ND FUNDING SOURCE

(CANNABIS TAX REVENUE PASSED IN 2021 MUST BE SUPPLEMENTED BY A 2ND FUNDING SOURCE TO FULLY PAY FOR A NEW CRC)

0.10% OR 0.15% SALES TAX

STRENGTHS

- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES

- Revenue are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

2 OR 3 MILL PROPERTY TAX

STRENGTHS

- Common CRC funding method
- Stable funding source
- Survey indicated 69% very likely or somewhat likely to support

WEAKNESSES

- Due to Gallagher Amendment, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

$2 OR $3 PER PACK CIGARETTE TAX + VAPING TAX

STRENGTHS

- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

WEAKNESSES

- Demand is much more elastic than typical purchases and users may opt to purchase products outside the City limits.
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

2ND FUNDING SOURCE THEMES FROM WRITTEN COMMENTS FROM WORK SESSION 2

SALES TAX - PREFERRED

STRENGTHS

- Favor because it taps funding from non-city residents, e.g. County residents, visitors, anyone purchasing goods or services in GJ. 30% of sales tax comes from City residents.
- Emphasize how little RESIDENTS pay sales tax
- Recognition how all other CRC's funded on Western slope (with a sales tax increase)

WEAKNESSES

- Concern over tax approaching 10%. Current rate 8.52% increasing to 8.67% with 0.15% sales tax increase. Still perceived as high.

PROPERTY TAX

WEAKNESSES

- Property values are increasing, higher property tax rates for homeowners
- Property taxes impact commercial business owners disproportionately

WEAKNESSES

- Property taxes as a funding mechanism for local schools should be respected
- Existing property tax already high

NICOTINE TAX

WEAKNESSES

- Question stability of the tax; smoking seems to be on the decline
- Easily avoided by buying products outside the City

WEAKNESSES

- Impacts lower income residents who smoke disproportionately more
- What if nicotine tax does not generate enough revenue, now or in the future? How is the gap filled?

WORK SESSION 2: FUNDING OPTIONS

CRC COMPARISONS

In 2019, funding for a CRC was included on the ballot.
The ballot initiative failed: 45% Yes | 55% No
It include the following:

- 0.39% Sales tax increase
- Would have raised City Sales Tax Rate to 3.89%
- $79 M Total Project Cost
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - A new CRC
  - A new 75 Acre Park
  - Orchard Mesa Pool Renovation
- 3 City ballot questions on the April 20198 ballot
  - Fire and Police
  - Roads
  - CRC

2023 Concept for comparison:

- Cannabis revenue + 0.15% sales tax (with sunset provision when facility is paid off)
- $70 M Total Project Cost
- 1 Site - Matchett Park
- 1 Project - A new CRC
- 1 City ballot question on the April 2023 ballot

Since the 2019 ballot initiative, a number of ballot initiatives have passed:

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: $70M in debt funding approved (no new taxes)
- New GJ High School: $115M bond funding approved

Many community members expressed that these important community investments needed to be funded before they could consider investing in a CRC.

WORK SESSION 2: RECOMMENDATION

FUNDING PREFERENCE

The feedback from Work Session 2 indicated a clear preference for a 0.15% sales tax increase as the preferred second funding source for the CRC in lieu of a property tax increase or a tax on tobacco products. Input collected included:

- 6 focus groups / 1 community meeting
- 143 community members / 229 comments collected

Additional themes gathered from public input

- Critical importance of sunset provision for 2nd funding source tied to capital
- Concern that even the larger facility option will not be adequate to serve the Grand Junction population.
- Larger pool, larger gym, larger track, more community spaces desired
- A strong marketing effort to educate voters is critical.

FUNDING RECOMMENDATION

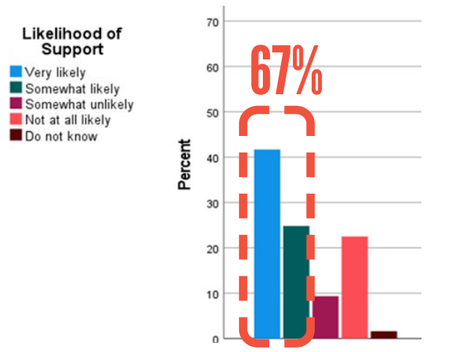
The Parks and Recreation Advisory Board held a special meeting on July 28 to review all data regarding the size and funding choice collected during Work Session 2. This included comparative data from nearby cities and their recreation centers including square footage, population, charges and sales tax funding rates. PRAB reviewed the two size and price options, and then reviewed the three funding options in addition to the cannabis tax – sales tax, property tax and nicotine tax. After analysis of the pros and cons of each, PRAB unanimously voted:

- 1. To support the larger $70M / 83,000SF size option
- 2. To support an additional 0.15% sales tax with a 30-year sunset provision as the second funding source.

Guiding this recommendation was recognition that the sales tax increase has the advantage of largely (70%) being paid by non-residents, while a property tax would be fully paid by Grand Junction residents, including a much larger share by businesses and potentially competing with School District funding needs. Nicotine tax would be hard to predict, be less stable and fall unduly on a lower income population. PRAB felt these considerations were not known or described in the CRC survey conducted by CMU professors. In addition, the needed sales tax increase is less than half the 2019 proposal because of the new funding mechanism revenue from cannabis.

At the August 17th City Council meeting, Council was presented with PRAB's recommendation to pursue building an 83,000 square foot CRC using existing cannabis revenues and a 0.15% sales tax increase with a sunset provision on the sales tax. Council evaluated PRAB's recommendation on site and approved 5 yes to 1 no supporting PRAB's recommendation on funding and size of a potential CRC.

2022 CMU SURVEY RESULTS - 0.15% SALES TAX INCREASE



July 28, 2022

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

Dear Grand Junction City Council,

The Park and Recreation Advisory Board (PRAB) held its second special meeting today in order to come up with recommendations for council regarding the size and funding choice for the CRC (Community Recreation Center). This followed our last CRC PRAB meeting on 7/19/22 and allowed us to combine the information from that meeting with the input from all the focus groups and community open house that same day.

We again had a quorum and opened the meeting with an excellent and concise summary of all the key information to date from our consulting firm BRS. This included comparative data from other nearby cities and their rec centers including their square footage, population, charges, and sales tax funding rates. We reviewed the two size and price options: $55m/65,000sf vs $70m/83,000sf including the gains the larger choice would provide (an additional gym, enlarged recreation activity and therapy pools, and additional fitness and weights space). We then reviewed the three funding options in addition to the cannabis tax - sales tax, property tax, and nicotine tax including comparisons of our local tax rates with those of other CRC cities both before and after the CRC element was added. We discussed the pros and cons of each option.

After an extensive question and answer session, we unanimously voted 1. To support the larger $70m/83,000 sf size option and 2. To support an additional 0.15% sales with a 30-year sunset provision as the second finance source. We recognize that the sales tax increase has the advantage of largely (70%) being paid by non-city residents. This compares with the fact that the property tax would be fully paid by GJ residents, with a much larger share by businesses and perhaps compete with D51 and its future school needs. This also compares with the fact the nicotine tax would be very hard to predict, be less stable and fall unduly on a lower income population. We felt these were critical considerations that were not known or described in the CRC survey conducted by CMU's professors.

We believe this evolving plan is a dramatic and meaningful improvement from the last ballot initiative. The needed sales tax increase is less than half the 2019 proposal. It is less expensive even with the inflation that has happened. The project is simpler with being focused on one site and on the top priority, the CRC. This contrasts to the 2019 proposal that included 3 projects at two different sites. Lastly, it employs a new funding mechanism, revenue from cannabis, which we believe has moved the CRC closer to coming to fruition than ever before.

We hope the city council will look favorably on our recommendations. We look forward to the next phase of this project, with the ultimate goal of a successful ballot issue and seeing an actual CRC arise from the ground at Matchett Park.

Sincerely

William Findlay MD (retired)
PRAB Chairman

WORK SESSION 3: OPERATIONAL PLAN AND CONCEPT DESIGN

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HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE AWAY FROM HOME?

- WONDERFUL ACCESS TO OUTDOOR RECREATION
- GREAT PLACE TO RAISE A FAMILY
- RURAL AND URBAN
- BEAUTIFUL WEATHER YEAR ROUND
- STRONG ARTS AND CULTURE COMMUNITY
- WHERE THE MOUNTAINS MEET THE DESERT
- REGIONAL AGRICULTURAL DRAW - WINE AND PEACHES
- VIBRANT SMALLISH TOWN THAT IS GROWING

WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE HERE?

- DOWNTOWN AND MAIN STREET
- GRAND MESA
- LOCAL HIKING AND MOUNTAIN BIKE TRAILS
- THE COLORADO RIVER
- COLORADO NATIONAL MONUMENT
- BREWERIES AND WINERIES
- FRUITA
- PALISADE

WHY DO YOU LIVE IN GRAND JUNCTION?

- OUTDOOR RECREATIONAL OPPORTUNITIES
- OPEN SPACE
- COMMUNITY
- WEATHER
- SMALL TOWN FEEL FOR A BIGGER CITY, ITS NOT DENVER
- ACCESS TO THE OUTDOORS
- AFFORDABLE
- GREAT PLACE TO RAISE A FAMILY

HOW DO YOU WANT TO BE PERCIEVED AS A COMMUNITY?

- OUTDOOR AND RECREATION FOCUSED
- UP AND COMING
- A GREAT PLACE TO RAISE A FAMILY
- INCLUSIVE, WELCOMING, FRIENDLY, & ACCEPTING OF DIVERSITY
- PROGRESSIVE AND FORWARD THINKING
- FUN-JUNCTION!
- A COMMUNITY THAT IS ENGAGED & INVESTED IN A BETTER FUTURE
- A COMMUNITY THAT VALUES OPEN SPACE AND NATURE
- MODERN MEETS WESTERN
- ACTIVE AND HEALTHY LIFESTYLE

HOW DO YOU NOT WANT GJ TO BE PERCIEVED AS A COMMUNITY?

- SHORT SIGHTED, UNWILLING TO INVEST IN COMMUNITY
- JUNKTOWN
- RACIST AND HATEFUL
- STAGNANT, BEHIND, BACKWARD
- UNSAFE, HOMELESSNESS AND DRUG ABUSE PROBLEMS
- UNWELCOMING, CLOSED-MINDED, UNWELCOMING OF DIVERSITY
- UNSUSTAINABLE GROWTH, UNPLANNDED GROWTH

WORK SESSION 3: CONCEPT DESIGN

OVERVIEW

The purpose of Work Session 3 was to present and gather feedback on the conceptual operational plan and conceptual design of the proposed facility. The operational plan included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. Beginning with the 5 questions, the conceptual design linked overarching concepts that make Grand Junction unique to the concept design. The presentation included site design, building design, conceptual plans and conceptual renderings.

The Project Team met with 135 community members over two days and collected 94 comments.

THE 5 QUESTIONS

From the outset of any project, we seek to get to know our clients and their constituents. Understanding the people we serve helps guide our thinking around both the programming efforts and future design of the recreation facility. To begin this process, we have developed a series of five questions. We asked these five questions of the Members of Grand Junction City Council, City Manager's office, Grand Junction Recreation and Parks staff, the Parks and Recreation Advisory Board, and the members of the community at the earlier work sessions. A summary of the responses to these questions is to the left.

DESIGN THREADS

A Design Thread is a big idea or concept represented by images, words and experiences. They are used to identify aesthetic, organizational and conceptual themes unique to a project and place. These concepts could potentially be incorporated into the project at various levels of discernment. The Grand Junction Feasibility Study design threads emerged from discussions with the community, research, and an evolving understanding of a sense of place. They will continue to evolve throughout the design process and help inform and give structure to design, programming and operations.

The community overwhelmingly identified two central themes when describing the Grand Junction area:

- "Ease of access to the outdoors."
- Grand Junction is unique. It does not fit into the mold of Colorado cities.

ADAPTION

A community continually changing to better suit the environment

5 QUESTIONS | PACE

Four seasons of beautiful weather
Small town feel for a bigger city
Easy access to outdoor recreation
Fun-Junction
Active and healthy lifestyle
Surrounded by beauty and open space
A region transformed by weather and time

DESIGN:

is guided by views, high heat and strong winds

MATERIAL:

must patina well and stand the test of time

SEASONS:

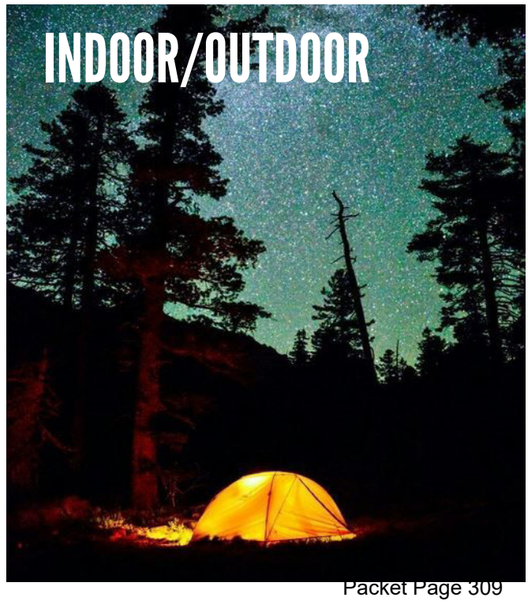
should be celebrated

PROGRAMS:

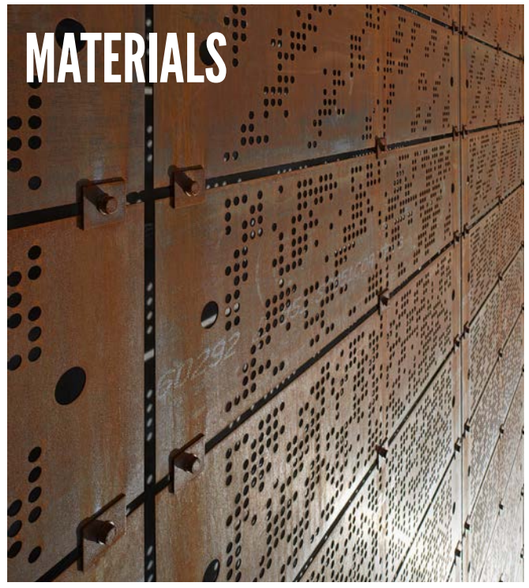
continually adapting to community needs

Like Grand Junction itself, how you experience the Community Recreation Center will vary depending on the time of day, changes in light, the position of the sun in the sky the time of year you visit. Ever changing and ever shifting.









FACETED

Embracing many different aspects or features. Having many abilities or a personality with many sides.

5 QUESTIONS | PEOPLE

Rural and urban
Diverse ideas and people
Modern meets western
Inclusive
Accepting of diversity

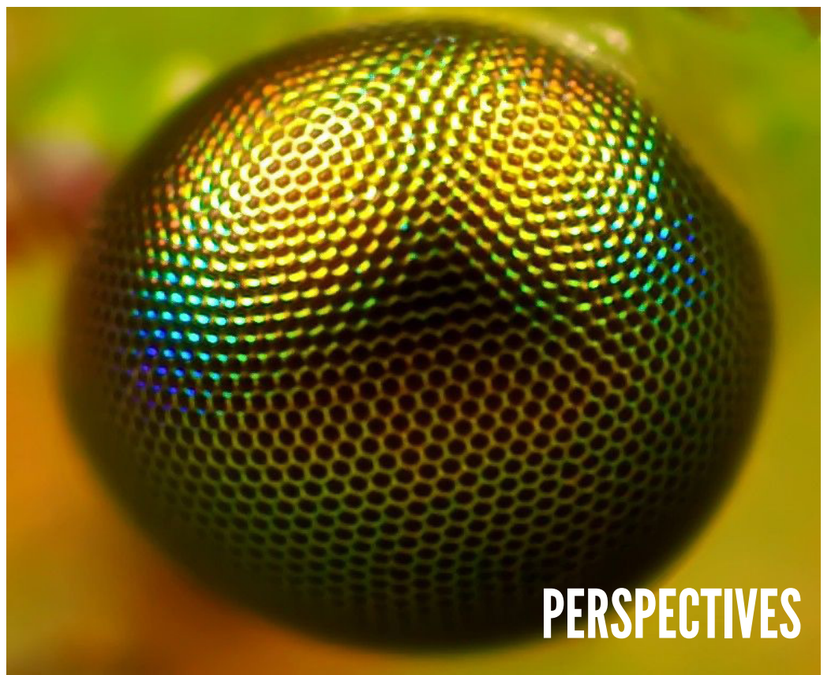
PEOPLE:
are shaped by their environment

ACCEPTING:
of many different views of the same thing

REFLECTIVE:
of the enviornment all around us

The new Community Recreation Center will be nuanced. Belonging to a greater group or vision, yet remaining distinct.







CONVERGENCE

Flowing together, meeting or gathering at one point

5 QUESTIONS | PLACE

Where mountains meet the desert
Regional agriculture draw
Arts and culture downtown
Rural and urban
Local hiking, biking, boating & fishing
Railroad and river
Diverse ideas and people
Modern meets western

DESIGN:

a place created to encourage coming together

MATERIAL:

merging of materials

PROGRAMS:

merging experiences and knowledge

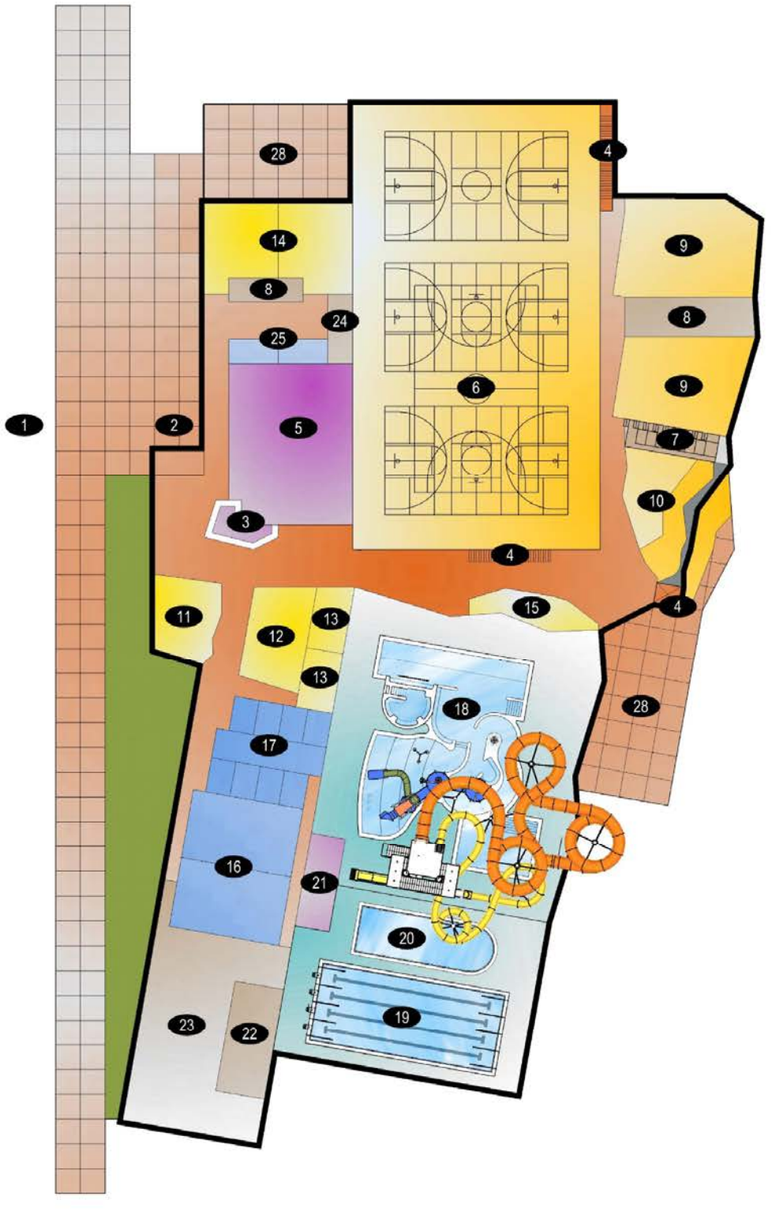
The Community Recreation Center will be a meeting place, where neighbors of different backgrounds interact and connect. The CRC wil be an intersection of recreation, wellness and community.



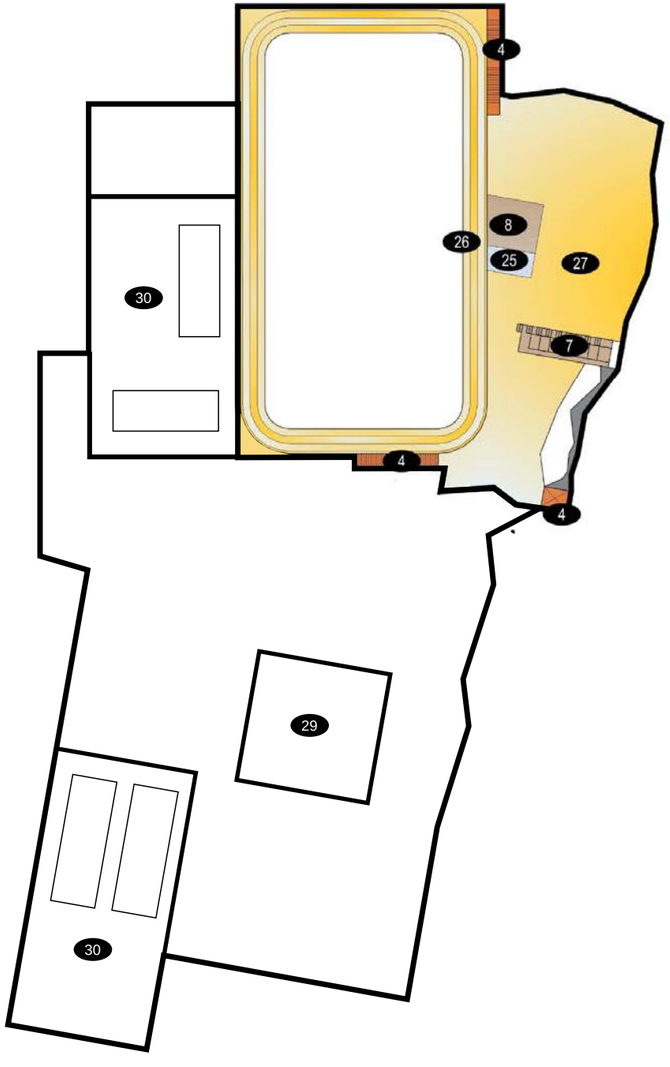








MAIN FLOOR PLAN



UPPER FLOOR PLAN

N

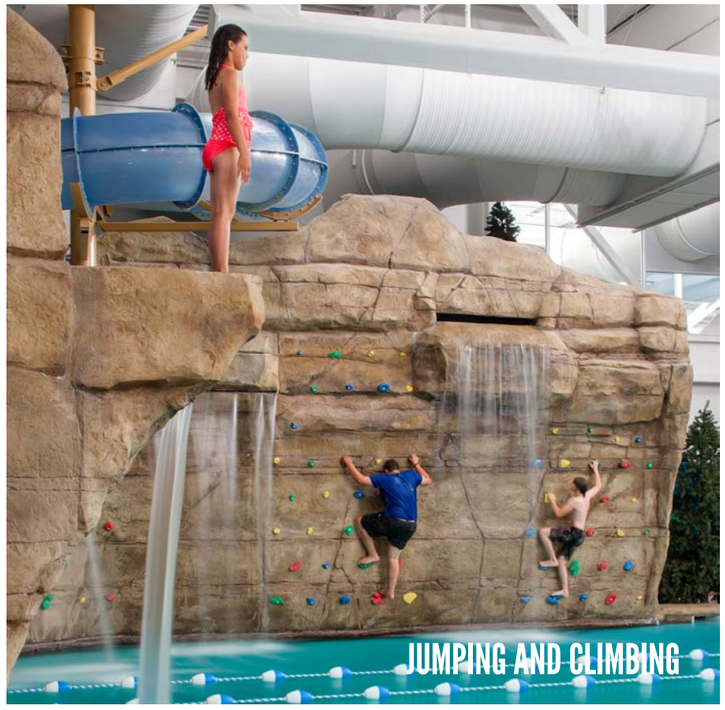
FINAL PLANS

LEGEND

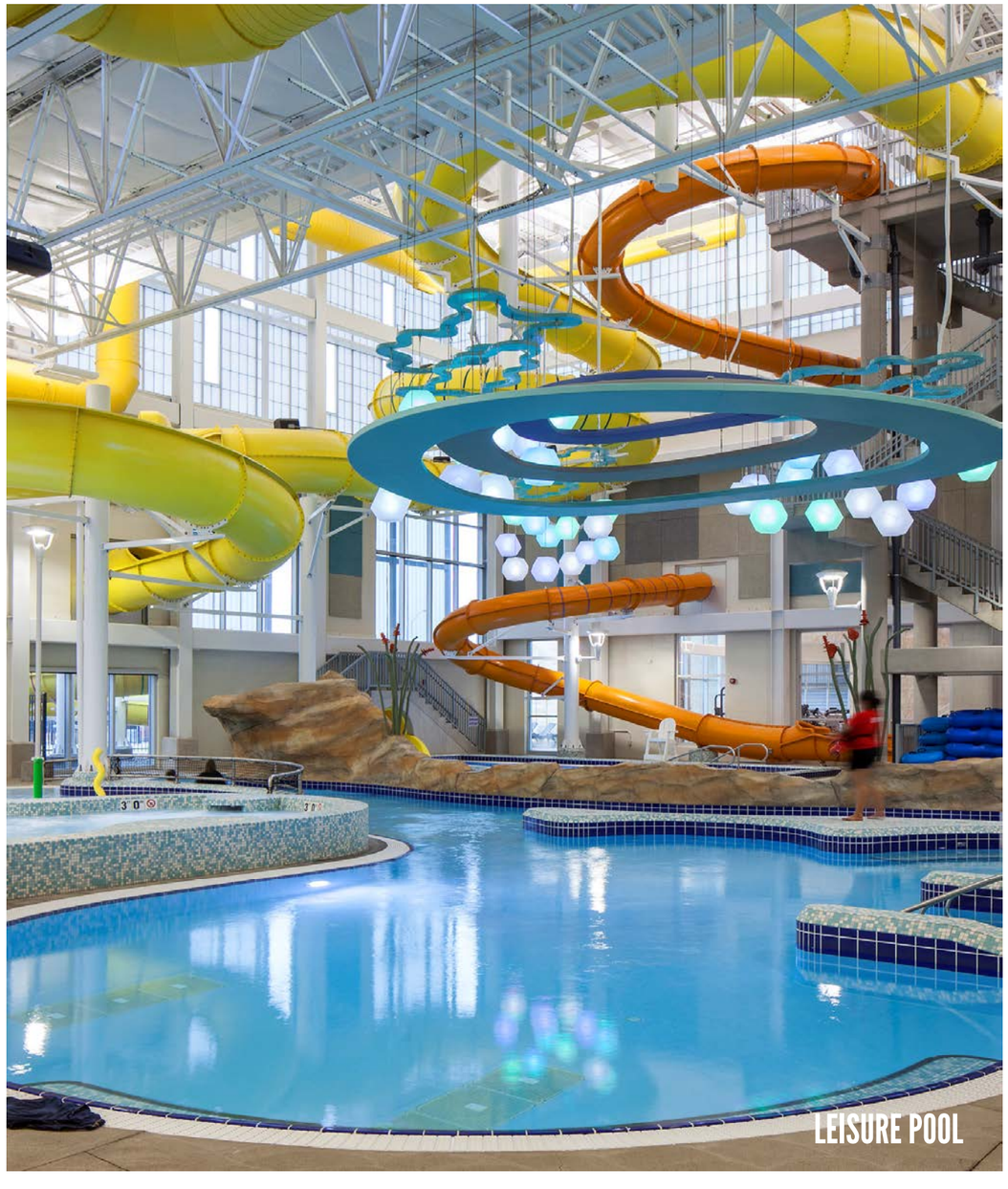
1. DROP OFF
2. BUILDING ENTRANCE
3. RECEPTION DESK
4. STAIR/ELEVATOR
5. ADMINISTRATION
6. GYMNASIUM
7. FITNESS STAIR
8. STORAGE
9. GROUP FITNESS/DANCE STUDIO
10. CLIMBING/BOULDERING WALL
11. SENIOR LOUNGE
12. CHILDWATCH
13. CLASS/PARTY ROOMS
14. COMMUNITY ROOMS
15. GAMES LOUNGE
16. LOCKER ROOMS
17. UNIVERSAL CHANGING ROOMS
18. RECREATION ACTIVITY POOL
19. LAP POOL
20. WELLNESS/THERAPY POOL
21. AQUATIC SUPPORT
22. POOL STORAGE
23. BUILDING/POOL MECHANICAL
24. CATERING KITCHEN
25. RESTROOMS
26. ELEVATED WALK/JOG TRACK
27. FITNESS AND WEIGHTS
28. OUTDOOR GATHERING SPACE
28. SLIDE TOWER
29. MECHANICAL WELL/EQUIPMENT

GRAND JUNCTION CRC AQUATIC SPACES

PROGRAM EXAMPLES







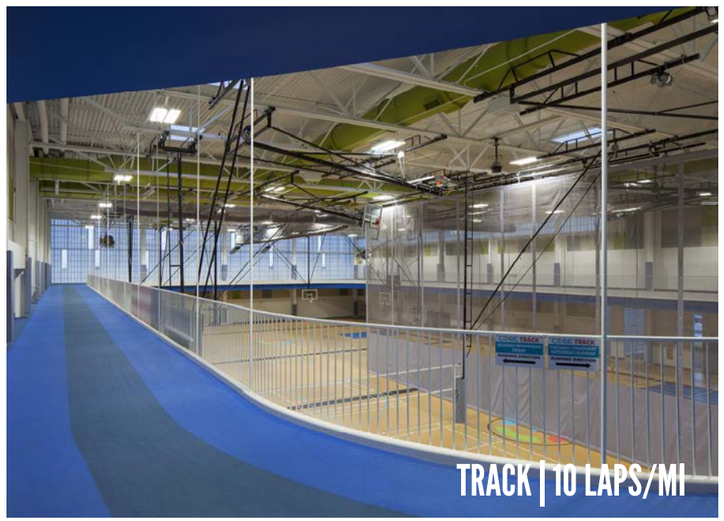




GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES









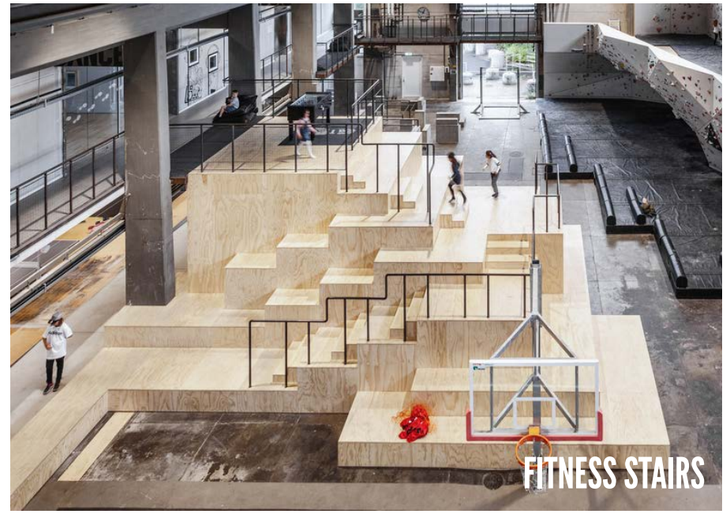


GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES


BOULDERING


CLIMBING WALL


FITNESS STAIRS



LOCKER ROOMS


GAME LOUNGE

GRAND JUNCTION CRC COMMUNITY SPACES

PROGRAM EXAMPLES



SENIOR LOUNGE



OUTDOOR GATHERING SPACE



COMMUNITY MEETING ROOMS



CHILD WATCH



PARTY ROOMS

MAIN FLOOR 3D VIEW

UPPER FLOOR 3D VIEW

CONCEPTUAL WEST ELEVATION - VIEW LOOKING TOWARD MAIN ENTRY

CONCEPTUAL EAST ELEVATION - VIEW LOOKING TOWARDS POOL

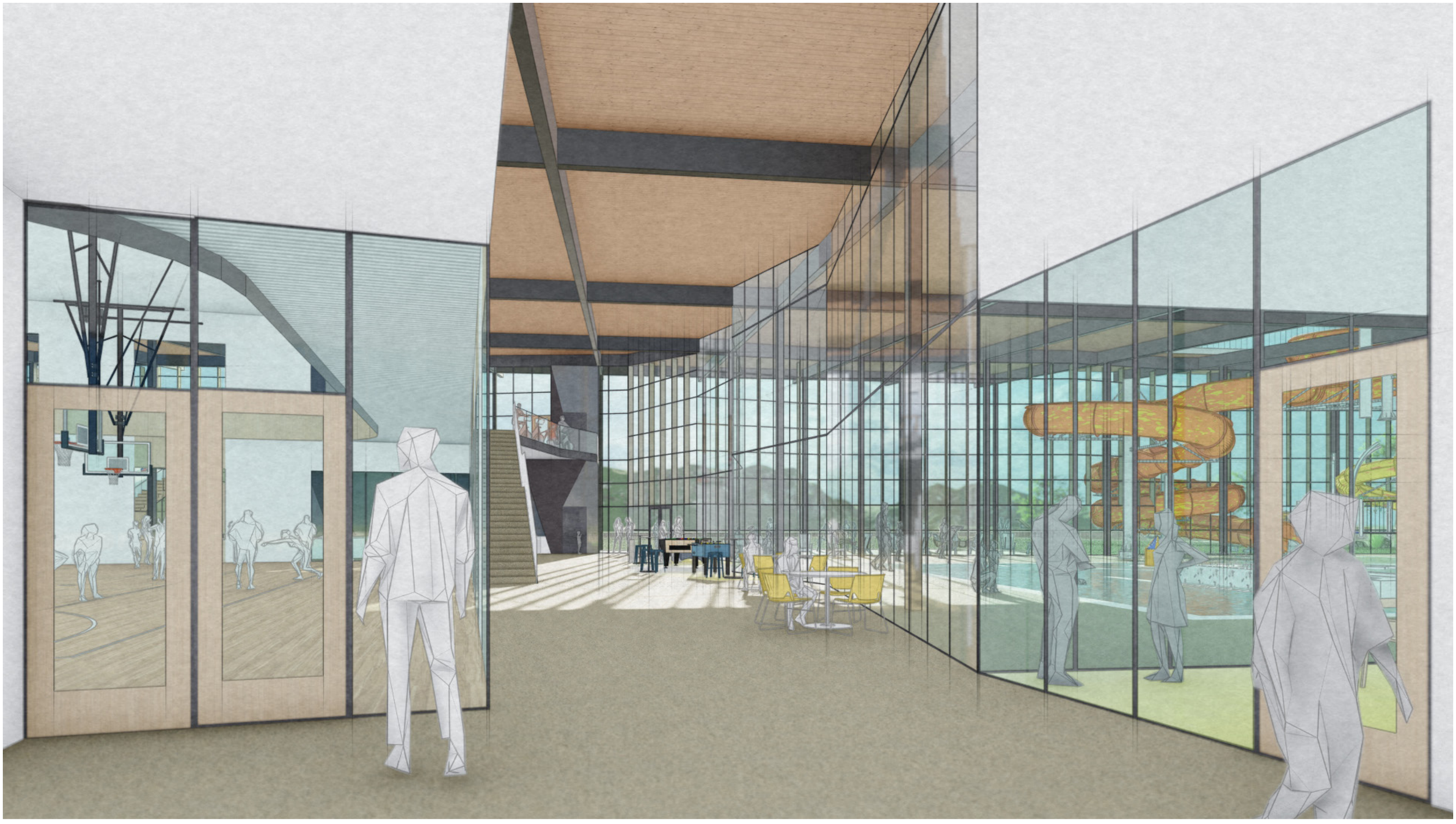
CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS MAIN ENTRY

CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS POOL



CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL

CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL



CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS GAMING LOUNGE AND POOL

CONCEPTUAL INTERIOR RENDERING - RECREATION ACTIVITY POOL

WORK SESSION 3: CONCEPT DESIGN

SITE DESIGN CONCEPT

The 2014 Matchett Park Master Plan identified a preliminary site for a community recreation center facility, situated along the southern edge of the park plan. The CRC site was intended to provide reasonable access from Patterson Road and potential future transit, take advantage of views, and create an identifiable, welcoming entry to the large park complex. Matchett is twice the size of Canyon View Park. The master plan also prioritized connectivity of the CRC to the other park facilities and programming.

The Matchett Park site is over 200 acres of largely undeveloped agricultural land, organized by a grid of north-south dirt access roads, flood irrigation ditches, and canals – this is generally the 'develop-able' acreage of the property. The northeast corner of the property is occupied by a natural drainage with winding and often deeply incised channels. This acreage has been identified as appropriate for limited development consisting of trail access, parking, soft-surface trails, and a variety of passive-use activities.

The 2014 master plan building site is set back from Patterson Road approximately 900'; the 2014 Master Plan had reserved approximately 20 acres along Patterson Road for two separate school sites. In the vicinity of the originally proposed site are 360-degree views to the Bookcliffs (north/northwest), Mt Garfield (northeast), the Grand Mesa (east/southeast), and the Colorado National Monument (west/southwest). The impressive off-site views become more dramatic with every vertical foot of gain.

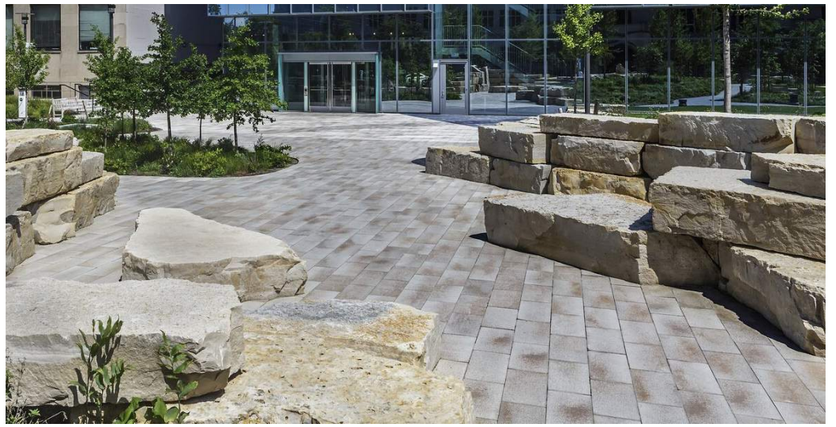
Since the completion of the 2014 master plan, shown on this page, the acreage set aside for schools is no longer needed, and multi-modal access to the CRC has been identified by the community as a priority. The current conceptual site plan on page 40, shifts the CRC approximately 300' to the south, improving connectivity to Patterson Road while maintaining connectivity to the future park improvements. Access to the CRC is via a new, central drive from Patterson Road, creating a north-south axis that will continue through the park. Secondary, signalized access is from the west at 28 1/4 and Hawthorne. At the intersection of the main entry drive and the CRC parking lot, the axis transitions through an entry plaza and monument sign, becoming a pedestrian spine that will continue north with future phases of the master plan. The pedestrian spine passes to the west of the CRC; at the main entry becoming a shaded plaza with trees, benches, and sculptural landforms evoking the varied landscapes visible in the off-site views. The pedestrian path continues, connecting to a future children's playground north of the CRC. East of the building, a large lawn allows for indoor/outdoor CRC programs and passive use. Landforms frame views from the expansive east-facing glass, provides screening for the adjacent residential neighborhood, and serves to ground the CRC to the large, open site.



Entry Plaza

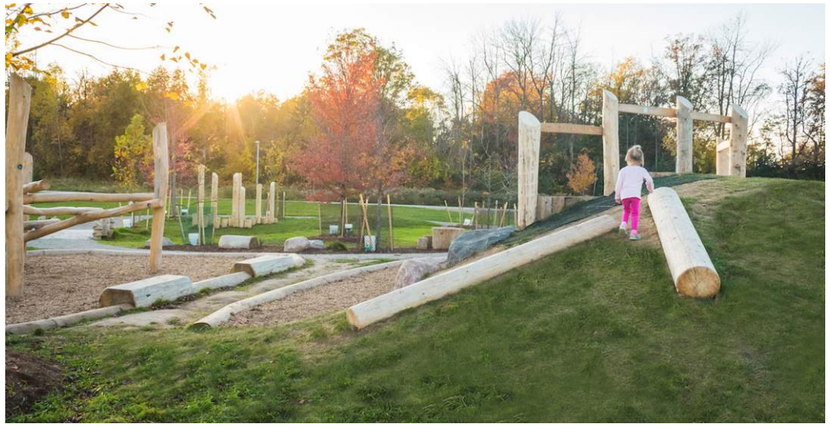






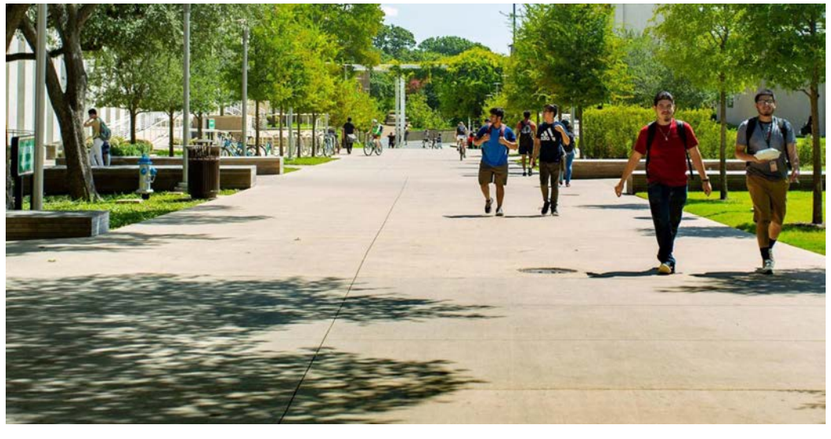
Playground





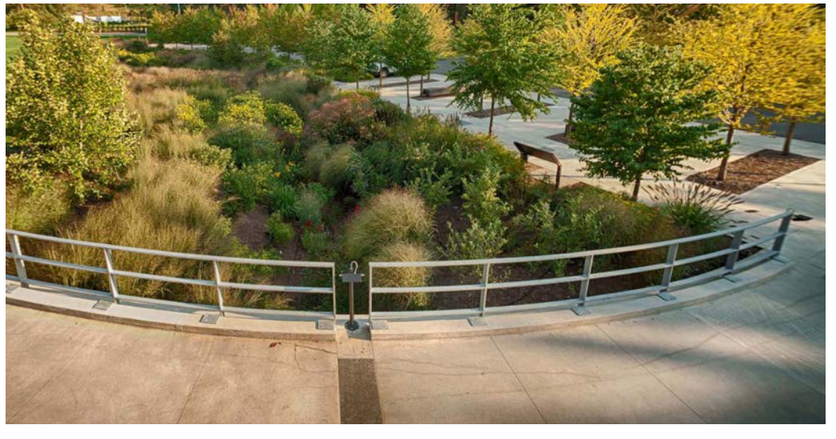


Pedestrian Promenade





Stormwater Detention



CONCEPTUAL SITE PLAN

A GATEWAY TO MATCHETT PARK

The plan to the left represents a conceptual plan. Everything included in the dashed red line is considered part of the initial project and includes the CRC builidng, site, and infrastructure.

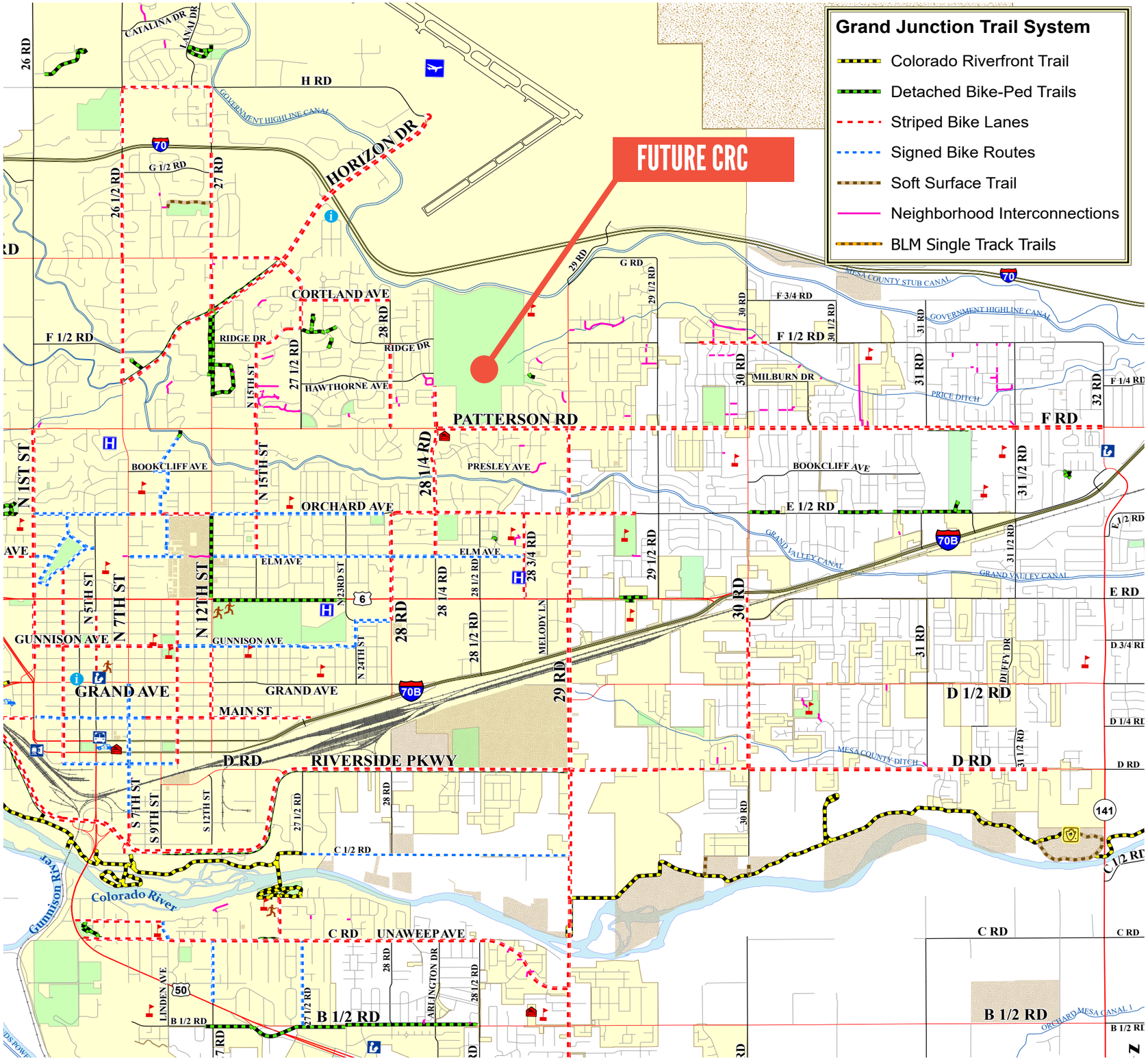
The conceptual plan is driven by the organization of the 2014 Matchett Park Master Plan and the location of the CRC maintains connectivity to the Master Plan. The CRC will act as a gateway to the overall park and can be a catalyst for future development of the park. Directly in front of the CRC, the building connects to a pedestrian promenade that extends all the way through the park per the Master Plan.

Highlights include:

- Responds to organization of the 2014 Matchett Park Master Plan
- Maintains connectivity to the Master Plan
- Main CRC entry connected to North/South pedestrian spine
- Secondary access via 28 1/4 Road
- Off-site views of Bookcliffs, Mt. Garfield, Grand Mesa, Colorado National Monumen

CRC BUILDING + SITE + INFRASTRUCTURE

CONCEPTUAL VIEW - ENTRY PERSPECTIVE



ACCESS

GRAND JUNCTION BICYCLE AND PEDESTRIAN TRAIL

Bicycle and pedestrian access to Matchett Park is critically important. This sentiment was echoed by participating members of the public and City leadership staff during every Work Session. Some connections exist as shown on the Trail System map.

The City of Grand Junction is looking to improve this access with the first city-wide Pedestrian and Bicycle Plan currently in progress. The plan will guide the City on how and where to strategically make improvements and address gaps in the places people walk and bike, incorporating national best practices in bicycle and pedestrian planning and design.

SUSTAINABILITY

The design of the new Grand Junction Community Recreation Center aims to meet performance goals intended to reduce consumption of non-renewable resources, reduce CO2 emissions, and create a healthy environment through clear means that represent the values of the community. Sustainable design practices reduce the harmful effects that construction can have on the environment. Efforts to maximize the health and comfort of building users, and to improve building performance, is consistent with the project vision.

Sustainable design strategies are most effective when considered from the outset of a project. Allowing time for thoughtful study when the big gestures are being made results in a building configuration that takes prevailing winds, daylighting, views and ease of access into account.

Located in the arid west and next to the Colorado River, water conservation will be a priority for the project. Modern technology like greywater systems and regenerative media filtration are proposed to reduce water consumption and operational expenses. Greywater can either be used for subsurface irrigation or indoor toilet/urinal flushing. For the pools, a regenerative media filtration system can be installed to reduce backwash loss by 90%. Low flow fixtures and automatic sensors also reduce water consumption and will be included as part of the sustainable strategies.

In addition to the concepts above, other sustainable strategies will be adopted as the project is developed. Other items currently being considered for the project include:

- High-performance glazing systems and sunshades are proposed to allow for lots of natural light while also taking into account the need to modulate the potential impacts of the sun in warmer months.
- Use of low-VOC emitting materials, and careful selection of materials that do not contain chemicals of concern when and where possible will serve to provide good indoor air quality and a positive user experience.
- High efficiency mechanical systems such as chilled-water mechanical systems and geo-thermal heat pumps will be investigated to maximize energy efficiency and reduce overall energy consumption.
- Daylighting controls and occupancy sensors that limit use of artificial light when a space is not occupied.
- Solar hot-water heating system to reduce energy use and costs related to heating pools.
- Acoustic treatments designed as appropriate per space type will enhance user experience.
- Use of local building materials, and materials with recycled content, reduces CO2 emissions related to transportation of goods and supports the local economy.
- Use of power generating photovoltaic panels to reduce the overall energy consumed from the grid
- Solar reflective roof finishes to reduce unwanted solar heat gain.



WORK SESSION 3: OPERATIONS

A detailed Operational Analysis was developed by BRS to review the basic operational parameters for the Grand Junction Community Recreation Center. City staff leadership and Parks and Recreation Department staff provided extensive input and guidance during development of the operational budget.

OPERATING HOURS

Preliminarily, the CRC is expected to be open Sunday to Saturday for a total of 87.25 hours. It is expected that the center will have expanded hours for group rentals and after-hour programming. The hours of operation help inform the operational plans as a basis in which to calculate costs and estimate revenue.

ADMISSION FEES

The CRC must provide a high-quality experience and must be affordable and financially accessible to the Grand Junction community at large. Pricing of fees reflects this commitment to affordable services. Projected admissions prices shown may be adjusted at the time of the center's opening.

All passes include access to the indoor leisure pool and water features/water slide, lap pool, therapy pool, fitness/weight area, elevated walk/jog track, games lounge, a wide array of introductory fitness classes, the climbing wall, family cabanas, and open gym times.

Revenue projections included the following assumptions:

- Child Watch will be offered as an annual membership, or a nominal fee for drop-in child watch.
- Basic fitness classes and basic water aerobics classes will be included with annual membership.

The CRC will provide the opportunity for Grand Junction Parks and Recreation Department to expand programming efforts in addition to providing rental opportunities.

WHAT'S INCLUDED WITH ADMISSION:

- DROP IN: BASKETBALL, VOLLEYBALL, PICKLEBALL
- FITNESS AREA / CARDIO WORKOUT
- INDOOR WALK / JOG TRACK
- THERAPY / WELLNESS POOL
- OPEN SWIM / LAP LANES
- LEISURE POOL / WATER SLIDES / PLAY FEATURES
- FAMILY GAME LOUNGE
- CLIMBING WALL
- BASIC FITNESS CLASSES
- WATER AEROBICS CLASSES
- SENIOR ACTIVITIES / DEDICATED SENIOR LOUNGE

Daily Pass	Resident	Non-Resident
Youth (3-17 yr.)	$5	$6
Adult (18-59 yr.)	$8	$9
Senior (60 yr. +)	$6	$7
Family	N/A	N/A

Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	$20	$24
Adult (18 – 59 yr.)	$40	$48
Senior (60 yr. +)	$22	$26.50
Family	$68	$72
Dual	$52	$62

Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm
TOTAL WEEKLY HOURS	87.25

Grand Junction facilities now accept Silver Sneaker and Renew Active, which allow senior annual memberships paid by health insurance providers (e.g., United Health Care, Rocky Mountain Health Plans.)As an example of the conservative approach to the operational plan, 1200 members are projected through Renew Active and Silver Sneakers. Other comparable facilities such as Montrose have over 2000 active members

WORK SESSION 3: OPERATIONS

The operational plan was developed under the following assumptions:

- Operating expenses are based on the established $70M / 83,000SF building program found in this report.
- Wages and salaries are based on the City of Grand Junction's projected salary and wages for 2026 and estimated benefits packages. In the spirit of being conservative in projections, it was important to estimate expenses using an inflationary increase to project at 2026 when the potential CRC would open. Also of note, revenues from fees were not inflated to a projected 2026 level. Instead, the fees used in this operating plan are at 2022 levels.
- 4% is added to total expenses annually to cover future capital repair and replacement costs.
- The operational plan is based on conservative expenses (high) and revenue (low) projections. This is an effort to under-promise to hopefully be in a position to over-deliver. Annual debt service is included in expenses.
- Cannabis revenue will be used to cover the projected operational subsidy.

EXPENSES

Staffing – Full-time and part-time staffing costs comprise most of the operating expenses. Salaries are inflated to 2026 with a conservative approach and include all benefits as well as the salary.

Supplies & Contractual Services – Supplies such as office, safety, marketing, program supplies (recreation, aquatics, childcare), pool chemicals and cleaning/janitorial supplies are included. Utilities account for most service expenses along with credit card fees, IT and contracted services among others.

Capital Repair & Replacement – The operating budget adds 4% to the total operation expense to cover future capital repair and replacement needs.

Annual Debt Service - $4.3M in debt service is required to finance the CRC. This is the equivalent to a "mortgage" for the CRC. The proposed secondary funding mechanism, the 0.15% sales tax, is planned to sunset when this debt is paid off. Annual Cannabis revenue is projected to be $2.5M of which $1.3M will be used to subsidize operating expenses.

REVENUE

Admission Fees: This revenue stream will cover the majority of operating revenues. Daily passes, punch passes, and annual passes will be offered to youth, adults, seniors and families. This includes individual, dual and family passes.

Other Fees: There will be multiple additional revenue streams that will come from rentals, child watch, swim lessons, aquatic programs, general youth and adult programs, birthday parties, rentals and contracted recreation programs.

Annual Operating Revenue: $1.3M collected from annual cannabis revenue will be used annually to support CRC operations.

Annual Operating Expenses		
Total Staffing		$ 2,420,000
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		$ 774,000
Contractual Services		$ 203,000
Capital Repair & Replacement		$ 136,000
Total Expenses		$ 3,533,000

Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues: (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

The subsidy required, projected at $1,329,000, will be covered by the cannabis revenue.

ALTERNATIVE FUNDING

The City will look to secure additional funding sources to support the CRC, including but not limited to:

- Potential partnerships
- Grants e.g., Great Outdoors Colorado, El Pomar Foundation, Gates Family Foundation, Department of Energy Daniels Fund, Department of Local Affairs (DOLA), Anschutz Family Foundation, Boettcher Foundation, Bacon Family Foundation, Goodwin Foundation and others.

These funding sources can enhance the facility offerings or reduce the debt on the facility, but they typically provide less than 5% of the funding needed and are not guaranteed.

The City of Grand Junction, in partnership with the Grand Valley Parks and Recreation Foundation, is actively engaged with each of these organizations regarding a potential grant following the CRC election. Funders will often contribute after a project is approved by voters but not before.

Potential enhancements are shown dashed in blue on the site plan.

Notes:
These funding options do not include additional potential contributions from potential partners and grants.

These funding sources can reduce the debt and help pay it off earlier or enhance the facility. Because they are not guaranteed, these funding sources are not part of the funding plan.

CRC BUILDING + INFRASTRUCTURE BASE PROJECT

OUTDOOR FACILITIES CONTINGENT ON ALTERNATIVE FUNDING



WORK SESSION 3: RECOMMENDATION

CONCEPTUAL DESIGN AND OPERATIONAL PLAN RECOMMENDATION

Work Session 3 provided all elements from the previous Work Sessions, including location and funding sources, to offer a complete "picture" of the proposed CRC concept design.

Feedback from Work Session 3 was favorable and positive of the overall concept design and operations plan.

Input was collected from:
6 focus groups / 1 public community meeting
135 community members / 94 comments collected

Themes gathered from Work Session 3 public input process:

- Community members praised the conceptual design images, many expressing enthusiasm for the project to move forward.
- Building efficiency concerns were noted and can be addressed through shading devices, performance glazing, building orientation and overhangs. Solar orientation and shading will be studied during design of the project.
- Scholarships will be available through the Parks & Recreation Department to ensure accessibility to the CRC for low-income families.

OPERATIONAL PLAN RECOMMENDATION

The Parks and Recreation Advisory Board held a special meeting on August 26, 2022, to review all data regarding the operational plan and conceptual design of the the proposed CRC. PRAB reviewed the operational plan in detail and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design as presented during the meeting.

9/26/22

Grand Junction City Council
250 N 5th St
Grand Junction, CO. 81501

Dear City Council

The CRC subcommittee of the Park and Rec Advisory Board (PRAB) met today to review the BRS consultant's slide show presentation on the third phase of their work, focusing on operations, finance and conceptual design.

This meeting included a brief review of phase 1 and 2, where we recommended and you authorized the final decisions on location, size and secondary funding source (in addition to cannabis). We then went over their material on operations and finance, including suggested hours of operation, charges for city and county residents, the goal of balancing cost recovery with affordability, full and part time staff requirements, and how this CRC is intended to complement rather than compete with the private gyms and exercise facilities. We then took a "3-D tour" of the conceptual design and architectural features along with the site orientation. We delved into the finance detail to a great degree including reviewing operating costs including staffing, supplies etc. as well as operating revenue including a breakdown of all revenue sources from admissions and rentals etc. The public saw the big picture presentation of the operating plan but we closely reviewed the details. We feel confident the numbers are very conservative so that the CRC once built will exceed these projections.

After a discussion period on the above presentation and considering feedback from the 6 Focus Groups and the Public Forum, it was moved, seconded and unanimously passed that we recommend to council the adoption of the conceptual operational plan, the budget/financing plan and concept design as proposed during this meeting.

Moving forward, next month we will meet for potentially the last time to review the written documents covering all three phases of the BRS report, including any modifications between today and then and make our final recommendation to council regarding its adoption. We will then await the ballot language, be available to help the Campaign Committee, and would welcome a future role once the votes are in and the project hopefully moves onto the design and construction phase.

Thank you once again for entrusting PRAB with these incredibly important deliberations.

Sincerely

William Findlay MD (retired)
PRAB Chairman

FEASIBILITY STUDY: FINAL RECOMMENDATION

FINAL PLAN CONSIDERATION

On November 1, 2022, the PRAB committee met yet again on the CRC to evaluate the final feasibility study plan. The PRAB committee reviewed the feasibility report. Upon review of the final report, PRAB unanimously voted to recommend adoption of the plan by City Council and to direct staff to draft ballot language for the April 04, 2023 election.
The letter, included to the right, indicates the recommendation provided from PRAB to City Council.

11/1/2022

Grand Junction City Council
250 N 5th St
Grand Junction, CO, 81501

Dear City Council

The CRC PRAB subcommittee (Community Rec Center subcommittee of the Park and Rec Advisory Board) met today for its probable last meeting. We endeavored to complete the mission assigned to us by City Council - namely to work with Park and Rec staff, City Council and staff, BRS consulting, and the general public in order to digest all the information and data from the above sources and make recommendations to City Council regarding formal adoption of the CRC plan going forward.

To that end, our involvement started many months ago with our participation in the Park and Rec Open Space (PROS) master plan. This identified a CRC as the greatest need in GJ. Then, we were centrally involved with a feasibility study of how a CRC could fit into Lincoln Park - possible but some challenges were present. Next, we were involved in the CMU professors survey, which showed strong support for a CRC and willingness to fund it by a variety of choices. Finally, our work with BRS including the 3 sessions, leading to our recommendations to City Council at each critical juncture in the planning process.

Specifically, Session 1 evaluated CRC sites; we recommended, and council adopted Matchett Park as the preferred site. Session 2 looked at size and funding options; PRAB recommended the larger 83,000 sq ft /$70M facility funded by cannabis tax revenue and supplemented by a 0.15% sales tax with a 30 year sunset. Thankfully, once again council adopted our choice. Session 3 included projected annual revenues and expenses, operations, and conceptual design with many graphs, tables, and data sets along with some 3D illustrations. We recommended that council adopt this last chapter of the planning process.

Finally, the last step in the CRC PRAB mission was to review the written report emanating from the 3 sessions, first in draft form, then after receiving input from many sources, the final version which we unanimously today voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the 4/4/23 election.

We understand that the Session 3 information has already been reviewed at a city council workshop and the final report will be likewise discussed at the next workshop on 11/14/22. We hope that council will support our recommendations on both Session 3 and the final report at its next official meeting on 11/16/22 and direct staff to draft specific ballot language. With this action, the CRC Campaign Committee can officially launch.

In closing, I want to thank all my fellow PRAB members for their participation and support of this entire process - including extra meetings, extended meetings, and reams of data and public comments to review. And after the hopefully successful vote on 4/4/23, we would be happy to entertain some future role if so requested by the council to continue supporting the success of this critical facility that Grand Junction is missing.

Sincerely

William Findlay MD (retired)
CRC PRAB Subcommittee Chairman

ADOPTION OF PLAN

CITY COUNCIL REVIEW AND ADOPTION OF PLAN

On November 16, 2022, City Council passed Resolution No. 84-22 adopting the 2022 Community Recreation Center (CRC) Plan. The Plan provides clear direction for the City to build Grand Junction's first CRC should the voters authorize the financing.

RESOLUTION NO. 84-22

A RESOLUTION ADOPTING THE 2022 COMMUNITY RECREATION CENTER (CRC) PLAN

Recitals:

On January 6, 2021, the City Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan. The PROS plan considers all elements in the City's park and recreation system and expresses community priorities with the Community Recreation Center (CRC) being the top priority.

Following the adoption of the PROS plan, a statistically valid survey was facilitated by Professors King, Gollob and Jennings from Colorado Mesa University. The survey confirmed strong support for the CRC and demonstrated a willingness to fund it. The CRC planning process continued through 2022 with numerous public outreach meetings and opportunities for discussion and input by means of the process culminating in the 2022 CRC Plan (Plan), a copy of which is attached to and incorporated into this Resolution as if fully set forth.

The Plan has been carefully, thoroughly, and conscientiously considered and the assumptions and recommendations well formulated by and with community input and expressed need. The Plan provides clear direction for the City to build Grand Junction's first CRC should the voters authorize the financing.

For the foregoing reasons the City Council by and with this Resolution does adopt, approve, and endorse the 2022 CRC Plan.

The City Council having been duly advised and determined that the 2022 CRC Plan will serve as a blueprint for the design, funding, construction, and operation of the CRC, should voters approve the funding in an upcoming election, does adopt this Resolution and the Plan in support of and to advance the interests of the people of Grand Junction.

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

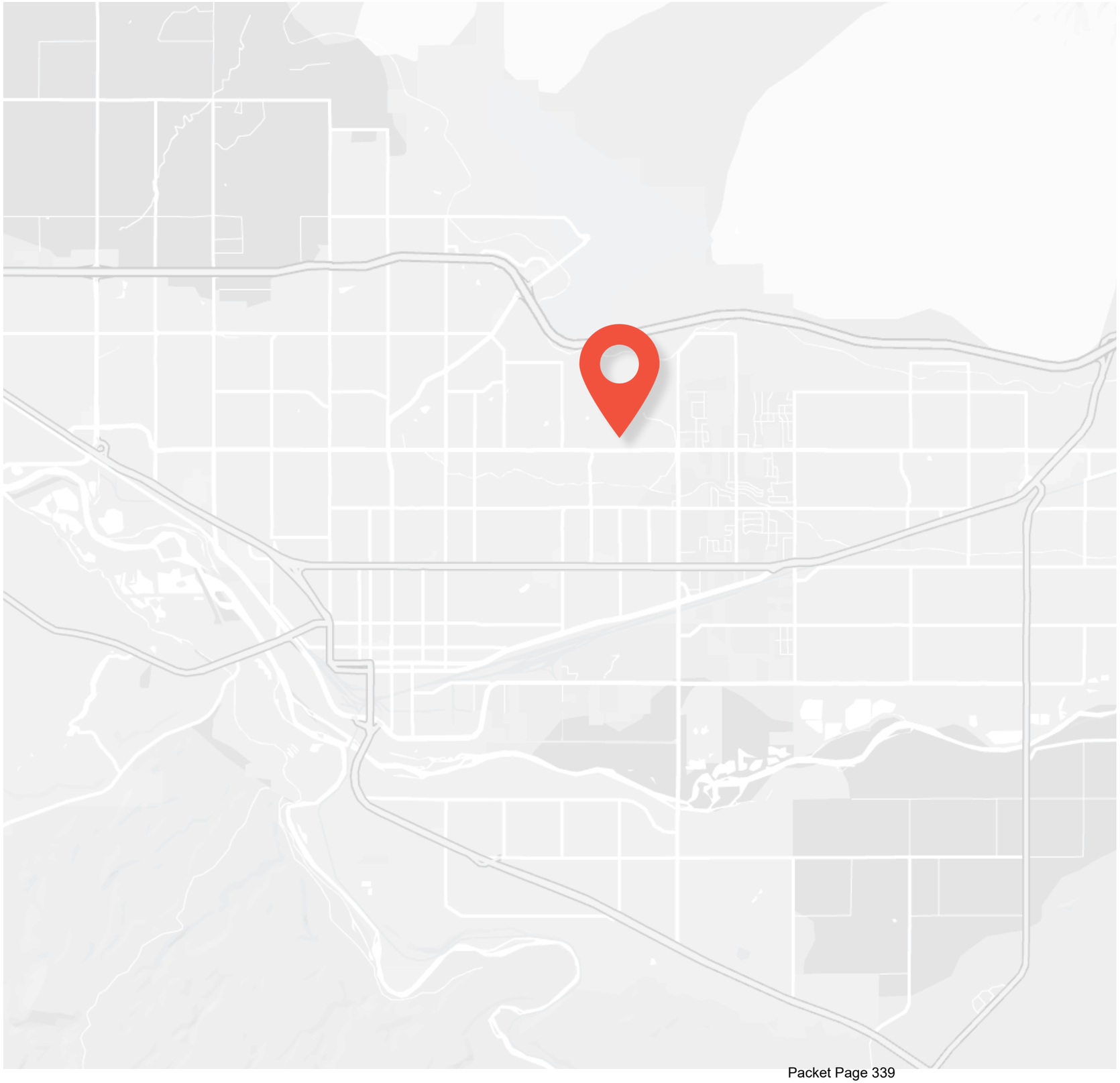
The 2022 Community Recreation Center Plan is hereby approved and adopted as generally and specifically provided therein and in accordance with this Resolution and to the extent necessary or required shall serve to amend the adopted PROS Plan to be consistent herewith.

PASSED AND APPROVED this 16th day of November 2022.

Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips
City Clerk



APPENDIX 1

WORK SESSION PRESENTATIONS

GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY | PHASE 2

City of Grand Junction Colorado – Parks & Recreation

WORKSHOP #1 | JUNE 13 - 14, 2022

BARKER RINKER SEACAT ARCHITECTURE | OHM DESIGN

1

YOUR TEAM



CRAIG BOUCK
ARCHITECTURE
PLANNING



ANDY STEIN
RECREATION
DESIGN



JENNA KATSAROS
FACILITY
PERFORMANCE
ADVISOR



JASON JAYNES
SITE DESIGN

2

AGENDA

- Introductions
- Purpose of Phase 2 Study & Desired Outcomes
- Schedule Overview
- Process & Public Engagement
- Key Questions
- Input Opportunity

3

PHASE 2 DELIVERABLES

COMMUNITY INPUT 3 PRAB Workshops | 3 Public Open Houses

SITE SELECTION Determine location: Lincoln or Matchett Park

PROGRAM PRIORITIES Confirm program elements and capacities

DESIGN Develop a conceptual design for building and site

PROJECT BUDGET conceptual level, TOTAL project cost

BUSINESS PLAN fee scenarios, revenue and expenses

4

GRAND JUNCTION COMMUNITY RECREATION CENTER FEASIBILITY STUDY | PHASE 2 PLANNING STAGES



5



2014 | MATCHETT PARK MASTER PLAN



2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

6



2021 | THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

THE TOP PRIORITY OF THE MASTER PLAN IS A COMMUNITY RECREATION CENTER

7



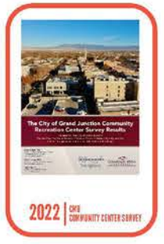
2014 | MATCHETT PARK MASTER PLAN



2018 | MATCHETT PARK COMMUNITY CENTER STUDY

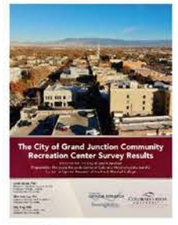


2021 | THE PARKS, RECREATIONAL OPEN SPACE MASTER PLAN
2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CMC COMMUNITY CENTER SURVEY

8



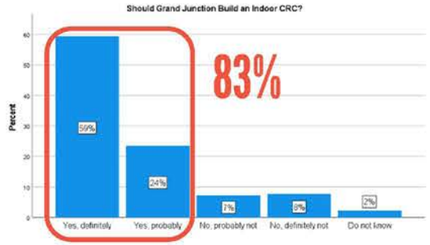
2022 | CMC CMC SURVEY

CONFIRMED MAJORITY SUPPORT FOR A COMMUNITY RECREATION CENTER

CONFIRMED **MAJORITY SUPPORT FOR A FUNDING METHOD** IN ADDITION TO CANNABIS

9

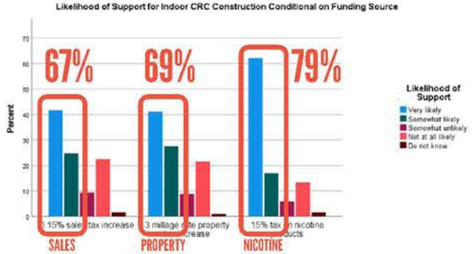
Results: Should GJ Build an Indoor CRC?



COLORADO MESA UNIVERSITY

10

Results: Likelihood of Support for an Indoor CRC

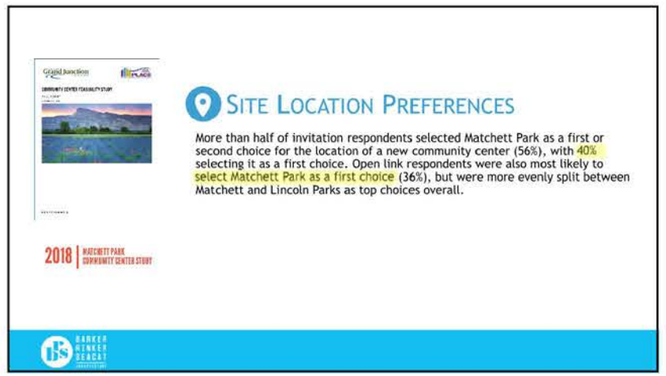


COLORADO MESA UNIVERSITY

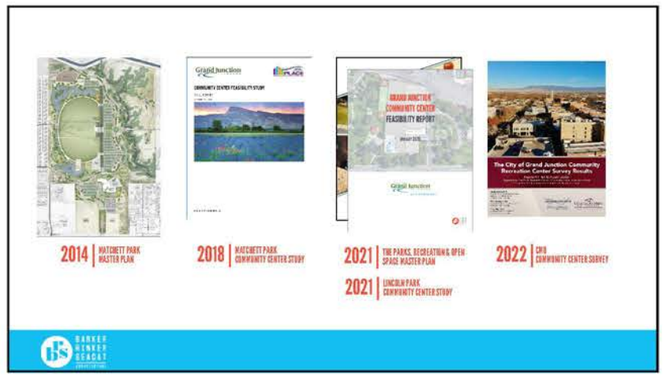
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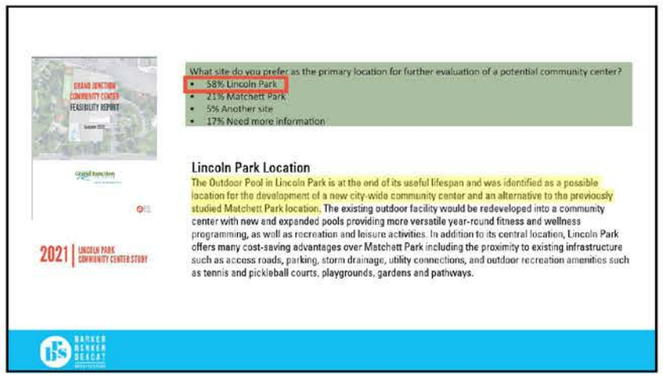
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14



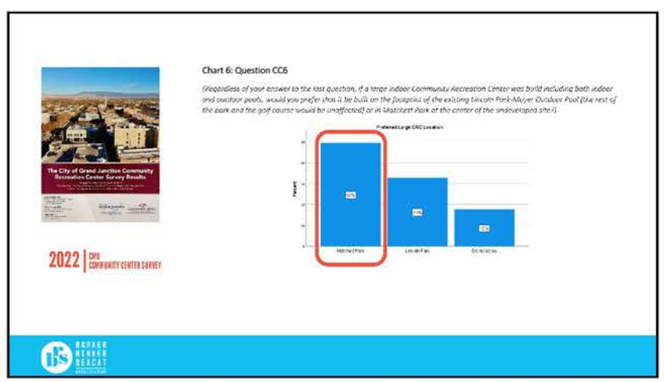
15



16



17



18

ORCHARD MESA POOL

MULTI-MILLION DOLLAR
RENOVATION UNDERWAY
FUNDED WITH RESERVES

DESIGN: FALL 2022
CONSTRUCTION: 2023



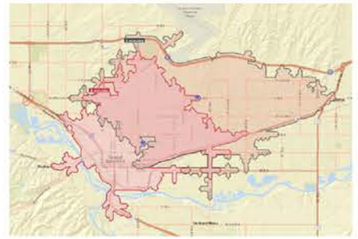
19

DEMOGRAPHICS

20

PROXIMITY

2026 Population within a 6-minute drive



Matchett Park / 50,400

Lincoln Park / 32,350

esri

GRAND JUNCTION COMMUNITY RECREATION CENTER

21

PROXIMITY

2026 Population within **5 / 10 / 15-minute walk**





Matchett Park: 90 / 1,400 / 2,440

Lincoln Park: 580 / 2,500 / 6,400

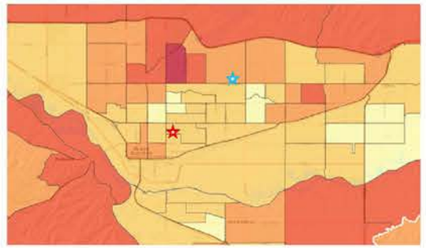
GRAND JUNCTION COMMUNITY RECREATION CENTER

22

MEDIAN AGE

2026 Median Age

- 68-75 yrs.
- 50-67 yrs.
- 42-49 yrs.
- 32-41yrs.
- 19-32 yrs.



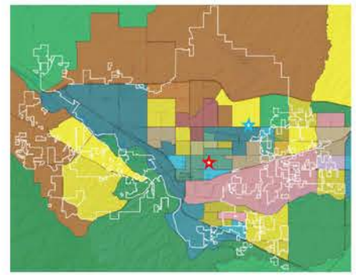
GRAND JUNCTION COMMUNITY RECREATION CENTER

23

UNDERSTANDING THE DEMOGRAPHIC LANDSCAPE:
TAPESTRIES

People with similar interests & lifestyles live in similar neighborhoods

Based on demographics + socioeconomic data



GRAND JUNCTION COMMUNITY RECREATION CENTER

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PREVELANT TAPESTRIES IN GRAND JUNCTION

LINCOLN PARK

MATCHETT PARK



GEN X URBAN 22%
Gen X in middle age; fewer kids
- Enjoy local parks / recreation activities
- Physically active, work out regularly



MIDDLE GROUND 25%
Thirtysomethings on a budget
- Mainly singles or married w/out children
- Balance long hours on Internet with time at the gym

GRAND JUNCTION COMMUNITY RECREATION CENTER

25

OTHER TAPESTRIES: LINCOLN PARK



SENIOR STYLES 9%
Retirees w/smaller households
- Enjoy travel, reading, playing cards



COLLEGE TOWNS 2%
Enrolled or work for college; busy schedules
- Enjoy backpacking, Pilates, Frisbee
- Bike / pedestrian friendly market
- CMU ~9,000 students



MIDTOWN SINGLES 12%
Millennials; diverse and urban
- Mainly singles
- Walk or bike to work from rental unit



FAMILY LANDSCAPES 5%
Young families w/traditional values
- Theme parks, family-oriented fun

*south of Riverside Pkwy / Business 70

Lincoln Park / Moyer Pool
Area shown ~1.5 Mile around Lincoln Park

GRAND JUNCTION COMMUNITY RECREATION CENTER

26

OTHER TAPESTRIES: MATCHETT PARK



AFFLUENT ESTATES
- Empty nesters in less crowded neighborhoods
- Sociable; find time to stay physically fit



RUSTIC OUTPOSTS
Couples & single-parent households
- Family-oriented, preserve traditions



COZY COUNTRY LIVING
Older market, most without children
- Pursue physical fitness vigorously, as well as outdoor pursuits: camping/hiking/gardening

Matchett Park
Area shown is ~1.5 Mile around Matchett site

GRAND JUNCTION COMMUNITY RECREATION CENTER

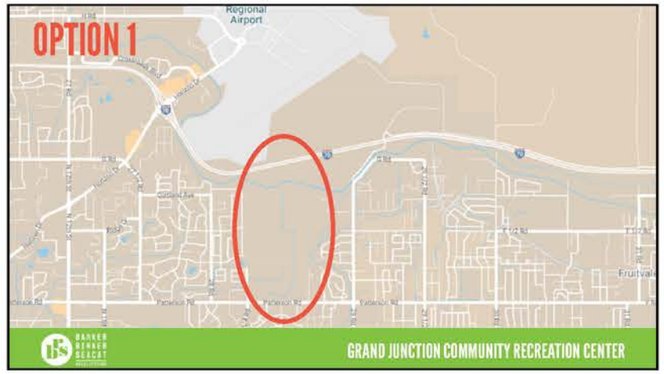
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SITES

28



29



30



31



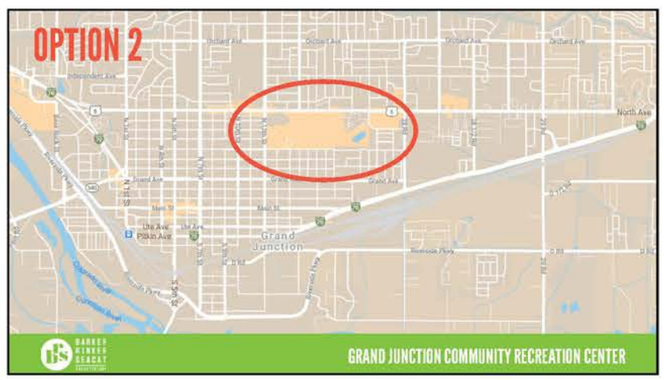
32



33



34



35



36

OPTION 2

LINCOLN PARK

- THE OTHER TOP SITE IN 2018 FEASIBILITY.
  - MATCHETT UNSUCCESSFUL IN 2019.
- CENTRAL LOCATION
- EXISTING INFRASTRUCTURE
  - ~$5M SITE COST VS. $8M AT MATCHETT
- EXISTING DEVELOPED AREA
- MULTI-USE & MATURE PARK SYNERGY
- MOYER POOL REBUILD: 1922, 1955 & 1986



GRAND JUNCTION COMMUNITY RECREATION CENTER

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OPTION 2



GRAND JUNCTION COMMUNITY CENTER | LINCOLN PARK
DRAFT CONCEPT PLAN | SITE PLAN

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OPTION 2



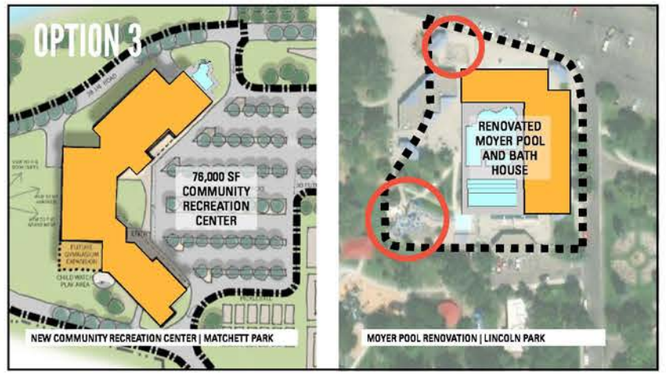
- 415 EXISTING SPACES
- 180 NEW OVERFLOW SPACES AT PRACTICE FIELD
- 85 NEW SPACES WITH RESTRIPING OF EXISTING LOT
- 265 POTENTIAL NEW SPACES
- 680 TOTAL SPACES (+NORTH OF STADIUM, WEST OF THE BARN, PAR 3/TYCOS AND +4M SPACES AT GOLF COURSE)

PARKING

GRAND JUNCTION COMMUNITY RECREATION CENTER

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OPTION 3



40

PROGRAM & BUDGET

41

GJCRC Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
	(3) Multipurpose Classrooms (with divisible wall)	3,420			2,968	
	Gathering Spaces	3,621			2,779	
	Casual activity area for seniors and youth					
	Senior gathering and activity spaces					
	Teen gathering and activity spaces					
	Bouldering wall					
	Catering Kitchen	1,148			644	
	Child Watch	1,550	1,065	1,065	1,065	
	Child watch (20 kids)	1,050	800	800	800	
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

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GJCRC Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
	(3) Multipurpose Classrooms (with divisible wall)	3,420			2,968	
	Gathering Spaces	3,621			2,779	
	Casual activity area for seniors and youth					
	Senior gathering and activity spaces					
	Teen gathering and activity spaces					
	Bouldering wall					
	Catering Kitchen	1,148			644	
	Child Watch	1,550	1,065	1,065	1,065	
	Child watch (20 kids)	1,050	800	800	800	
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

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GJCRC Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
	Aquatic Support	608	866	866	866	866
	Indoor Warm Water Leisure Pool (one body of water)	17,348	13,178	13,178	13,178	
	Leisure pool with beach entry, lazy river, play areas, slides	5,000	5,400	5,400	5,400	
	Pool party rooms (divisible into 2, 25 ppl per side)	900	936	936	936	
	Indoor Therapy Pool/Exercise pool	2,925	3,528	3,528	3,528	
	Water area	900	1,200	1,200	1,200	
	6 Lane Lap Pool	10,446		8,602		
	6 lap swimming lanes/lesson area w/diving well	3,375		3,450		3,375
	Outdoor 6 Lane Lap Pool			-		
	6 lap swimming lanes/lessons area w/diving well					
	Outdoor Pool Support					1,094
	Outdoor Deck Area					6,750
	6,000 SF Outdoor Activity Pool		1500	1,500		6,000
	Outdoor Pool Support		790	790		2,340
	Outdoor Deck Area		3000	3,000		13,500
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

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GJCRC Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
	Hardwood Court Gymnasium (3 recreation courts)	23,683	18,581	18,581	18,581	
	Gymnasium (3 - 46 ft. x 74 ft. courts, 1 - 50 ft. x 94 ft.)	17,068	17,296	17,296	17,296	
	Elevated Running Track	6,138	6,825	6,825	6,825	
	Running track (3-lane, 1/10 mile)					
	(2) Racquetball Courts	2,160				
	Moderate Fitness Center	6,266	4,760	4,760	4,760	
	Strength training (12 stations)	1,008	800	800	800	
	Circuit training (16 stations)	1,260	1,000	1,000	1,000	
	Cardiovascular training (24 stations)	1,500	1,800	1,800	1,800	
	Stretching/plyometrics/cross training area	1,008	400	400	400	
	Group Exercise Studio (2)	3,038	4,680	4,680	4,680	
	Aerobics/Dance Studio (30 persons)					
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

GRAND JUNCTION COMMUNITY RECREATION CENTER

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GJCRC Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	SF	96,000	70,000	79,000	76,000	13,000
Community		9,738	1,065	1,065	7,455	0
Aquatics		31,326	19,297	27,899	18,507	4,300
Recreation		41,285	34,846	34,846	34,846	0
Partnering		1,350	0	0	0	0
	Added Tenant Shell Space	1,350				
	Juvenile Diversion Program					
	Wellness/Therapy					
	Licensed Daycare					
Support		12,535	15,099	15,099	15,058	9,195
	Lobby Spaces	3,753	6,249	6,249	2,836	2,380
	Fitness Support Spaces	266				
	Locker Rooms	3,892	6,015	6,015	6,207	6,015
	Administrative Staff Areas	4,624	2,836	2,836	6,015	800
	Group Exercise Studio (2)	3,038	4,680	4,680	4,680	
	Aerobics/Dance Studio (30 persons)					
Partnering		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195

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GJCRC	Matchett 2018	Lincoln 2022	Matchett 2022 +	Moyer Pool 2022
	96,000	79,000	76,000	13,000
Community	9,738	1,065	7,455	0
Aquatics	31,326	27,899	18,507	4,300
Recreation	41,285	34,846	34,846	0
Partnering	1,350	0	0	0
Support	12,535	15,099	15,058	9,195

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KEY QUESTIONS

48

LOCATION

Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated?

If YES:
- Should the renovated pool facility be maintained as a separate facility in addition to a new CRC facility at Matchett Park?

If NO:
- Should a single multipurpose CRC facility be constructed at the existing Moyer Pool Lincoln Park location?

OR
- Should a single multipurpose CRC facility be constructed at the Matchett Park location?
- And what should be done with Moyer Pool?

49

INPUT

50

SITE PREFERENCE 1 2 3



51

FIVE IMPORTANT QUESTIONS

1 AWAY | 2 HERE | 3 WHY | 4 BE | 5 NOT BE

1. HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?
2. WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?
3. **WHY** DO YOU LIVE IN GRAND JUNCTION?
4. HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?
5. HOW DO YOU **NOT** WANT TO **BE** PERCEIVED AS A COMMUNITY?

52

NEXT STEPS

WORKSHOP 1 | JUNE 14
- FOCUS GROUPS
- PRAB WORKSHOP
- PUBLIC OPEN HOUSE

WORKSHOP 2 | JULY 18 – 19
- COUNCIL WORK SESSION
- FOCUS GROUPS
- PRAB WORKSHOP
- PUBLIC OPEN HOUSE

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THANK YOU

BARKER RINKER SEACAT ARCHITECTURE
DHM DESIGN

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GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY

CITY OF Grand Junction COLORADO
PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | JULY 18-19, 2022

1

AGENDA

WORK SESSION #2 | JULY 18
COUNCIL WORKSHOP

WORK SESSION #2 | JULY 19
FOCUS GROUPS
PRAB MEETING
FOCUS GROUPS
PUBLIC OPEN HOUSE

WORK SESSION #2 CONTENT:
- TWO PROJECT SIZE OPTIONS
- FUNDING OPTIONS
- PRELIMINARY PRO FORMAS
- CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

2

SITE SELECTION

3

WORKSHOP #1 SITE PREFERENCE 1 2 3



7 FOCUS GROUPS
1 COMMUNITY MEETING
127 COMMUNITY MEMBERS
400 COMMENTS COLLECTED

4

PRAB SITE RECOMMENDATION
MATCHETT PARK ON 6.22

1. Unanimous PRAB support for Matchett Park.
2. Opportunities for future expansion.
3. Catalyst for other Master Plan amenities.
4. Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.



GRAND JUNCTION COMMUNITY RECREATION CENTER

5

PROJECT SCOPE

6

PROGRAM OPTIONS BASED ON FUNDING

$55M | 65,000 SF CRC

$4.5 M Revenue Required
- Cannabis Tax Revenue | **$2.5M**
- Nicotine OR Sales OR Property Tax | **$2M**
- **$3M** used to finance **$55M**
- **$1.3-1.5M** used for operations

$70M | 83,000 SF CRC

$5.8 M Revenue Required
- Cannabis Tax Revenue | **$2.5M**
- Nicotine OR Sales OR Property Tax | **$3.3M**
- **$4.3M** used to finance **$70M**
- **$1-1.5M** used for operations

- Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected.
- The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).

7

PROGRAM OPTIONS BASED ON FUNDING

$55M | 65,000 SF CRC

$70M | 83,000 SF CRC

These funding options **do not** include additional potential contributions from:
- Potential partners
- Grants

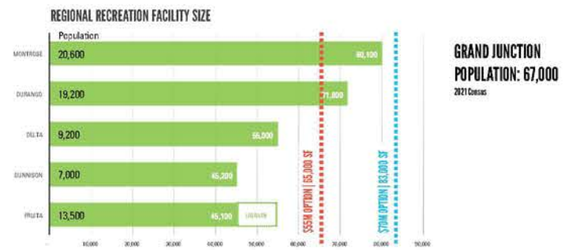
} Typically, <5% of project costs

These funding sources can enhance the facility offerings but are not guaranteed so not part of the funding plan

65,000 SF $55M	83,000 SF $70M	
X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
	X	Teen / Game Lounge
	X	Multi-Purpose Room
X	X	Party / Activity Rooms
X		Gym - 2 Middle or 1 High School Courts
	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
x		13 lane/mile
	x	11 lane/mile
X		5,000 Fitness & Weights
	X	8,000 Fitness & Weights
X	X	30-35 Person Group Fitness / Dance Studio
X	X	30-35 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X		4,500 Recreation Activity Pool
	X	6,000 Recreation Activity Pool
X	X	Water Slide
X		800 SF Therapy Pool / Spa
	X	2,000 SF Therapy Pool / Spa
		Potential Partner / Hospital Wellness Center

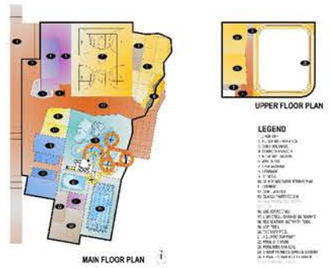
8

REGIONAL RECREATION CENTER FACILITY COMPARISONS



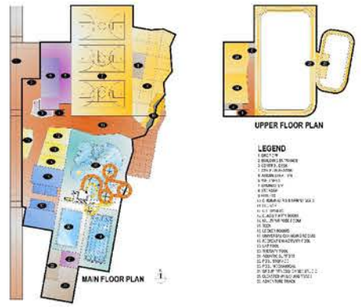
9

$55M | 65,000 SF CRC CONCEPT PLAN



10

$70M | 83,000 SF CRC CONCEPT PLAN



11

LAP LANE ACCESS

IS A FOUR LANE LAP POOL ADEQUATE?

PUBLICLY ACCESSIBLE LAP POOLS

[These are the most expensive areas per capita to build and operate]

1. ORCHARD MESA | 6 LANES
   - EVERYDAY ACCESS
   - 50.5 HRS/WK
2. EL POMAR POOL AT CMU | 23 LANES
   - EVERYDAY ACCESS
   - SUMMER 67.5 HRS/WK
   - SCHOOL YEAR 73.5 HRS/WK



12

FUNDING OPTIONS

13



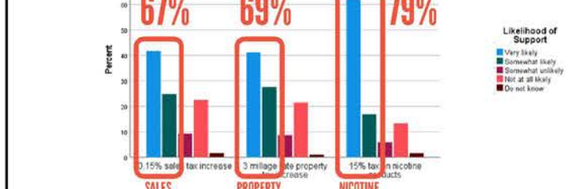
2022 | CPR CRC SURVEY

CONFIRMED MAJORITY SUPPORT FOR A FUNDING METHOD IN ADDITION TO CANNABIS

14

Results: Likelihood of Support for an Indoor CRC

In addition to Cannabis already devoted to parks and rec., a 2nd funding source is needed, either a sales tax OR property tax OR a tax on nicotine products



COLORADO MESA UNIVERSITY

15

FUNDING OPTIONS IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY

REQUIRED REVENUE FOR DEBT SERVICE & SUBSIDY

$55M | 4.5M Debt Service & Subsidy

1. Cannabis Tax + **2 Mill Property Tax**
2. Cannabis Tax + **Nicotine Tax ($2/pack)**
3. Cannabis Tax + **0.10% Sales Tax**

$70M | 5.8M Debt Service & Subsidy

1. Cannabis Tax + **3 Mill Property Tax**
2. Cannabis Tax + **Nicotine Tax ($3/pack)**
3. Cannabis Tax + **0.15% Sales Tax**

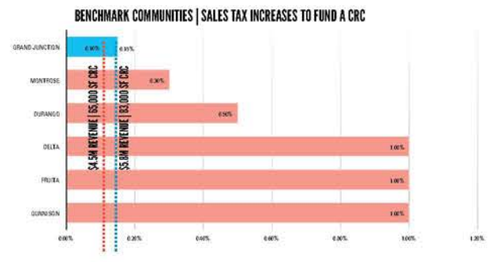
16

FUNDING OPTIONS IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



17

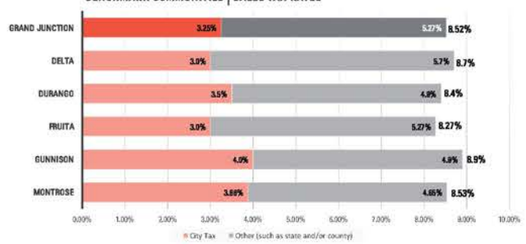
SALES TAX AS A FUNDING SOURCE



18

SALES TAX RATE COMPARISON

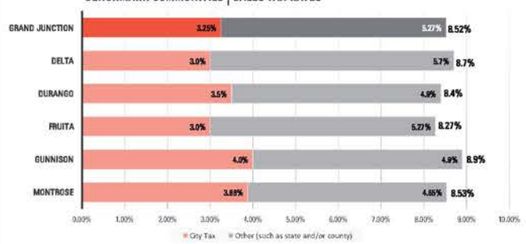
BENCHMARK COMMUNITIES | SALES TAX RATES



19

SALES TAX RATE COMPARISON

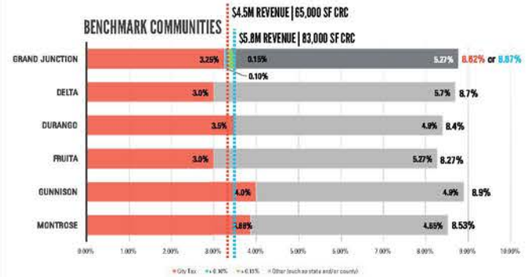
BENCHMARK COMMUNITIES | SALES TAX RATES



20

SALES TAX RATE COMPARISON

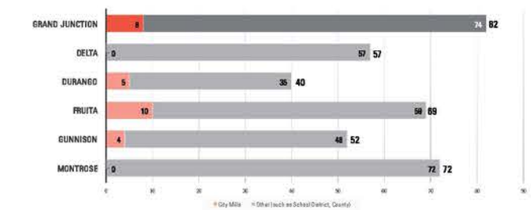
BENCHMARK COMMUNITIES



21

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES

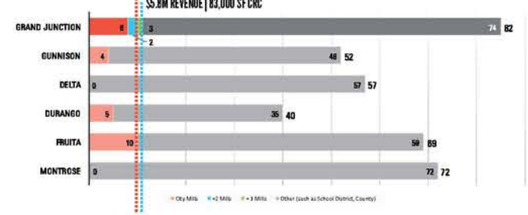


Note: Total mill levy rate can vary based upon different sections of each community

22

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES



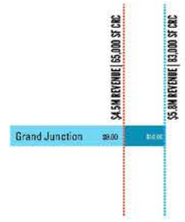
Note: Total mill levy rate can vary based upon different sections of each community

23

NICOTINE TAX AS A FUNDING SOURCE

COMMUNITIES WITH A LOCAL NICOTINE TAX

COMMUNITY	CIGARETTE TAX/ PER PACK	TAX ON OTHER TOBACCO PRODUCTS AND VAPING	PRICE PER PACK
Grand Junction	$2.00-$3.00	30%-40%	$9.00-$10.00
Glenwood Springs, Pitkin County, Carbondale, Eagle	$4.00	40%	$11.00
Summit County	$4.00	50%	$11.00
New Castle	$3.50	40%	$10.50
Vail, Aspen, Avon	$3.00	40%	$10.00
Basalt	$2.00	40%	$9.00



24

CRC COMPARISONS



2019 BALLOT QUESTION

45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89%
  (with reads proposal would have been the highest in the region)
- $79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

2023 CONCEPT

- Cannabis revenue + 0.10-0.15% sales tax **OR** 2-3 mill property tax **OR** $2-$3 tax per pack of cigarettes
- Raises City Rate to 3.35-3.40% (less than Gunnison and Montrose)
- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

SINCE 2019 BALLOT

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: $70M in debt funding approved (no new taxes)
- New GJ High School: $115M bond funding approved

25

STRENGTHS AND WEAKNESSES OF A NEEDED 2ND FUNDING SOURCE

0.10% OR 0.15% SALES TAX

STRENGTHS
- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES
- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

2 OR 3 MILL PROPERTY TAX

STRENGTHS
- Common CRC funding method
- Stable funding source
- Survey indicated 68% very likely or somewhat likely to support

WEAKNESSES
- Due to Gallagher, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

$2 OR $3 PER PACK CIGARETTE TAX + NICOTINE TAX ON PRODUCTS SUCH AS VAPING, CHEW AND CIGARS

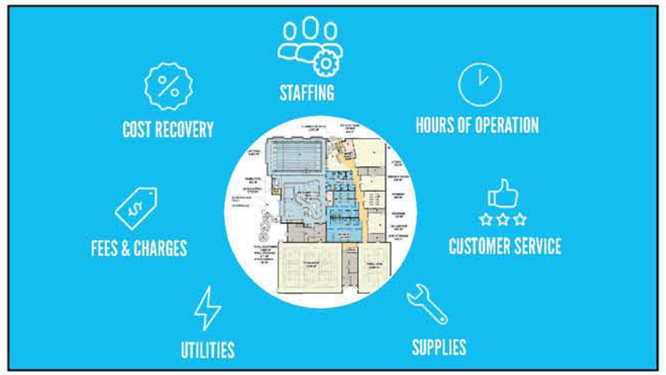
STRENGTHS
- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

WEAKNESSES
- Demand is much more elastic than typical purchases and users may opt to purchase products outside the city limits
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

26

HOURS & FEES

27



28

COMPARABLE FACILITIES HOURS OF OPERATION

Montrose Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:30am to 8:00pm	14.5	5	72.5
Saturday 9:00am to 5:00pm	8	1	8
Sunday 11:00am to 4:00pm	5	1	5
	Total	7	85.5

Durango Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:45 am to 8:00pm	14.25	5	71.25
Saturday 9:00am to 6:00pm	9	1	9
Sunday 10:00am to 5:00pm	7	1	7
	Total	7	87.25

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COMPARABLE FACILITIES HOURS OF OPERATION

Fruita Community Recreation Center	Hrs./Day	# Days	Total
Monday-Thursday 5:30am to 9:00pm	15.5	4	62
Friday 5:30am to 7:00pm	13.5	1	13.5
Saturday 7:00am to 6:00pm	11	1	11
Sunday 12:00pm-6:00pm	6	1	6
	Total	7	92.5

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GRAND JUNCTION COMMUNITY RECREATION CENTER
PROPOSED HOURS

Grand Junction Community Recreation Center DRAFT	Hrs./Day	# Days	Total
Monday-Friday 5:45am to 8:00pm	14.25	5	71.25
Saturday 8:00am to 6:00pm	10	1	10
Sunday - 10:00am to 4:00pm	6	1	6
	Total	7	87.25

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COMPARABLE FEES – DAILY PASS

Daily Pass Resident	Child	Youth	Adult	Senior
Fruita	$4	$5	$7	$6
Montrose	Free	$4.50	$7	$5.50
Durango	Free	$6	$7	$6

Daily Pass Non-Resident	Child	Youth	Adult	Senior
Fruita	$4	$5	$7	$6
Montrose	Free	$5.50	$9	$7.25
Durango	Free	$6	$7	$6

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COMPARABLE FEES - ANNUAL PASS

Price per Month/Annual Pass Residents	Child	Youth	Adult	Senior	Family*
Fruita	$20	$25	$35	$30	$64
Montrose	$15.42	$22.08	$28.33	$18.75	$51.25
Durango	Free	$21.25	$31.25	$22	$68

Price per Month/Annual Pass Non-Residents	Child	Youth	Adult	Senior	Family*
Fruita	$22	$27	$37	$33	$69
Montrose	$15.42	$22.08	$28.33	$18.75	$51.25
Durango	Free	$21.25	$31.25	$22	$68

*Family of 4, up to (2) two adults

33

FEES & INCLUSIONS

In general, CRC activities included with Admission:
- Access to fitness area /cardio equipment
- Access to walk / jog track
- Drop-in gym activities: basketball, volleyball, pickleball
- Access to Lifestyle pool, play features, water slides & therapy pool
- Access to lap pool/open swim
- Basic fitness classes
- Basic water aerobics classes

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CRC AT MATCHETT PARK

35

MATCHETT PARK CRC CONCEPT PLAN



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MATCHETT PARK CRC CONCEPT PLAN

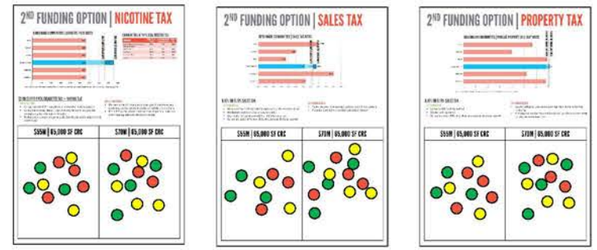


37

INPUT

38

FUNDING PREFERENCE 1 2 3



39

QUESTIONS

- HOW CAN THESE PLANS BE ENHANCED?
- WHAT ARE LESSONS LEARNED FROM 2019?
- WHAT IS MISSING FROM THIS EVOLVING PLAN?
- WHAT OUTDOOR FEATURES SHOULD BE PRIORITIZED AT MATCHETT PARK?
- WHAT INDOOR FEATURES SHOULD BE PRIORITIZED FOR FUTURE EXPANSION?

40

NEXT STEPS

DRAFT REPORT | AUG 22

WORK SESSION #3 | SEPT 6
REVIEW OF DRAFT REPORT

WORK SESSION #4 | SEPT 19
- COUNCIL WORKSHOP

WORK SESSION #4 | SEPT 20
- PRAB
- PUBLIC MTG

WORK SESSION #2 FOLLOW UP | AUG?
- CONFIRM PROJECT SCOPE
- CONFIRM FUNDING STRATEGY
- CONFIRM KEY PROFORMA METRICS
- CONFIRM CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

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NEXT WORK SESSION SEPT 20

LOCATION:
FAITH HEIGHTS CHURCH

600 28 1/4 Rd, Grand Junction, CO 81506

WORK SESSION #4 | SEPT 19
PRESENTATION OF REPORT
- COUNCIL WORKSHOP
- PRAB
- PUBLIC

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GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY

CITY OF Grand Junction COLORADO
PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | SEPTEMBER 19 - 20, 2022

BARKER RINKER SEACAT | UHM DESIGN

1

AGENDA

WORK SESSION #3 | SEPT 19
COUNCIL WORKSHOP

WORK SESSION #3 | SEPT 20
FOCUS GROUPS
PRAB MEETING
FOCUS GROUPS
PUBLIC OPEN HOUSE

WORK SESSION #3 CONTENT:
- PROJECT UPDATE
  - SIZE AND FEATURES
  - SECOND FUNDING SOURCE
- CONCEPT DESIGN UPDATE
  - SITE PLAN
  - BUILDING PLAN
  - DESIGN INSPIRATION
  - EXTERIOR DESIGN
- PRELIMINARY OPERATIONS PLAN

2

PRAB SITE RECOMMENDATION MATCHETT PARK ON 6.22

1. Unanimous PRAB support for Matchett Park.
2. Opportunities for future expansion.
3. Catalyst for other Master Plan amenities.
4. Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.



BARKER RINKER SEACAT

GRAND JUNCTION COMMUNITY RECREATION CENTER

3

WORKSHOP #2 FUNDING PREFERENCE

1 2 3

2ND FUNDING OPTION | NICOTINE TAX



2ND FUNDING OPTION | SALES TAX



2ND FUNDING OPTION | PROPERTY TAX

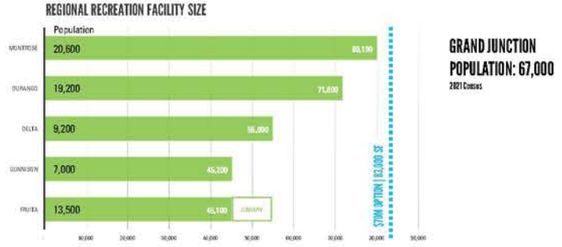


7 FOCUS GROUPS
1 COMMUNITY MEETING
143 COMMUNITY MEMBERS
229 COMMENTS COLLECTED

4

REGIONAL RECREATION CENTER FACILITY COMPARISONS

REGIONAL RECREATION FACILITY SIZE



GRAND JUNCTION POPULATION: 67,000
2021 Census

5

PROGRAM OPTIONS BASED ON FUNDING

$70M | 83,000 SF CRC **$5.8 M Revenue Required**
- Cannabis Tax Revenue | **$2.5M**
- Sales Tax (sunsets after facility is paid off)| **$3.3M**
- **$4.3M** used to finance **$70M**
- **$1.3M - $1.5M** used for operations

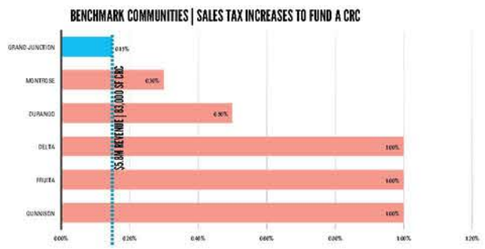
SALES TAX - PREFERRED FUNDING OPTION



6

SALES TAX AS A FUNDING SOURCE

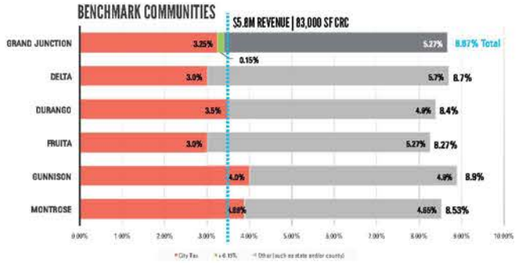
BENCHMARK COMMUNITIES | SALES TAX INCREASES TO FUND A CRC



7

SALES TAX RATE COMPARISON

BENCHMARK COMMUNITIES



8

STRENGTHS AND WEAKNESSES | SALES TAX AS A 2ND FUNDING SOURCE

0.15% SALES TAX

STRENGTHS
- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

WEAKNESSES
- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

9

ADDITIONAL THEMES FROM COLLECTED COMMENTS

- Critical importance of sunset provision for 2nd funding source
- Concern that larger size CRC is still not large enough
  - Larger pool, larger gym, larger track, more community spaces desired
  - Many outdoor amenities desired to compliment site
- A robust education campaign about project to voters is essential

GRAND JUNCTION COMMUNITY RECREATION CENTER

10

PRAB FUNDING RECOMMENDATION ON 8.17

Unanimous PRAB support for:

1. $ 70M | 83,000 SF CRC
2. 0.15% Additional Sales Tax as a second funding source

City Council Ratified PRAB's Recommendation and Approved the larger facility and an additional 0.15% sales tax with a 30-year sunset provision as a second funding source

GRAND JUNCTION COMMUNITY RECREATION CENTER

11

CRC COMPARISONS

2019 BALLOT QUESTION

45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89%
  (with roads proposal would have been the highest in the region)

- $79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

12

CRC COMPARISONS

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

- $70 M
- 1 Site - Matchett
- 1 Project
  - CRC

SINCE 2019 BALLOT: COMMUNITY

- **First Responder** Tax: 0.5% for Fire and Police
- **Road Improvements:** $70M in debt funding approved (no new taxes)
- **New GJ High School:** $115M bond funding approved

SINCE 2019 BALLOT: PARKS & REC

- GJ Facilities now **Silver Sneakers** and **Renew Active** covered: health insurance pays for senior annual memberships
- **PROS Master Plan:** $157M in priorities with CRC as the Top Priority.
- Grand Valley Parks & Rec. Foundation: plan for capital grant pursuit to pay off facility earlier:
  - DOLA
  - El Pomar
  - Daniels Fund
  - Gates Foundation
  - Boettcher
  - Anschutz Family Foundation

GoCo Grants are for outdoors only

13

PROGRAM OPTIONS BASED ON FUNDING

$70M | 83,000 SF CRC

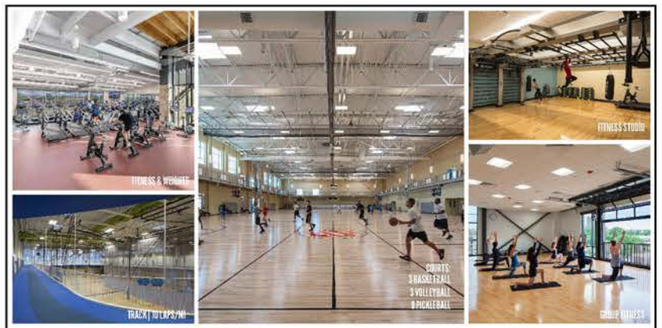
$70M	PROGRAM SPACE
X	Administration
X	Lobby and Support Spaces
X	Locker Spaces
X	Universal Changing Rooms
X	Child Watch - Short Term Babysitting
X	Teen / Game Lounge
X	Senior Lounge
X	Party / Activity Rooms
X	Community Rooms with Catering Kitchen
X	Gym - 3 Middle or 1 High School Courts
X	Elevated Walk / Jog Track
X	8,000 Fitness & Weights
X	30-35 Person Group Fitness / Dance Studio
X	30-35 Person Group Fitness / Dance Studio
X	10-12 Person Climbing & Bouldering Wall
X	Aquatics Support
X	4-Lane x 25-Yard Lap Pool
X	6,000 Recreation Activity Pool & Whirlpool
X	950 SF Therapy Pool / Spa

14



GRAND JUNCTION CRC AQUATIC SPACES

15



GRAND JUNCTION CRC RECREATION SPACES

16



GRAND JUNCTION CRC RECREATION SPACES

17



GRAND JUNCTION CRC COMMUNITY SPACES

18

DESIGN THREADS

19

PEOPLE



Who are the people of Grand Junction and what are their aspirations?

PLACE



Where do people live, work and play? What are the landmarks of interest and places of pride.

PACE



What experiences and pace of life are residents seeking?

20

FOUR IMPORTANT QUESTIONS

1 AWAY 2 HERE 3 WHY 4 BE

1. HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?
2. WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?
3. **WHY** DO YOU LIVE IN GRAND JUNCTION?
4. HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?

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FOUR IMPORTANT QUESTIONS

1 AWAY

HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?



22

FOUR IMPORTANT QUESTIONS

2 HERE

WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?



23

FOUR IMPORTANT QUESTIONS

3 WHY

WHY DO YOU LIVE IN GRAND JUNCTION?



24

FOUR IMPORTANT QUESTIONS

4 BE

HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?



25

ADAPTION

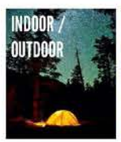
A community continually changing to better suit the environment

5 QUESTIONS | PACE

Four seasons of beautiful weather
Small town feel for a bigger city
Easy access to outdoor recreation
Fun-Junction
Active and healthy lifestyle
Surrounded by beauty and open space
A region transformed by weather and time

- **Design:** is guided by views, high heat and strong winds
- **Materials:** must patina well and stand the test of time
- **Seasons:** should be celebrated
- **Programs:** continually adapting to community needs

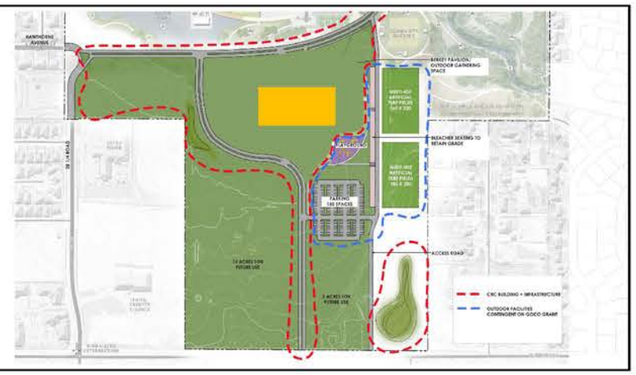




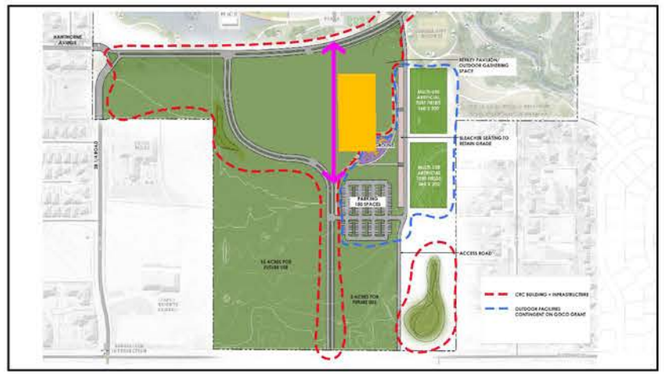




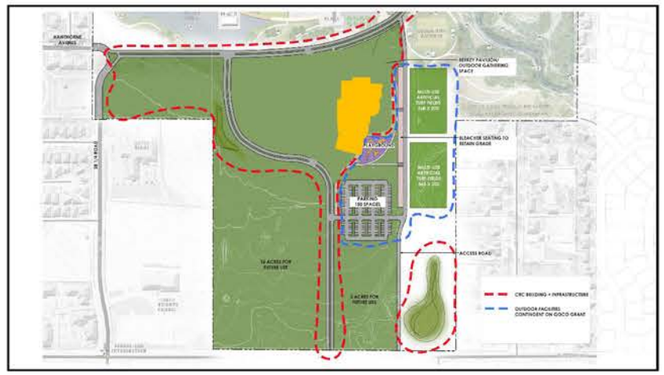
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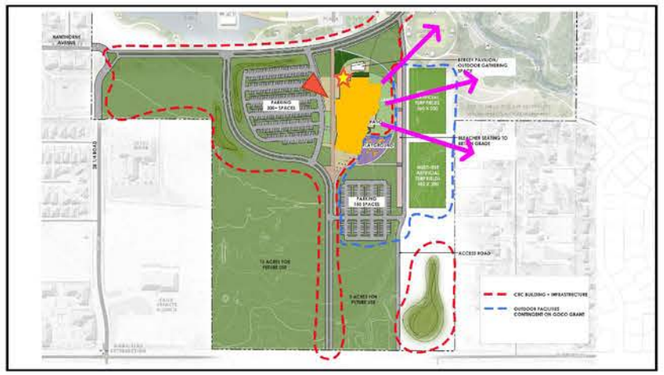
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FACETED

Embracing many different aspects or features

5 QUESTIONS | PEOPLE

Rural and urban
Diverse ideas and people
Modern meets western
Inclusive
Accepting of diversity

- The people are **shaped by their environment**
- Having **many abilities** or a personality with **many sides**
- Accepting of **many different views** of the same thing
- **Reflective of the environment** all around us







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CONVERGENCE

Flowing together, meeting or gathering at one point

5 QUESTIONS | PLACE

Where mountains meet the desert
Regional agriculture draw
Arts and culture downtown
Rural and urban
Local hiking, biking, boating, fishing
Vibrant small town that is growing
Railroad and River
Diverse ideas and people
Modern meets western

- A place created to encourage coming together

A merging of:
- Ideas + Perspectives
- Experiences
- Knowledge







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CONVERGENCE

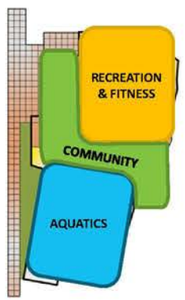
Flowing together, meeting or gathering at one point



33

CONVERGENCE

Flowing together, meeting or gathering at one point



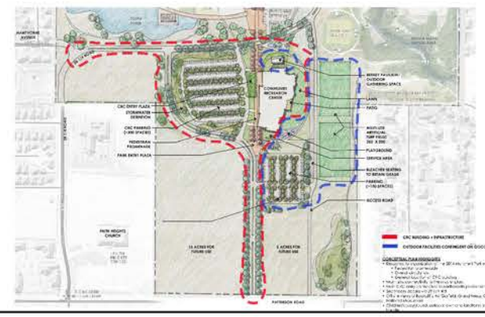
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MATCHETT PARK CRC CONCEPT PLAN



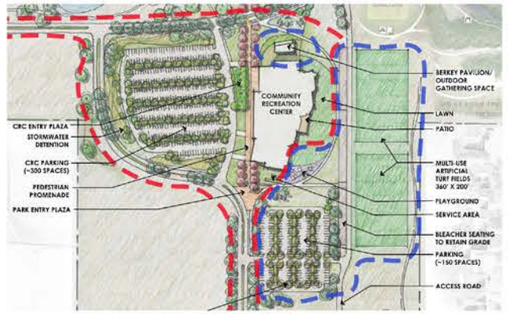
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MATCHETT PARK CRC CONCEPT PLAN



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MATCHETT PARK CRC CONCEPT PLAN



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MATCHETT PARK CRC CONCEPT PLAN



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MATCHETT PARK CRC CONCEPT PLAN



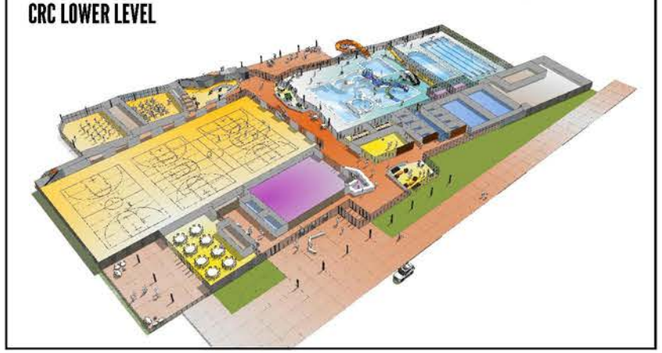
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CRC CONCEPT PLAN



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CRC LOWER LEVEL



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CRC UPPER LEVEL



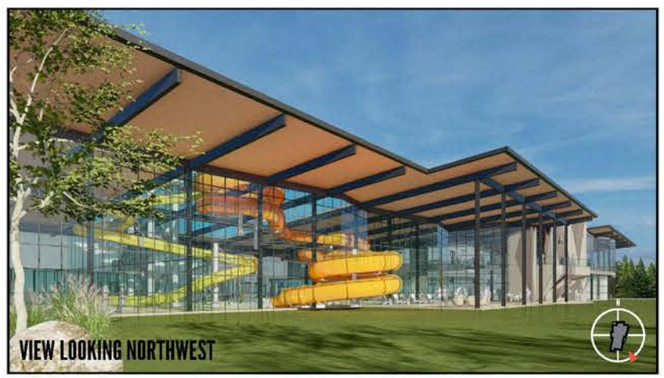
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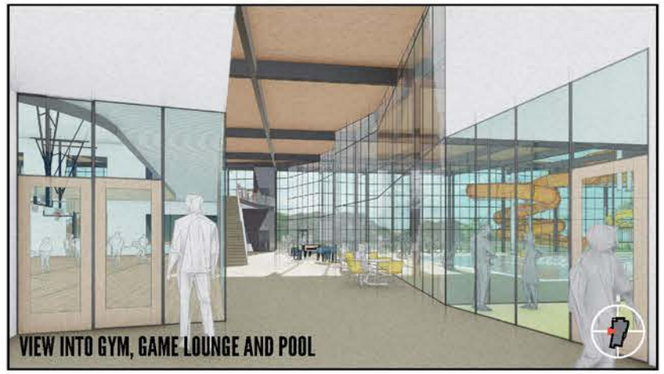
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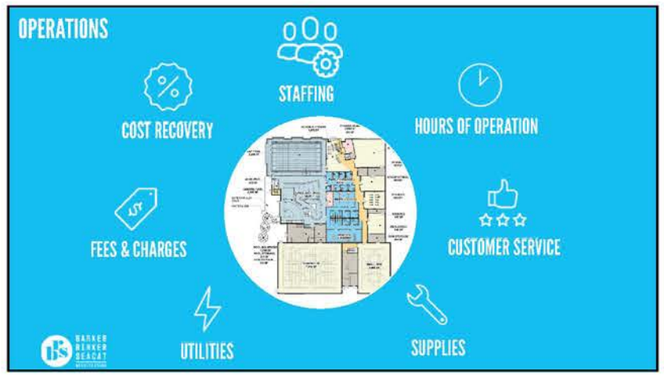
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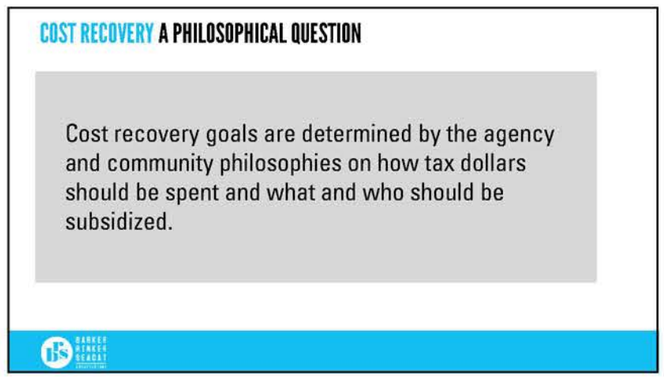
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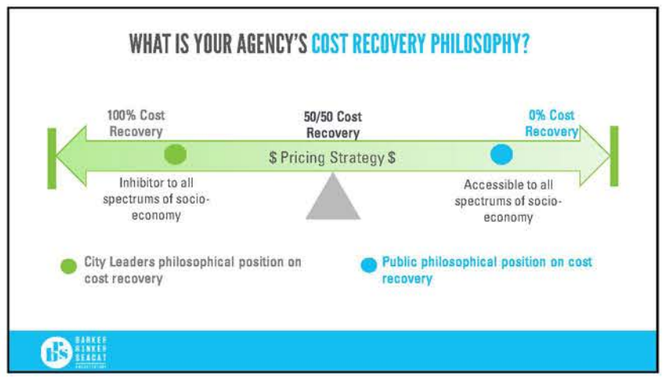
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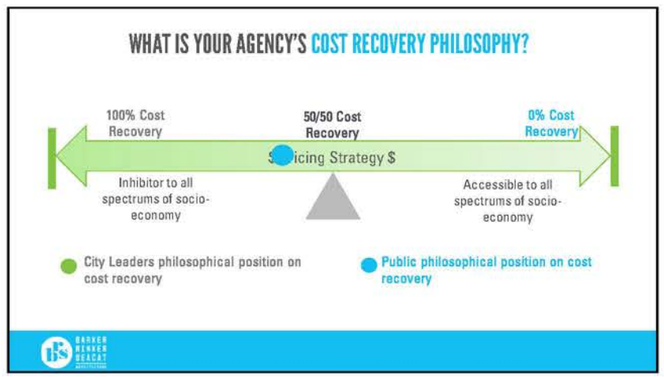
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COST RECOVERY AND PROGRAM FLEXIBILITY

High-cost recovery philosophy/goals may allow for less program flexibility

- WEIGHTS/CARDIO
- LEISURE POOL
- GYMNASIUM
- WALK/JOG TRACK






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COST RECOVERY AND PROGRAM FLEXIBILITY

Lower cost recovery philosophy/goals may allow for more program flexibility

- SENIOR SPECIFIC AREAS
- TEEN/YOUTH SPECIFIC AREAS
- CLASSROOMS
- LAP POOL






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PROGRAM SUMMARY

- GYMNASIUM: 3 MS COURTS, ONE HIGH SCHOOL
- ELEVATED WALK/JOG TRACK
- GROUP FITNESS / DANCE STUDIO
- FITNESS AREA / CARDIO EQUIPMENT
- 10-12 PERSON CLIMBING WALL
- CHILD WATCH
- GAME LOUNGE
- PARTY / ACTIVITY ROOMS (2)
- COMMUNITY ROOM
- CATERING KITCHEN
- SENIOR LOUNGE
- 4 LANE LAP POOL
- LEISURE / LIFESTYLE POOL
- WATER SLIDE
- THERAPY POOL
- HOT TUB
- LOBBY & GATHERING SPACE
- ADMINISTRATION
- LOCKER SPACE
- UNIVERSAL CHANGING ROOMS

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DRAFT CRC HOURS OF OPERATION

HOURS OF OPERATION	
Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm
TOTAL HOURS	**87.25**

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DRAFT CRC ADMISSION FEES

Daily Pass	Resident	Non-Resident
Youth (3-17 yr.)	$5	$6
Adult (18-59 yr.)	$8	$9
Senior (60 yr. +)	$6	$7
Family	N/A	N/A

Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	$20	$24
Adult (18 – 59 yr.)	$40	$48
Senior (60 yr. +)	$22	$26.50
Family	$68	$72
Dual	$52	$62

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INCLUSIONS

CRC activities included with admission

- Fitness area / Cardio Workout
- Indoor Walk / Jog Track
- Therapy / Wellness Pool
- Open Swim Lap lanes
- Lifestyle Pool Water Slides Play Features
- Game Lounge
- Climbing Wall
- Drop-in: Basketball Volleyball Pickleball
- Fitness Classes
- Water Aerobics Classes
- Senior Activities

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DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		$ 2,420,000
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		$ 774,000
Contractual Services		$ 203,000
Capital Repair & Replacement		$ 136,000
	Total Expenses	$ 3,533,000

Annual Operating Revenues	
Admissions	$ 1,919,000
Other Revenues (e.g., programs, rentals, vending)	$ 285,000
CRC Projected Operating Revenue	$ 2,204,000

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QUESTIONS

- HOW CAN THESE PLANS BE ENHANCED?
- WHAT IS MISSING FROM THIS EVOLVING PLAN?
- WHAT IS MOST EXCITING ABOUT THE CURRENT DIRECTION?
- WHAT OUTDOOR FEATURES SHOULD BE PRIORITIZED AT MATCHETT PARK?

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NEXT STEPS

PRAB MTG | SEPT 26
- OPERATIONAL PLAN
- DESIGN

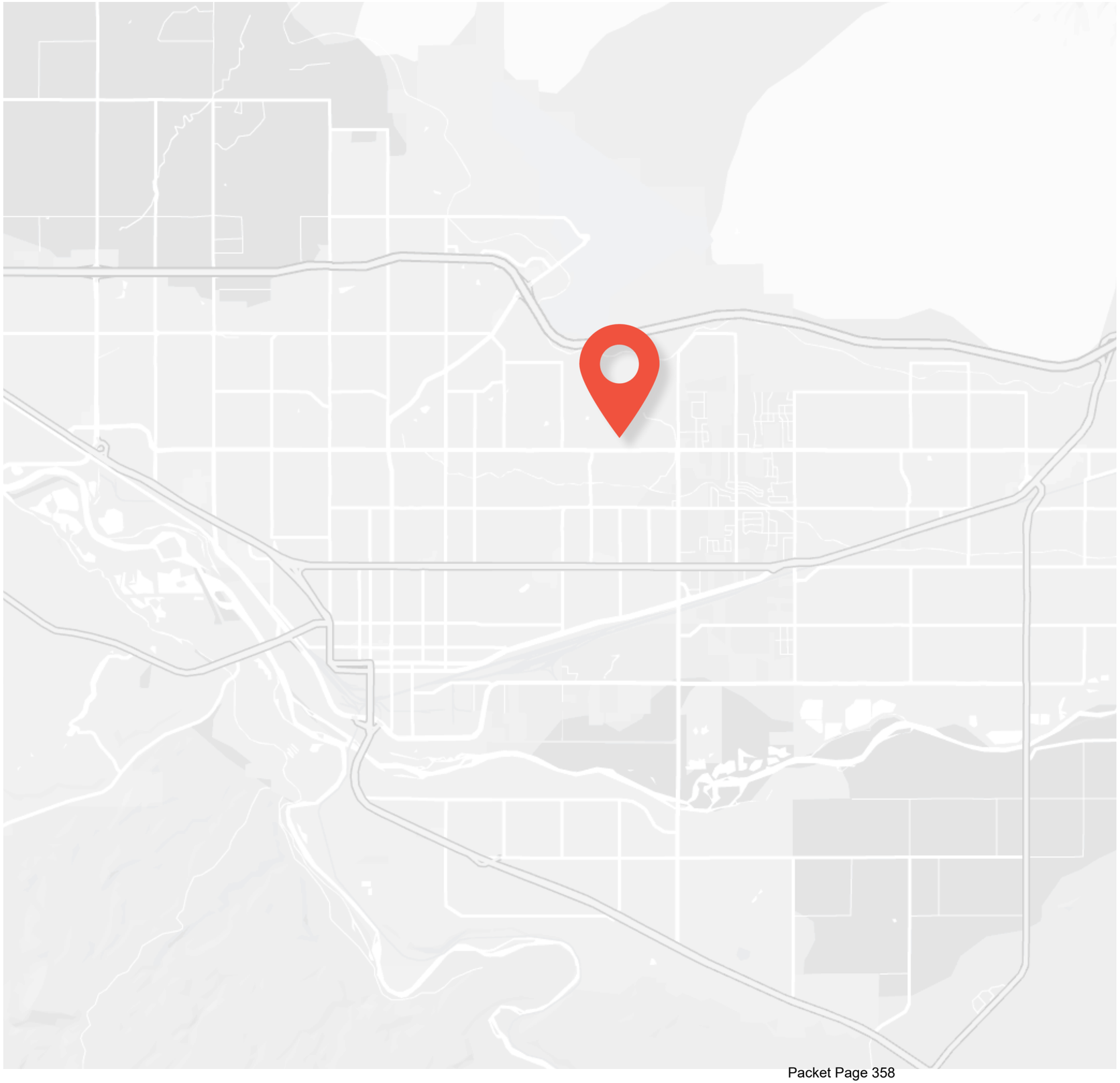
COUNCIL MTG | OCT 19
- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

PRAB MTG | NOV 1
- FINAL PLAN REVIEW

COUNCIL MTG | NOV 16
- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

SEPT 21 – NOV 16
- CONFIRM KEY PROFORMA METRICS
- CONFIRM OPERATIONAL PLAN
- CONFIRM CONCEPT DESIGN

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APPENDIX 2

OPERATIONAL PLAN FROM BARKER RINKER SEACAT

Full Time Staff	$ 919,000 -	$ 999,000
Part Time Staff	$ 1,307,000 -	$ 1,421,000
Supplies	$ 712,000 -	$ 774,000
Contractual Services	$ 187,000 -	$ 203,000
Capital Repair / Replacement	$ 125,000 -	$ 136,000

TOTAL CRC OPERATING EXPENSES $ 3,250,000 - $ 3,533,000

Assumption
Salaries based on anticipated cost-of-living adjustments & rates for FY26

DRAFT ADMISSION DETAIL

RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth	$5	10,800	10,800
Adult	$8	11,000	11,000
Senior	$6	12,000	12,000
Totals		33,800	33,800

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth	$90	450	9,000
Adult	$144	400	8,000
Senior	$108	450	9,000
Totals		1,300	26,000

ANNUAL PASS	Monthly	Annual	# Sold	Annual Visits
Youth	$20	$240	120	12,000
Adult	$40	$480	407	40,700
Senior	$22	$264	600	60,000
Family	$68	$816	800	80,000
Add'l Family	$10	$120	270	27,000
Dual	$52	$624	400	40,000
SilverSneakers/ ReNew Active	$12	$144	1200	57,600
Totals			3,797	317,300

NON-RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth Non-Res	$6	3,240	3,240
Adult Non-Res	$9	3,300	3,300
Senior Non-Res	$7	3,600	3,600
Totals			10,140

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth Non-Res	$108	25	500
Adult Non-Res	$162	100	2,000
Senior Non-Res	$126	75	1,500
Totals		200	4,000

ANNUAL PASS	Month	Annual	# Sold	Annual Visits
Youth	$24	$288	10	1,000
Adult	$48	$576	30	3,000
Senior	$26.50	$318	60	6,000
Family	$72	$864		
Dual	$62	$744		
Totals			100	10,000

Youth (3-17 yr.)
Adult (18-59 yr.)
Seniors (60+ yr.)

DRAFT ADMISSION DETAIL

Admission Revenue		
Daily Pass (11%)	$ 214,000 -	$ 231,000
Punch Pass (9%)	$ 175,000 -	$ 189,000
Annual Pass (80%)	$ 1,530,000 -	$ 1,652,000
Total Admission	**$ 1,919,000 -**	**$ 2,071,000**

Total Annual Visits
391,100 – 423,000
Average Daily Visits
1,100 – 1,200
Annual Pass Holders
6,700 – 7,200

DRAFT OTHER REVENUE

Other Revenue (e.g., programs, rentals, vending)	$ 285,000 - $ 308,000
Total Admissions Revenue	$ 1,919,000 - $ 2,071,000
CRC PROJECTED TOTAL OPERATING REVENUE	**$ 2,204,000**

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		**$ 2,420,000**
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		**$ 774,000**
Contractual Services		**$ 203,000**
Capital Repair & Replacement		**$ 136,000**
Total Expenses		$ 3,533,000

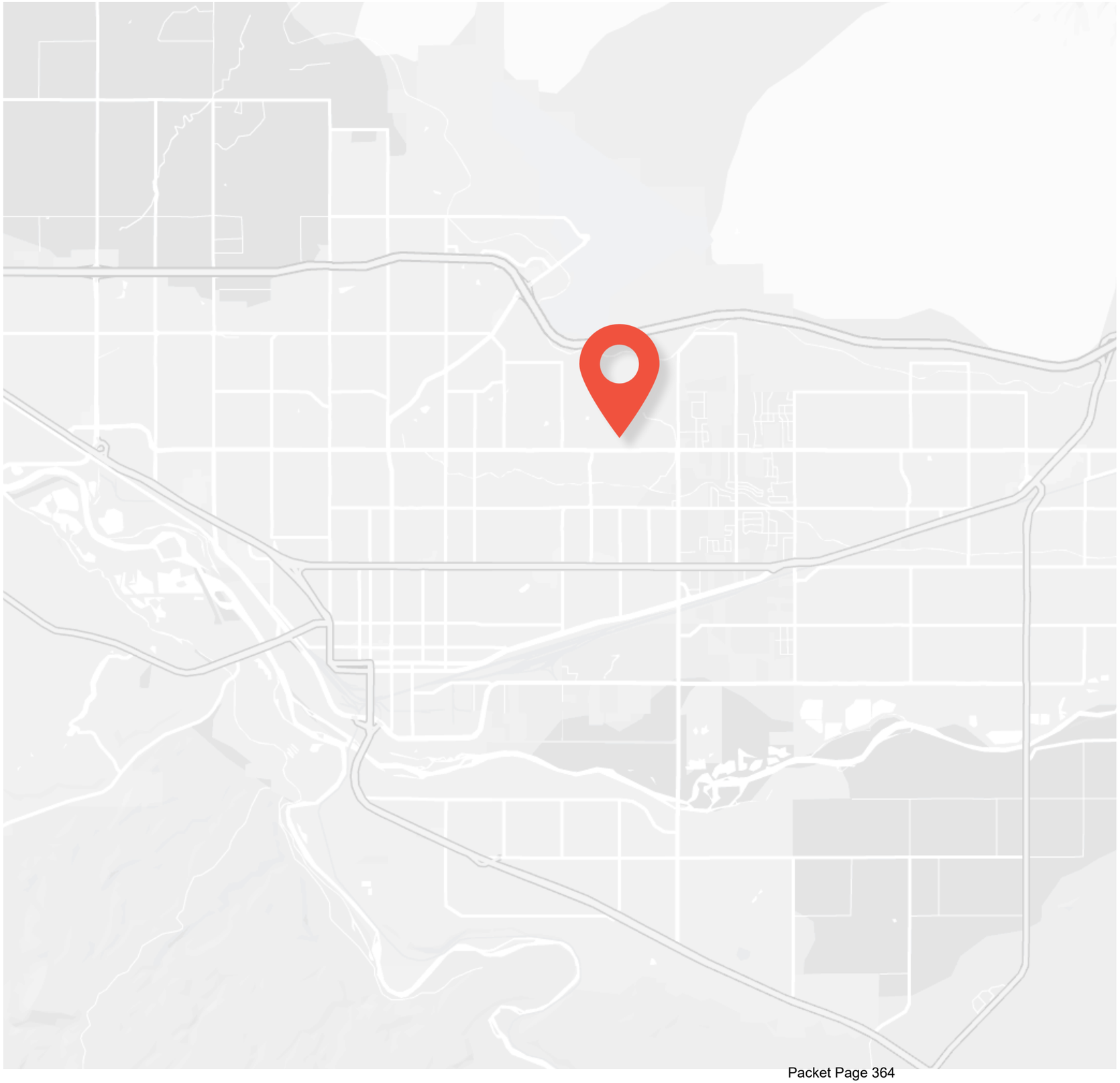
Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		**$ 2,420,000**
Full-Time	$ 999,000	
Part-Time	$ 1,421,000	
Supplies		**$ 774,000**
Contractual Services		**$ 203,000**
Capital Repair & Replacement		**$ 136,000**
Total Operating Expenses		$ 3,533,000
Annual Debt Service		$ 4,300,000
TOTAL EXPENSES		**$ 7,833,000**

Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

Total Operating Expenses	$ 3,533,000
Subsidy Without Annual Debt Service	$ 1,329,000
Annual Debt Service	$ 4,300,000
Subsidy With Annual Debt Service	$ 5,629,000



APPENDIX 3

PUBLIC COMMENTS*

*Note: The Public Comments found in Appendix 3 document the planning process but do not necessarily reflect approved items in the rest of the report. The rest of the report will serve as the road-map should the CRC attain full funding. The Public Comments in Appendix 3 provide additional record of the process that led to the full report.

SUMMARY OF CRC FINANCING AND BUDGET FROM PARKS AND RECREATION ADVISORY BOARD (PRAB)

Note: PRAB was charged by City Council to guide and vet the CRC plan, including the financing. PRAB exerted great effort in evaluating the financing plan including crafting the summary table found below. This reflects the projected revenues and expenses in terms that helped members of PRAB in their evaluation of the CRC financing. This table is in alignment with the operational plan provided by Barker Rinker Seacat in Appendix 2.

Estimated Annual Cash Inflows		Estimated Annual Cash Outflows	
Sales Tax (Proposed 0.15% tax increase)	$ 3,300,000	Debt Service	$ 4,300,000
Cannabis Tax	$ 2,500,000	Operating Expenses	$ 3,533,000
Admissions	$ 1,919,000		
Other Revenues (programs, rentals, vending)	$ 285,000		
Total Estimated Cash Inflows	$ 8,004,000	Total Estimated Cash Outflows	$ 7,833,000

NOTES:

1. The proposed sales tax increase of 0.15% will sunset after the CRC debt is paid off.
2. The Cannabis tax will continue after the CRC debt is paid off and subsize operating expenses.

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Groups

Group 1 | Focu 6/13 @ 3:30pm
Group 2 | Focu 6/14 @ 7:00am
Group 3 | Focu 6/14 @ 10:30am
Group 4 | Focu 6/14 @ 12pm
Group 5 | Focu 6/14 @ 2 pm
Group 6 | Focu 6/14 @ 3pm
Group 7 | Publi 6/14 @ 6pm

QUESTIONS

1 **How do you describe Grand Junction when you are AWAY from home?**
2 **What places or events must visitors experience when they are HERE?**
3 **Why to you live in Grand Junction?**
4 **How do you <u>want</u> to BE perceived as a community?**
5 **How to you <u>NOT want</u> to BE perceived as a community?**

Group	Question	Response
Group 1	1 | AWAY	Great place to raise a family
Group 1	1 | AWAY	Beautiful weather
Group 1	1 | AWAY	Friendly People
Group 1	1 | AWAY	Safe
Group 1	1 | AWAY	Somewhere more people should spend time
Group 1	1 | AWAY	Access to recreation in every compass direction
Group 1	1 | AWAY	Sunny most of the time
Group 1	1 | AWAY	Access to National Parks: Colorado, Utah, Wyoming
Group 1	1 | AWAY	Good entertainment and shopping options
Group 1	1 | AWAY	Great weather and great open space and trails
Group 2	1 | AWAY	Warm winters
Group 2	1 | AWAY	Fresh fruit
Group 2	1 | AWAY	Great place to grow a family
Group 2	1 | AWAY	Homeless issues
Group 2	1 | AWAY	Kind of dirty
Group 2	1 | AWAY	Lots of outdoor possibilities
Group 2	1 | AWAY	Where the mountains and desert meet
Group 2	1 | AWAY	Hot!
Group 2	1 | AWAY	Biking and hiking
Group 2	1 | AWAY	River floats
Group 2	1 | AWAY	Hot, fun, lots to do all year round
Group 2	1 | AWAY	Awesome growing season
Group 2	1 | AWAY	Smaller population
Group 2	1 | AWAY	Less competition for outdoor recreation
Group 2	1 | AWAY	Junk town
Group 2	1 | AWAY	Great place to live
Group 2	1 | AWAY	Outdoor space with great access to nature
Group 2	1 | AWAY	Always sunny with lots of outdoor recreation
Group 2	1 | AWAY	Its not Denver
Group 2	1 | AWAY	Not much of a night life
Group 2	1 | AWAY	Hot summer
Group 2	1 | AWAY	Cold winter
Group 2	1 | AWAY	Decent cost of living

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	1 | AWAY	Good size
Group 2	1 | AWAY	Full of outdoorsy people with a high homeless and red population
Group 2	1 | AWAY	Beautiful surroundings
Group 2	1 | AWAY	Serious homeless and drug issues
Group 2	1 | AWAY	Lacks top city amenities
Group 2	1 | AWAY	Outdoorsy
Group 2	1 | AWAY	Rural
Group 2	1 | AWAY	Relaxed
Group 2	1 | AWAY	Cheap cost of living
Group 2	1 | AWAY	Central hub
Group 2	1 | AWAY	Forest and desert landscape
Group 2	1 | AWAY	I tell people this town its an essentially underwhelming place and very forgettable
Group 2	1 | AWAY	The best thing to do when visiting is drive up, put gas and keep going.
Group 3	1 | AWAY	Hot!
Group 3	1 | AWAY	Great place to raise a family
Group 3	1 | AWAY	Lots of outdoor activities
Group 3	1 | AWAY	So much to do outside. So many events to choose from
Group 3	1 | AWAY	Great place to live and work.
Group 3	1 | AWAY	Great community engagement
Group 3	1 | AWAY	You can drive anywhere in town in about 15 minutes
Group 3	1 | AWAY	Adjacent to everything (good!)
Group 3	1 | AWAY	High desert
Group 3	1 | AWAY	Love the Grand Mesa, Monument and surrounding areas
Group 3	1 | AWAY	Great outdoor opportunities
Group 4	1 | AWAY	Gateway to outdoor recreation all year
Group 4	1 | AWAY	Horticulture: peaches and wine, unique to Colorado
Group 4	1 | AWAY	Great recreational opportunities
Group 4	1 | AWAY	Agriculture: peaches and wine
Group 4	1 | AWAY	Strong art community
Group 5	1 | AWAY	Best slope of Colorado
Group 5	1 | AWAY	Wonderful access to outdoors but lacking nice, modern community amenities
Group 5	1 | AWAY	Along I-70 Corridor
Group 5	1 | AWAY	30 miles east of Utah boarder
Group 5	1 | AWAY	Outdoor recreation
Group 5	1 | AWAY	Short drive from biking and hiking in Fruita or wine country in Palisade
Group 5	1 | AWAY	Art on Main Street and opportunities for art community
Group 5	1 | AWAY	Lots of special events
Group 7	1 | AWAY	Nice community, no recreation center YET!
Group 7	1 | AWAY	Healthy
Group 7	1 | AWAY	Outdoor and indoor opportunity
Group 7	1 | AWAY	Vibrant, growing
Group 7	1 | AWAY	Wide variety of options available
Group 7	1 | AWAY	Good location for sight seeing. Lots of interesting sites to visit
Group 7	1 | AWAY	Small enough to be friendly and big enough for housing, jobs and entertainment
Group 7	1 | AWAY	A great place for outdoor activities. Ski in the morning, bike in the evening
Group 7	1 | AWAY	The cost of living is high and you pay for the opportunity to play and live in a shack as a trade off
Group 7	1 | AWAY	A growing city with friendly people, a great college and lots of recreation opportunities
Group 7	1 | AWAY	Beautiful area, spectacular! But, way to conservative (taken 40 years to build a rec center)
Group 7	1 | AWAY	Grand Junction is the best place in the Rocky Mountains to live if you like outdoor recreation with mountains, canyons and rivers
Group 7	1 | AWAY	Best climate plus good cultural amenities with CMU, Avalon, Library, Symphony and Art Center

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	1 | AWAY	Really cool outdoor recreation but not enough family spaces, especially in summer
Group 7	1 | AWAY	Safe haven nestled in a river valley between mountains
Group 7	1 | AWAY	High desert, rural, small, urban, innovative trends
Group 7	1 | AWAY	Great place to get away from typical urban grid.
Group 7	1 | AWAY	Lots to do outside
Group 7	1 | AWAY	When I am away, I would describe this as a beautiful area, close to lots of outdoor recreation.
Group 7	1 | AWAY	A fairly pretty town
Group 7	1 | AWAY	Wonderful downtown area
Group 7	1 | AWAY	Art and music proliferates
Group 7	1 | AWAY	Fruit and wine
Group 7	1 | AWAY	Not really as progressive in some areas as I would like to see
Group 7	1 | AWAY	Visitors have commented on all the loud pickup trucks
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	It is close to Fruita
Group 7	1 | AWAY	Grand Junction has a multitude of outdoor recreation opportunities and facilities, but very limited indoor recreation
Group 7	1 | AWAY	Wonderful weather
Group 7	1 | AWAY	Great golf
Group 7	1 | AWAY	Great wineries
Group 7	1 | AWAY	Great festivals
Group 7	1 | AWAY	Great outdoor activity
Group 7	1 | AWAY	Growing restaurant situation
Group 7	1 | AWAY	Desert lands with unique lands surrounding it
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	Lots of recreational activities on large amount of public land
Group 7	1 | AWAY	Growing?? Not sure what that will bring
Group 7	1 | AWAY	Great weather
Group 7	1 | AWAY	I use to describe Grand Junction as a small town and perfect temperature, but now I describe it as growing extremely quickly an heat is becoming an issue
Group 7	1 | AWAY	Great mountain biking
Group 7	1 | AWAY	Affordable skiing
Group 7	1 | AWAY	Beautiful views
Group 7	1 | AWAY	At risk is we don't plan well…
Group 7	1 | AWAY	Great outdoor recreation
Group 7	1 | AWAY	Beautiful
Group 7	1 | AWAY	Up and coming
Group 7	1 | AWAY	Friendly
Group 1	2 | HERE	Palisade
Group 1	2 | HERE	Fruita
Group 1	2 | HERE	Monument
Group 1	2 | HERE	Glenwood Springs
Group 1	2 | HERE	Utah National Parks
Group 1	2 | HERE	Downtown
Group 1	2 | HERE	Golf courses
Group 1	2 | HERE	Bike paths
Group 1	2 | HERE	Trails
Group 1	2 | HERE	Outdoors
Group 1	2 | HERE	Views
Group 1	2 | HERE	People
Group 1	2 | HERE	Beer
Group 1	2 | HERE	Orchard
Group 1	2 | HERE	Wine
Group 1	2 | HERE	Festivals

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 1	2 | HERE	Some culture
Group 1	2 | HERE	Downtown shopping and dining
Group 1	2 | HERE	Monument
Group 1	2 | HERE	Grand Mesa
Group 1	2 | HERE	CMU
Group 1	2 | HERE	Grand Mesa
Group 1	2 | HERE	Downtown Grand Junction
Group 1	2 | HERE	Palisade
Group 1	2 | HERE	Fruita
Group 1	2 | HERE	Rivers
Group 1	2 | HERE	Trails
Group 2	2 | HERE	The best places and things to see about this town is seeing it in the rearview
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	Distilleries and wineries
Group 2	2 | HERE	Las Colonias
Group 2	2 | HERE	Beautiful downtown
Group 2	2 | HERE	The Monument
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	Kindred Reserve
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Colorado River
Group 2	2 | HERE	Colorado Plateau
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	The river
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	Unaweep
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	Mt. Garfield
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Las Colonias
Group 2	2 | HERE	Lincoln Park
Group 2	2 | HERE	Main Street
Group 2	2 | HERE	Lunch Loops
Group 2	2 | HERE	River Trail
Group 2	2 | HERE	Kindred Reserve
Group 2	2 | HERE	The wine
Group 2	2 | HERE	Colorado National Monument
Group 2	2 | HERE	Grand Mesa
Group 2	2 | HERE	Floating the river
Group 2	2 | HERE	Colorado National Monument
Group 2	2 | HERE	Downtown
Group 2	2 | HERE	The natural surroundings
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Gateway
Group 2	2 | HERE	Enstrom's
Group 2	2 | HERE	Colorado Monument
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Moab
Group 2	2 | HERE	Wineries
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Mesa
Group 2	2 | HERE	Monument
Group 2	2 | HERE	Bookcliffs

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	2 | HERE	Southwest Arborfest
Group 2	2 | HERE	Juco
Group 2	2 | HERE	Mesa Grand
Group 4	2 | HERE	Golf 9 month a year
Group 4	2 | HERE	Colorado Monument
Group 4	2 | HERE	Grand Mesa
Group 4	2 | HERE	Colorado National Monument
Group 4	2 | HERE	Grand Mesa
Group 4	2 | HERE	Wine tours
Group 4	2 | HERE	Art galleries
Group 5	2 | HERE	Grand Junction Rockies game
Group 5	2 | HERE	Las Colonias Amlo
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	Rivers
Group 5	2 | HERE	Wineries
Group 5	2 | HERE	Mountain bike trails
Group 5	2 | HERE	Main Street
Group 5	2 | HERE	Downtown
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	So many breweries
Group 5	2 | HERE	Grand Mesa
Group 5	2 | HERE	Colorado National Monument
Group 5	2 | HERE	Fruita: Trails, mountain biking, hot tamales
Group 5	2 | HERE	Palisade: orchards and vineyards
Group 5	2 | HERE	Colorado RFT
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Downtown art
Group 7	2 | HERE	River rafting
Group 7	2 | HERE	Concerts outside
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Palisade
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Biking
Group 7	2 | HERE	Breweries
Group 7	2 | HERE	Wineries
Group 7	2 | HERE	River Front
Group 7	2 | HERE	CMU
Group 7	2 | HERE	Views
Group 7	2 | HERE	Mountain biking areas
Group 7	2 | HERE	Wineries an agriculture in Palisade area
Group 7	2 | HERE	Outdoors and incredible Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Bookcliffs
Group 7	2 | HERE	Natural areas with minimal light pollution
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Local trails
Group 7	2 | HERE	Vineyards
Group 7	2 | HERE	Float the river
Group 7	2 | HERE	Drinks on the patio at Devil's Kitchen
Group 7	2 | HERE	Hike the Monument

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	2 | HERE	Ride Kokopelli
Group 7	2 | HERE	Eat outside downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	River front
Group 7	2 | HERE	Biking
Group 7	2 | HERE	Hiking
Group 7	2 | HERE	Wineries
Group 7	2 | HERE	Great restaurants
Group 7	2 | HERE	Skiing - cross country and downhill
Group 7	2 | HERE	Visitors should all see the fruit and wine areas, downtown Grand Junction and Fruita
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Art on the corner
Group 7	2 | HERE	River front
Group 7	2 | HERE	Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Enstrom's
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	River front
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Colorado National Monument - amazing place!
Group 7	2 | HERE	Rafting Snake Canyon
Group 7	2 | HERE	Black Canyon
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Baseball games
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Downtown Grand Junction
Group 7	2 | HERE	Hiking trails
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Palisade peaches
Group 7	2 | HERE	Palisade wine
Group 7	2 | HERE	Ski
Group 7	2 | HERE	Golf
Group 7	2 | HERE	Bike
Group 7	2 | HERE	Wine
Group 7	2 | HERE	River front trail
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Fruita Badlands
Group 7	2 | HERE	Downtown walking in Grand Junction
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Lunch Loops trails
Group 7	2 | HERE	Vineyards and Breweries
Group 7	2 | HERE	Food at Bin 707, Taco Party, Peche, Hot Tomatoes
Group 7	2 | HERE	Trails
Group 7	2 | HERE	Playgrounds

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	2 | HERE	Downtown
Group 7	2 | HERE	Colorado National Monument
Group 7	2 | HERE	Grand Mesa
Group 7	2 | HERE	Festivals
Group 7	2 | HERE	Palisade fruit
Group 7	2 | HERE	Palisade wine
Group 1	3 | WHY	Recreation opportunities
Group 1	3 | WHY	Community
Group 1	3 | WHY	Open space
Group 1	3 | WHY	Lack of crowding
Group 1	3 | WHY	Recreation opportunities
Group 1	3 | WHY	Hiking
Group 1	3 | WHY	Biking
Group 1	3 | WHY	Kayaking
Group 1	3 | WHY	Pickleball
Group 1	3 | WHY	Golf
Group 1	3 | WHY	Skiing
Group 1	3 | WHY	Weather
Group 1	3 | WHY	Recreation
Group 1	3 | WHY	Economy
Group 1	3 | WHY	Challenges
Group 1	3 | WHY	Easy to get places
Group 1	3 | WHY	My family lives here
Group 2	3 | WHY	Outdoor recreation and beauty
Group 2	3 | WHY	Outdoor recreation
Group 2	3 | WHY	Raise kids
Group 2	3 | WHY	Less people
Group 2	3 | WHY	Outdoor recreation
Group 2	3 | WHY	a job opportunity
Group 2	3 | WHY	I was born here and didn't take my jar or dirt
Group 2	3 | WHY	My wife isn't ready to move
Group 2	3 | WHY	Less crowded
Group 2	3 | WHY	Its not Denver
Group 2	3 | WHY	Outdoor access
Group 2	3 | WHY	There is so much to do all year round and central to all the great things Colorado and Utah has to offer
Group 2	3 | WHY	Mountains
Group 2	3 | WHY	Outdoor adventure
Group 2	3 | WHY	Its vicinity to the natural areas that surround it.
Group 2	3 | WHY	More affordable than the front range
Group 2	3 | WHY	I only live in the valley because of a free house and dying grandmother
Group 2	3 | WHY	Great location
Group 2	3 | WHY	Job opportunities
Group 2	3 | WHY	Friendly community
Group 2	3 | WHY	Family
Group 2	3 | WHY	I don't have to shovel snow
Group 2	3 | WHY	Outdoor space and nature
Group 2	3 | WHY	Climate - spring and fall
Group 2	3 | WHY	Growing flowers, trees
Group 2	3 | WHY	Fresh fruit
Group 2	3 | WHY	Skiing
Group 2	3 | WHY	Hiking
Group 2	3 | WHY	Mild winters
Group 2	3 | WHY	Born and raised

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	3 | WHY	Keep in mind we are growing and becoming a large city
Group 2	3 | WHY	Less crowded
Group 3	3 | WHY	Space and choice of activities
Group 3	3 | WHY	Great job
Group 3	3 | WHY	Great place to raise a family
Group 3	3 | WHY	Safe
Group 3	3 | WHY	Raise my son in a smaller town
Group 3	3 | WHY	Less rain
Group 3	3 | WHY	its home. I grew up here
Group 3	3 | WHY	Cheaper to live compared to other Colorado towns
Group 3	3 | WHY	Small town feel with unlimited outdoor recreation opportunities
Group 3	3 | WHY	Good "western" town
Group 3	3 | WHY	People are kind and polite (generally)
Group 3	3 | WHY	Outdoor opportunities
Group 3	3 | WHY	Great for family
Group 3	3 | WHY	Great place to live and work.
Group 3	3 | WHY	Many outdoor opportunities
Group 3	3 | WHY	Nature focus
Group 3	3 | WHY	Views
Group 4	3 | WHY	Weather
Group 4	3 | WHY	Protected government land all around
Group 4	3 | WHY	Hospitals
Group 4	3 | WHY	CMU
Group 4	3 | WHY	Fewer people
Group 4	3 | WHY	Grew up here
Group 4	3 | WHY	Kids and Grandkids are here
Group 7	3 | WHY	Weather
Group 7	3 | WHY	Nice family town
Group 7	3 | WHY	Great outdoor opportunities
Group 7	3 | WHY	Fine professional opportunities for me
Group 7	3 | WHY	Moved here while with BLM saw no reason to leave
Group 7	3 | WHY	I came because of a job, stayed to raise a family. Now this is home
Group 7	3 | WHY	It's easy to live here, easy to get around
Group 7	3 | WHY	Streets are well planned
Group 7	3 | WHY	I'd like to be perceived as a progressive city! Not so conservative and tight fisted
Group 7	3 | WHY	Smaller community
Group 7	3 | WHY	Worked 28 years at MSC/CMU. Retired in 2016.
Group 7	3 | WHY	Own home here
Group 7	3 | WHY	Green space
Group 7	3 | WHY	Smaller community
Group 7	3 | WHY	Weather
Group 7	3 | WHY	Access to outdoor spaces
Group 7	3 | WHY	Great golf
Group 7	3 | WHY	Size
Group 7	3 | WHY	Beauty
Group 7	3 | WHY	The potential
Group 7	3 | WHY	Outdoor recreation
Group 7	3 | WHY	Less traffic
Group 7	3 | WHY	Outdoor opportunities
Group 7	3 | WHY	Friendly folks
Group 7	3 | WHY	Access to outdoor activities
Group 7	3 | WHY	Proximity to family
Group 7	3 | WHY	Outdoor recreation
Group 7	3 | WHY	Lower congestion/traffic

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	3 | WHY	Cultural activities (symphony, CMU, theatre, etc.)
Group 7	3 | WHY	Moved here in 1992 as an adult with young kids. Great, safe place to raise them. And then stayed!
Group 7	3 | WHY	My business and roots are here
Group 7	3 | WHY	Best small city in Colorado
Group 7	3 | WHY	The Colorado National Monument is a blessing for hiking and biking plus 2hrs t to the best mountains and canyons in the West
Group 7	3 | WHY	Affordable (relative to other places in Colorado) with great outdoor recreation activities an access
Group 7	3 | WHY	Offers lots of recreating
Group 7	3 | WHY	Small town feel
Group 7	3 | WHY	Mostly friendly
Group 7	3 | WHY	Surrounding towns an recreation access
Group 7	3 | WHY	Lived in Grand Junction all my life, 61 years
Group 7	3 | WHY	I moved here to create a working studio near my residence as a professional visual artist
Group 7	3 | WHY	Affordable western slope community
Group 7	3 | WHY	I value the public lands and the variety of land that is here
Group 7	3 | WHY	Friends an neighbors are a draw
Group 1	4 | BE	Hospitable
Group 1	4 | BE	Progressive
Group 1	4 | BE	Supportive of the health and fitness of the community
Group 1	4 | BE	Up and coming
Group 1	4 | BE	Great place to raise a family
Group 1	4 | BE	Supportive of schools, recreation and core services
Group 1	4 | BE	Growing with opportunities
Group 1	4 | BE	Outdoor and recreation focused
Group 1	4 | BE	Inviting
Group 1	4 | BE	Hospitable
Group 1	4 | BE	Up and coming
Group 1	4 | BE	Open minded
Group 2	4 | BE	Outdoor access capital
Group 2	4 | BE	Healthy
Group 2	4 | BE	Family oriented
Group 2	4 | BE	Involved community
Group 2	4 | BE	Welcoming and providing a good outdoor park and recreation experience for the people
Group 2	4 | BE	Clean and caring
Group 2	4 | BE	I don't want to be perceived as a part of this community
Group 2	4 | BE	Adventurous
Group 2	4 | BE	Outdoor
Group 2	4 | BE	Unique
Group 2	4 | BE	Progressive
Group 2	4 | BE	Outdoorsy
Group 2	4 | BE	Connected
Group 2	4 | BE	Healthy
Group 2	4 | BE	Happy
Group 2	4 | BE	Fun Junction
Group 2	4 | BE	Keeping up the times
Group 2	4 | BE	Looking toward the future
Group 2	4 | BE	Sustainable
Group 2	4 | BE	Altruistic
Group 2	4 | BE	Sensible
Group 2	4 | BE	Outdoor natural space focused community

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	4 | BE	Safe
Group 2	4 | BE	Clean
Group 2	4 | BE	Lots of trees and gardening
Group 2	4 | BE	Fort Collins like
Group 2	4 | BE	Lots of trails
Group 2	4 | BE	Integrated with nature
Group 2	4 | BE	Beautiful
Group 2	4 | BE	No homeless ruining everything!
Group 3	4 | BE	Progressive and open
Group 3	4 | BE	We care about what we have
Group 3	4 | BE	Safe
Group 3	4 | BE	Family oriented
Group 3	4 | BE	Progressive and inclusive
Group 3	4 | BE	Kind
Group 3	4 | BE	Forward thinking
Group 3	4 | BE	Modern meets western
Group 3	4 | BE	Active
Group 3	4 | BE	Involved
Group 3	4 | BE	Innovative and forward thinking
Group 3	4 | BE	Safe
Group 3	4 | BE	Family friendly
Group 3	4 | BE	Adaptive
Group 3	4 | BE	Fun
Group 4	4 | BE	Outdoor recreation mecca
Group 4	4 | BE	Progressive area that encourages cultural development
Group 5	4 | BE	Welcoming, high quality of life
Group 5	4 | BE	Invest in quality of life of residents
Group 5	4 | BE	Dog friendly
Group 5	4 | BE	Family friendly
Group 5	4 | BE	Bicycle friendly
Group 5	4 | BE	Easy to bike commute or walk places
Group 5	4 | BE	Outdoor adventure
Group 5	4 | BE	Opportunities to get-away without going far
Group 5	4 | BE	Family friendly
Group 7	4 | BE	More open to positive change like building a recreation center NOW!
Group 7	4 | BE	Best in the west
Group 7	4 | BE	Invest in our community
Group 7	4 | BE	Care
Group 7	4 | BE	Inclusive
Group 7	4 | BE	Diverse
Group 7	4 | BE	Friendly
Group 7	4 | BE	Invest in our community
Group 7	4 | BE	A community open to new ideas and free of rigid political views
Group 7	4 | BE	Values open space and keeping it green
Group 7	4 | BE	Active, energetic, fun, accessible
Group 7	4 | BE	Friendly
Group 7	4 | BE	Has lots of opportunities
Group 7	4 | BE	Invested in our community
Group 7	4 | BE	Active lifestyle
Group 7	4 | BE	Livable
Group 7	4 | BE	One who cares about all people an provides space for them for all opportunities
Group 7	4 | BE	One that cares for and supports all of its residents, not just the affluent
Group 7	4 | BE	Healthy
Group 7	4 | BE	Vibrant

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	4 | BE	Progressive forward thinking and planning
Group 7	4 | BE	Engaged community spirit
Group 7	4 | BE	Open space
Group 7	4 | BE	View of Grand Mesa, no building to block it
Group 7	4 | BE	I've sadly grown a bit complacent an discouraged by politics and always voting "no" on community valued spaces - library, recreation center - but hopeful!
Group 7	4 | BE	Community - There is the potential here for a caring, supportive community that respects others, who are different.
Group 7	4 | BE	I want Grand Junction to be a place that highly values children, cares for them, supports them and works as a Village to help them grow in all ways.
Group 7	4 | BE	As a community who preserves our resources of dark skies at night!!
Group 7	4 | BE	A community that supports quality of life and opportunity for al
Group 7	4 | BE	Open, welcoming, diverse (need more diversity)
Group 7	4 | BE	Friendly
Group 7	4 | BE	Progressive
Group 7	4 | BE	Progressive
Group 7	4 | BE	Inclusive
Group 7	4 | BE	Opportunistic
Group 7	4 | BE	Supportive to those who give as much as they take
Group 7	4 | BE	Progressive
Group 7	4 | BE	Livable
Group 7	4 | BE	Friendly
Group 7	4 | BE	Open to all
Group 7	4 | BE	Friendly
Group 7	4 | BE	Progressive
Group 7	4 | BE	Forward thinking
Group 7	4 | BE	More progressive
Group 7	4 | BE	More inclusive
Group 7	4 | BE	More focus on better quality of life for all residents
Group 7	4 | BE	Progressive schools
Group 7	4 | BE	Lots of open space
Group 7	4 | BE	Preserve our views!
Group 1	5 | NOT BE	Want everything without paying for it
Group 1	5 | NOT BE	Closed minded and uneducated
Group 1	5 | NOT BE	Behind the times
Group 1	5 | NOT BE	As going back in time 20 years like I felt when I first moved here
Group 1	5 | NOT BE	Closed minded and uneducated
Group 1	5 | NOT BE	Not welcoming to those who don't look like them
Group 1	5 | NOT BE	Racist
Group 2	5 | NOT BE	As a community of the homeless. Its killing this town
Group 2	5 | NOT BE	The Rednecks of Colorado
Group 2	5 | NOT BE	Gun toting fools
Group 2	5 | NOT BE	Junk town
Group 2	5 | NOT BE	Homeless / Dirty community
Group 2	5 | NOT BE	Redneck, homeless, dirty, drug community
Group 2	5 | NOT BE	I don't want to be perceived as apart of this community
Group 2	5 | NOT BE	Meth capital
Group 2	5 | NOT BE	No walkability
Group 2	5 | NOT BE	A community that won't help those in need
Group 2	5 | NOT BE	Homeless and drugs taking over nice areas. Don't cater to their needs
Group 2	5 | NOT BE	Older community that complains about noise from youth activity areas
Group 2	5 | NOT BE	A drug and homeless community
Group 2	5 | NOT BE	Drugs and un-housed
Group 2	5 | NOT BE	A place that bums take over and get free handouts

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	5 | NOT BE	Not taken care of beauty
Group 2	5 | NOT BE	Stagnant, unfriendly and unsafe
Group 2	5 | NOT BE	Boring and lame
Group 2	5 | NOT BE	How can Grand Junction not have one recreation center?
Group 3	5 | NOT BE	Non-inclusive and too conservative
Group 3	5 | NOT BE	Racist
Group 3	5 | NOT BE	Hateful
Group 3	5 | NOT BE	Closed minded community
Group 3	5 | NOT BE	Segregated (Riverside, Redlands, etc.) being "being this type of people"
Group 3	5 | NOT BE	Short-sighted
Group 3	5 | NOT BE	Racist
Group 3	5 | NOT BE	Sexist
Group 3	5 | NOT BE	Bigoted
Group 3	5 | NOT BE	Phobic
Group 3	5 | NOT BE	Against our own self interest
Group 3	5 | NOT BE	That we don't invest in ourselves (community and resources)
Group 3	5 | NOT BE	One dimensional (politically, religiously and culturally)
Group 3	5 | NOT BE	Homeless and drug problems
Group 4	5 | NOT BE	No Taj Mahal
Group 5	5 | NOT BE	Adverse to change
Group 5	5 | NOT BE	Cheap
Group 5	5 | NOT BE	Only interested in profits for private sector
Group 5	5 | NOT BE	Head in the sand
Group 5	5 | NOT BE	Conservative and non-tolerant
Group 5	5 | NOT BE	Blue collar
Group 5	5 | NOT BE	Place that wants to see a lot of growth
Group 7	5 | NOT BE	Down valley trash
Group 7	5 | NOT BE	Backwards and cheap and selfish
Group 7	5 | NOT BE	Snobbish
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Closed minded
Group 7	5 | NOT BE	Stuck in the past
Group 7	5 | NOT BE	Junk town
Group 7	5 | NOT BE	Developments everywhere. Leave open space!
Group 7	5 | NOT BE	Conservative
Group 7	5 | NOT BE	Narrow minded
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Gun loving
Group 7	5 | NOT BE	Trashy
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Republican big lie
Group 7	5 | NOT BE	Dishonest
Group 7	5 | NOT BE	Mean spirited place
Group 7	5 | NOT BE	Overly conservative
Group 7	5 | NOT BE	Racist
Group 7	5 | NOT BE	Close minded
Group 7	5 | NOT BE	Value money over community or people
Group 7	5 | NOT BE	Too conservative
Group 7	5 | NOT BE	Extreme conservative!
Group 7	5 | NOT BE	Want to bury Grand Junction nickname of "Grand Junkyard"
Group 7	5 | NOT BE	A community that cares more about growth and less about infrastructure. CRC is a need
Group 7	5 | NOT BE	I don't want to continue to be perceived as a community who refuse to support basic services such as community recreation opportunities

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	5 | NOT BE	Slovenly
Group 7	5 | NOT BE	Rundown
Group 7	5 | NOT BE	Congested
Group 7	5 | NOT BE	Backward
Group 7	5 | NOT BE	A community of 65,000 with NO community recreation center is backward
Group 7	5 | NOT BE	Bigoted, racially divided, hostile to others an uncaring
Group 7	5 | NOT BE	Small minded
Group 7	5 | NOT BE	Bad education system
Group 7	5 | NOT BE	Still truing to build a Rec Center in 2079!
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Junk town
Group 7	5 | NOT BE	Keep open space. Stop trying to grow. We don't have the water.
Group 7	5 | NOT BE	Make the city better for those who are here
Group 7	5 | NOT BE	Clean up "Junk town"
Group 7	5 | NOT BE	Noise ordinance
Group 7	5 | NOT BE	Pickups blowing smoke
Group 7	5 | NOT BE	Too much focus on growth
Group 7	5 | NOT BE	Would love for Grand Junction to be seen as innovative, healthy, diverse and progressive
Group 7	5 | NOT BE	An ultra conservative community with too many Dumbasses who embarrass and shame our City and region.
Group 7	5 | NOT BE	Moderates need to speak up more
Group 7	5 | NOT BE	Light polluted if inappropriate lighting is used at the new recreation center (Colorado should have dark skies
Group 7	5 | NOT BE	Cheap
Group 7	5 | NOT BE	Stuck in the past
Group 7	5 | NOT BE	Not interested in our community

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Groups

Group 1 | Focus Group 1	6/13 @ 3:30pm
Group 2 | Focus Group 2	6/14 @ 7:00am
Group 3 | Focus Group 3	6/14 @ 10:30am
Group 4 | Focus Group 4	6/14 @ 12pm
Group 5 | Focus Group 5	6/14 @ 2 pm
Group 6 | Focus Group 6	6/14 @ 3pm
Group 7 | Public Forum (55 attendees)	6/14 @ 6pm

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
GROUP 1	Best of both worlds	Year round space
		Maintain multiple pools
		Useable new multipurpose rooms. Barn is not great.
	More opportunities for recreation	Moyer Pool is a valuable asset that needs to be preserved. Splitting pool resources between a Matchett recreation center and a downsized Moyer Pool is diluting the value of the recreation center project.
	Kick start Matchett development	Need to renovate barn. Old and outdated facility
		Costs
		Focus on top priority - CRC - Not Moyer Pool
		No story has been built about Moyer pool needing a renovation
GROUP 2	Lots of people walk to Lincoln to swim on free day	Not sure if Seniors at Senior Rec want to be at Matchett. They like downtown
	Keep resources current and decrease crowding	Community support for funding two projects
	Addresses more issues	Need to still address some upgrades on buildings at Lincoln Park
	Addresses both community desires for renovations	Need pool maintenance person/crew. Should not fall on Lincoln Park Stadium Crew
	Room for expansion and sports fields	
GROUP 3	Putting everything at Matchett starts long term process	Staffing "two" facilities
	Outdoor pool is a draw AND a crown jewel	Cost for two locations
	Two locations meets both location needs	Most expensive
	Accessible for more people	Barn needs love too
	I think there is value in having an outdoor pool	Staffing with lifeguards
	Maintain a great aquatics facility at Lincoln Park	Parking with all the large events JuCo etc.,
	Two areas of Grand Junction served with aquatic opportunities	
	Burn down the recreation office for Fire Dept training	
	Modernization	
	More programmable	
	Best bang to serve our most diverse populations and affluent populations	
	Historical value of Lincoln Park Moyer Pool is important	

WORK SESSION 1 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
	Shows a need for two facilities in the community	
	Great compromise for community	
	Makes Lincoln Park Moyer safer by moving building streetside	
	Update existing Lincoln Park Pool and get a new facility	
GROUP 4	Driving is part of our culture so access is OK. Does not need to be walkable	We don't like to be taxed
GROUP 4	My kids learned to swim at Moyer and Orchard Mesa pools, so we shouldn't lose this.	Concerned about Lincoln Park barn. The building is rickety
GROUP 4		Dividing recreation opportunities could mean fewer total users and higher general overhead.
GROUP 5	Checks all the boxes	No lap swimming during the winter?
GROUP 5	Widespread options makes our community more attractive	Not sure if it is affordable - citizens may not approve tax increase
GROUP 5	Matchett has room for expansion and addressing a much needed update to Moyer pool	Too complicated, will elicit "Taj Mahal" opposition
GROUP 5	Recreation opportunities in two different parts of town. Double the accessibility.	Different interests and activities at each facility. Will a pass serve all, or do people have to buy separate passes?
GROUP 5		Cost of staffing two additional facilities in addition to existing programming spaces and parks maintenance.
GROUP 5		Will invite "lets just renovate the pool and forget the CRC" opposition. This isn't about the pool. Its about the CRC
GROUP 6		
GROUP 6		
GROUP 6	No Comments	
GROUP 6		
GROUP 7	Seems to have a better chance at the ballot	Wish we had this option earlier in the process
GROUP 7	This community really needs more water (pools). CMU is not the facility for a community this size	Moyer needs to continue free swim for the community
GROUP 7	As long as we have an indoor pool!	The indoor pool size needs to be comprable to what the Fruita Rec Center provides with especially the indoor portion
GROUP 7	Like option to keep expanding at Matchett as we'll grow - we will need the space!	A more complicated ballot measure that might turn off voters
GROUP 7	Need more services/parks on th North side of town	Voters will percieve it as too big, too expensive, like the Matchett and Orchard Mesa ballot measure
GROUP 7	As long as we have an indoor pool!	Two facilities will increase cost and make if potentially harder to get passed by voters
GROUP 7	A wider breadth of the community will be reached with this option!	In the 2019 community center campaign, there were also improvements to Orchard Mesa Pool included in the measure. This discouraged some voters. 2022 feasibility study said most preferred one facility, not multiple.
GROUP 7	Maximizes use of both locations	Will promt questions abvout why not one now and the other later, threatening confusion and more delay (possible defeat)
GROUP 7	Lincoln Park and Las Colonias serve central locaiton, need more	Two entry fees

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Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
GROUP 7	Serves more of the community and gives something to more of the people	Just like last time
GROUP 7	More opportunities for expansion without overwhelming Lincoln Park	Voters turned down doing Matchett and Orchard Mesa, why would they go for this?
GROUP 7	Jump starts furher development at Matchett	There is significant distrust in the community when the City asks for a tax increase, gets a no from voters, then finds the funds to build (Example: Police Station, Convention Center, Orchard Mesa Pool) Moyer Pool should be revnovated without asking an additional tax increase.
GROUP 7	May get more support on vote with something for everyone	Congestion and parking. More friendly paths from parkng to access buildings
GROUP 7	Need to be year round swimming indoor/outdoor	Buildout time differences
GROUP 7	Serves the most people	Too confusing for a ballot measure. Will lose again!
GROUP 7	Gives/keeps access for both areas of city - as we grow there should be multiple opportunities to recreate	Keep Moyer an repair as needed, regardless of any recreation center
GROUP 7	Two pool locaitons is a good idea	An additonal option at this late date in the CRC discussion will just add confusion
GROUP 7	Keep historic site intact while also offering a "new" site	Over use at Lincoln site
GROUP 7	Satisfy all demographic needs with two locations	Lost opportunity to add amentiy for City
GROUP 7	Improve existing buildings and improve beloved pool for family needs. Ad more outdoor training equipment around the park area for exercise opportunities	Don't see any challenges other than cost
GROUP 7	Updates a pool and uses both opportunities	Almost twice as much spent on non-rec support space as other two options considered
GROUP 7	North side of the city needs community gathering places. This would solve this	"Half a loaf" at each location
GROUP 7	Commits to the preservation of Moyer Pool	Need indoor lap pool
GROUP 7	A pro position of this option is related to "saving" Moyer Pool. If the complete Matchett CRC could be fully funded PLUS maintaining and improving an existing asset this is a win/win	Can Matchett Park maintain more "open space" elements with this option?
GROUP 7	I just want this option to include full aquatics indoor at Matchett (not partial)	The most recent survey indicated little interest in building multiple facilities
GROUP 7	Lincoln park is already wonderful. This way we get to spread the wonderful around.	
GROUP 7	Keeps a great outdoor pool option at Lincoln while still adding needed amenties at Matchett with room to grow	
GROUP 7	Helps ensure the whole community has access to recreation space	
GROUP 7	I like two facilities to spread out services and make the city great!	
GROUP 7	Recreation in multiple sites in the community.	
GROUP 7	Access for people who live in different parts of the community	
GROUP 7	Avoids over congenstion not only in regards to parking and traffic but also congestion of activities at Lincoln Park	

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Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
GROUP 7	Ultimately, this option may be the best for Grand Junction as Matchett will allow space to expand. Lincoln will not. No parking already	
	Has more versatility of options, able to accommodate future growth while maintaining a historic site	

WORK SESSION 1 COMMENTS

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Groups

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Group 6 | Focus Group 6	6/14 @ 3pm
Group 7 | Public Forum (55 attendees)	6/14 @ 6pm

Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	NONE	Need more spaces for recreation
		Don't put everything at Lincoln Park
		Lack of parking
		A recreation center at Lincoln Park will eliminate an outdoor pool option in the city. A recreation center pool will not be compensation for the loss of an outdoor pool.
		Access with major events
		Parking issue at Lincoln Park
		Land locked
		Renovated pool. Orchard Mesa challenge
		No!
		Diversify resources.
		Why does everything go to a park?
		Expansion?
		Lincoln Park is maxed out and frequently crowded to a point where activities get limited access. Additional parking does not solve that problem.
GROUP 2	Infrastructure is already there	Median home value makes it hard for young families to live in the area
	Stuff	Too many facilities in one location
		Removal of mature, established trees!!!
		Loss of canopy cover
		Crowded with other activities and not enough access
		Parking and traffic nightmare
		Distribution of service
		Traffic control
		Parking is already an issue as well as
		Parking during any sporting event
		Folks will want access during all business hours
		Traffic congestion
		Activity competition
		Why shouldn't Grand Junction have more? Focusing on Lincoln park charges a destination but isn't adding a new destination of unique value.
		Parking, decreased outdoor pool space

WORK SESSION 1 COMMENTS

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Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 2		Pressure of parking will put pressure on Lincoln Park green space to covert any natural space to more hardscape
		Too busy. Would ruin the feel of the park
		The mature trees at Lincoln Park are the one element increasing value and not needing renovation. Any Lincoln Park development will lead to tree loss. Since 2011, the Lincoln Park census block has had a canopy increase of zero percent.
GROUP 3	More affordable	Land locked
	Least expensive	Less flexibility
	Well known to the community already	A lot of competition with Lincoln Park events and regular daily use
	Central part of Lincoln Park Historical District	Busy
		Parking!
		Dilution of historical nature of park and original intent of pool at Lincoln Park
		Parking at the Lincoln Park complex
		Not enough parking. Sports events take a whole lot and no room for others
GROUP 4	Great central location near downtown	Parking spaces
	Close to shopping and food	Number of events at Lincoln Park
	Build on existing Moyer Pool site to save mature trees	Parking
		Disruption of current activities
GROUP 5		Land locked, no room to grow
		CRC supporters have vocalized the possibility of active opposition to a plan at Lincoln
GROUP 6		
	No Comments	
GROUP 7	Easier to access on foot/bike	Too crowded now!
	Please keep the name of the pool at Lincoln Moyer Pool. Mr. Moyer's generosity should be remembered!	Parking would need to be designated for CRC or it will fill during events
	As long as we have an indoor pool	What is the "timeline" or ability for this location to expand? (compared to the rest)
	Close proximity for many people	I am very concerned about what will happen to Matchett if Lincoln is chosen. Will it be sold?
	It would be nice but here needs to be a bigger one	Already feels complete - would be a smaller impact for the community
	Using space and buildings that are here an need to be updated	Moyer needs to continue to have free swim
	Great location central to tapestries	Neighboring residential areas already impacted by overflow parking!!
	North Auc and this area really needs help	The Lincoln Park barn is currently not a very easy-to-access community meeting space, as one should have in the CRC
	The walkability and demographics slide are very informative. It takes Lincoln Park from a "no" to a close 2nd	Limited growth opportunities

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Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 7	Be sure to ad arts preservation and creation space to the facility. Even if just hallways and offices for display areas	This has the most space and future planning challenges
	To use the City funds properly to build update and maintain what we already have we should use only the Lincoln Park site	No room to expand!!
	Preserve history	Limited growth potential
	Invest in the downtown area. One step towards getting rid of golf course	No room for future expansion
	Easy access to downtown	Congestion and traffic accessing Lincoln Park especially during sports events is a concern
	Turn golf course into multi-use housing. Golf = lots of water and only a few people served.	Parking is difficult
	Centrally located in the community	This option would "kick a hornet's nest" of focused opposition unnecessarily
		Leave the north and east sides of town without recreation space
		Although I live within easy walking distance: parking is a challenge during stadium events
		Parking is already a nightmare when there are ball games, etc. Where would people park to use a recreation center too.
		People already park all over the neighborhood and it's a problem for the neighbors
		Parking limits
		Traffic already an issue
		No room for growth
		Land locked
		Never enough parking and 200+ extra spots won't do it
		Over congestion for parking, traffic and most of all conflicting activities and schedules for the events
		Center of town with CMU, Lincoln Park is already too congested
		Parking
		Congestion
		I like the idea of Lincoln Park IF traffic is controlled and parking is NOT on neighborhood streets
		Not enough parking! Either build a large underground on of forget it. We neighbors are weary of all CARS parking on streets - Dangerous!!!
		Confined space - no room for expand
		Keep Lincoln Barn and Pool BUT improve and maintain both
		Congestion, traffic and parking
		Downtown traffic will only get worse.
		Matchett will actually improve due to the 29 road, I-70 interchange
		Parking will never work

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Option 2
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 7		No room for expansion
		Never enough parking at Lincoln
		Parking
		Parking limits
		Loss of a great summer pool/ outdoor amenity
		Parking during athletic activities and sporting events is crowded now. Don't add CRC to the chaos

WORK SESSION 1 COMMENTS

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Groups

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Option 1
Matchett Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	New pool and accompanying facilities	2019 Unsuccessful because of ballot language
		Access for socio-disadvantaged
		Ease of getting to (no bike paths)
	Grand Junction has a habit of concentrating recreation facilities in locations. The community would be better served by diversifying those resources in multiple locations. Providing more opportunities to residents city-wide	To sell Matchett facility to the community: Propose access options like buses from schools. Convince the community there will be benefits even to those who don't use it. Like reduced crime and social issues with kids programs.
	Kick start Matchett development	
	Sport tourism opportunities	
	Creating new opportunities in an area significantly lacking them currently	
	Matchett is a blank slate so all the amenities can be current in equipment and technology	
	Lincoln would rely on old infrastructure	
	Infrastructure for future growth in Grand Junction	
GROUP 2	New road!	Leases to public
	Blank slate	Traffic access points
	Easier access for other parts of the Valley	New road
	Add amenities to neglected area	
	Chance to move Matchett forward	
	Blank slate	
	Beautification of an area that needs it	
	Lincoln Park is fine as is	
	Dump all our resources into one, big beautiful place for the EAST side of town, please!	
	Matchett needs a spark to ignite change there. Recreation Center needs to be that spark.	
	Matchett needs to be activated and when 29 Road expands to the Hwy, it will be easy to access.	
	Room for expansion	
	Room for amenities	
	Western Slope Grand Valley pretty	
	Drive over the Mesa	
	Gov Job and Family	
	Clean and safe	

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GROUP 3	Anything at Matchett opens outdoor space opportunities	What to do with Lincoln Park Moyer Pool?
	More room	Infrastructure
	Open palette to design as needed	A lot more expensive
	All brand new facility	No love for Lincoln Park Pool
	A recreation center would be a catalyst for more courts, fields and playgrounds	Lincoln Park Pool?
	Development of Matchett is important. That side of town needs more	Doesn't address aging Lincoln Park Pool
	A "Home" for Recreation Staff	We are already spending money on updating an indoor pool
GROUP 4	Blank slate building	NONE
	No sentimentality for the location	
	Undeveloped space	
	Use of currently unoccupied space	
GROUP 5	Honors survey results	Far drive for many
	Plenty of room to grow in size of facility and also kickstarts field/open space development	Would have to drive to get there
	Will be easily accessible with 29 road interchange	Not bike or pedestrian friendly
	Flexible room to grow	Patterson has a lot of traffic
	Could diversify demographics in this area down the road	Attraction to his facility may take time
	More outdoor space for walking, biking, running and disc golf	Still a long way for Redlands and North residents
	Shows the city have long term vision - isn't continually focusing on already developed areas	
	Design that could expand over the years (room for growth)	
GROUP 6		
	No Comments	
GROUP 7	If we can only do one, do Matchett. It jumpstarts the whole park	If Matchett is not a park, are you going to fill it with houses? That's bad!
	Very good access for whole community	If Lincoln Park is selected what is the plan for Matchett Park?
	Location to a lot of present day Grand Junction. It is on the east edge	Access
	Growth for future	Need courts at least to be viable
	Adding to city in a different location from Lincoln	Fort Collins believes in leaving some open space for quality of life
	Do it right the first time	Must consider transportation for low income folks in ongoing list
	Room to expand with field, etc.	Please let's leave some open space like Matchett Park. Not develop all vacant land.
	Plenty of parking	How/When would Lincoln be renovated if Matchett is chosen? Would funding for this be more difficult?
	Opportunity to kick start a long delayed development	Reroute community transportation
	Close to where I live	Traffic flow
	Finally this neighborhood can have a park and amenities for exercising and being outdoors	Keep open space
	The importance of offering recreation option in areas outside of the center of town.	Patterson traffic not very walkable for children at present, so should not be only site
	It is too congested in town.	"Partnering" needs to be more defined, who?, buildings, groups at night?
	There is room for variety and expansion as the city grows.	Open space at Matchett
	Brand new slate to be designed just as is wanted. Able to be at least as comparable to Fruita's recreation center.	Removed from the heart of the city

WORK SESSION 1 COMMENTS

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GROUP 7	Lots of room for growth	Would the "nature" trail aspect of the park be completely removed?
	Easy access	Need to further maintain Moyer pool
	Cleanest option	Need bike paths and walkable paths to be developed and public transit
	Already in the conversation	Too expensive
	Will lead to more on this unused site	Far from where I live
	If Matchett was so popular then why are we having the meeting at Lincoln Park	Far from the current energy of the city
	Futsal court as an amenity in the gym	Matchett Park seems very far away if you live near downtown
	Matchet can become a spectacular park. The recreation center will anchor it!	Maintenance on indoor pool is HUGE
	Money already on books from sale of Burkey Park for Matchett Park could be used to help develop the outside	Patterson access
	Room to grow the facility and park around it	Park hours - Lighting? Late in evening?
	When 29 road interchange goes in, that will increase access for Matchett Park (just hp off I-70!)	Limited public transportation
	We need Lincoln because we know that the budget is $3-5 M but there will be cost over-runs, especially with inflation	Access from all areas of the community may necessitate staying here all day
	Opportunity for growth	Not as walkable/bikeable (but potential for public transit?)
	Room for everything we need	More expensive
	Let's look to the future	Patterson access - busy and getting busier
	I would love to see Grand Junction as a progressive city	Traffic on Patterson is horrible
	I love round abouts	No infrastructure
	Lots of room for growth	Does not have plan for Moyer Pool renovation
	Easy access	Increased traffic on Patterson
	A positive impact for low-income young families who live in Clifton!	Farther from center of town
	Great bike paths already serving this Matchett Park site accessible to bike and walk. I do this daily.	Still need to deal with Moyer Pool maintenance issues
	Room to grow	Fix/Update Lincoln Pool. Kids not able to get out to Matchett
	New infrastructure	Too much noise and traffic on Patterson
	Lots of room to grow and easier to access for people living on east end of town/county	
	Future growth	
	Jump starts Matchett Park after decades of delays	
	Honors the Matchett families hopes and plans when the site was given to the city	
	Lots of space for tennis (disappearing from the rest of town)	
	Funders (i.e. GOCO) more excited about helping create a new amenity that about restoring/redeveloping an existing one	
	Many different recreation options that may change over time	
	I like Matchett because it's close to those who need services most. Also, proximity to I-70	
	Lots of options for comprehensive center at the Matchett site	
	Easier access from I-70 and Patterson Road - can handle larger volume of visitors with less negative impact	

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Groups

Group 1 | Focus Group 1	7/18 @ 3:30
Group 2 | Focus Group 2	7/19 @ 7:00am
Group 3 | Focus Group 3	7/19 @ 8:30am
Group 4 | Focus Group 4	7/19 @ 10:30am
Group 5 | Focus Group 5	7/19 @ 12pm
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Group 7 | Focus Group 7	7/19 @ 3pm
Group 8 | Public Forum (48 attendees	7/19 @ 6pm

	How can these plans be enhanced?	What are lessons learned from 2019?
GROUP 1	Sales tax is the best option to tap non-resident funding. This needs to be made clear in the campaign.	Lessongs from 2019: marketing campaign was not strong enough. Advertising was very weak. Need billboards and yard signs, major media ads
	Larger site will attract more use and revenue. Smaller site will either not get expanded or expanded at much higher cost.	
GROUP 2	Majority of GJ voters will fall into older population and assume that group will be more open to a nicotine tax versus sales or property tax; it is viewed as negative impact to health/not direct $$ impact to voter population	No comments
	GJ has an affordable housing issue. We should NOT increase property tax.	
	Solar panels on top of the center	
	Make it as sustainable as possible for longevity sake	
	Traffic light at entrance?	
	Efficient room for maintenance staff and equipment	
GROUP 3	Having community partnerships & some programming will be key to "sell" beyond a fun and potentially frivolous place	Sunset. Simple ballot language. One location
	All kids up to age 14 free	Sunset!
	Make free place for kids of a certain age, e.g., Middle school residents	Do not put on ballot without sunset clause!
		Absolutely need a sunset on any tax
		Sunset all tax provisions
GROUP 4	Tell the story of the sales tax benefitting city residents over county!	No comments
	Emphasize how sustainability, green buildind, solar, green roof?	
	Emphasize how little RESIDENTS pay sales tax	
	Job creation as part of the story	
	Sunsetting of tax should be included	
GROUP 5	No comments	No comments
GROUP 6	Have the Hispanic community participate and translators available	No comments
	Look for grants and another way to get funds not only from property tax or sales tax. We already pay too much.	
	More marketing to Hispanic commjunity about this project, a lot of people don't know about this great opportunity.	

WORK SESSION 2 COMMENTS

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GROUP 7	Evolving plan: Transportation - accessibility: multi-modal, Patterson safer for bike and peds. Transit connection to CRD. Bike parking at CRC and other areas in park	Talk more about mental health and importance of places for youth to connect; importance of SAFE spaces for scoial connections for all demographics: seniors and teens
	Unstructured space and drop-in activities. Many people can't commit to specific time on consistent basis	
	Sales tax + add a VRBO or Air BnB Tax and a 10-lane pool	
GROUP 8	Changing room that are kid friendly, family rooms with changing tables and areas in the mens locker room for changing tables	Lessons learned: Bipartisan support is essential. Sales tax total cannot approach 10%.
	You mentioned the view from the field - don't lose that!	Bipartisan support is essential.
	Nicotine tax will generate controversy. Increase in property values already generating "sticker shock" re property taxes. Use sales tax!	#1 lesson: City Council must assert itself! City administration screwed it up dreadfully in 2019.
	Have pending 29 Road change been taken into account?	What campaigning will be done to encourage the fiscally conservative voter to engage and approve a tax?
	Why not pull CRC closer to Patterson? Seems we're leaving "dead space" re the school site. Moving might create options further north.	
	I would like to see the funds from the sale of Burkey Park be used for a future pavilion on the park site to be used for music, etc.	
	To expect $$ from Community hospital and St. Mary's, you have to have the biggest therapy pool with the 83,000SF	
	Run the track around a larger 2nd floor - such as Montrose has!	
	Nicotine tax is a bad idea. Too easily avoided by buying outside the city. Too many smokers are low income. Need better way to do this.	
	On the website: Not so deep to find info on it (the project). Thanks for invite to meeting.	
	Suggestions: Lounge area includedgames for check-out (board games, tables to play on, waiting space for parents). Air hockey, ping pong, foosball.	
	Add something different and unique. This is basic design like all rec centers. Ideas include barre, hot yoga, meditation friendly, spin, pole exercise, etc. Ping pong, indoor soccer and indoor volleyball.	
	CRC needs to be labeled bigger. Not anachronism. Use glossary.	
	Keep prices as low as possible. Do research on what families can afford as well as cover operational costs.	
	Please DO NOT relocate the site closer to Patterson.	
	I think you need to consider expanding the city bike and trail system so all areas of the city can bike safely to the rec center location.	
	Enhance track to be 11 laps/mile is far too many. Hamilton Rec Center tracdk is extended to 4 laps per miles. Walking track must have 3 lanes with one reserved for running.	
	Will we plan safe bike lanes/paths to the CRC?	

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	What is missing from this evolving plan?	What Outdoor Features should be prioritized at Matchett
GROUP 1	What activities would be available for older adults? Currently there is not a lot of programming for older adults.	Future outdoor amenities should expand court sports like tennis and pickleball to give community broader access.
	Outdoor and activities for young children and teens.	Future expansion: splash playground
	What is missing? Youth sporting fields/courts	Outdoor features: Artificial turf fields: baseball/soccer combo
GROUP 2	No comments	Consider adding in a more defined open space NE of the Rec Center with improved single track trails and disc golf. Added improvements with lower costs with rec based focus.
		No ash trees
		Crosswalk overpass, walk bike connection over I-70, canal and Patterson
		Need more sports fields
		Outdoor sports fields to take pressure off of CV
		Trail connections?
GROUP 3	Missing: slide of what is included in costs	Features at the park: regional tourist ideas like carousel or farm/pony reides, something to make it a tourist draw and bring in $$
	Vision for partnerships	Outside pickle ball courts
	Revenue ideas	Play areas outside the fee area
	Show travel times and multimodal access	Playground
		Bouldering wall
		Outdoor feature priority: tennis courts
		Outdoor hiking trails around facility, leave some natural, as is
		Make sure there is an indoor AND outdoor pool
		Outdoor eating area
		Outdoor pool
		Outdoor gathering and seating space
GROUP 4	Safe bike routes. Patterson has zero shoulder on the side of the road	Outdoor tennis/pickleball/pool/multi-purpose fields
		More outdoor fields and pickleball
		Community gardens
		Food truck/outdoor event set-up and hook-ups
		Outdoor stage and covered area for programming and rental income
GROUP 5	No comments	No comments
GROUP 6	How are people getting there? Coordinate with GV Transit/multi modal access	Outdoor picnic /reservations for use of shelters
		Prioritize bike/ped mobility in and around the park
		Allow mixed use zoning in surrounding areas

WORK SESSION 2 COMMENTS

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GROUP 7	Ramp entry in therapy pool for elderly. Larger competitve pool. Climbing wall is a lower priority.	Fields for sports, basketball courts.Walking track outside. Playground options for toddlers/babies and older children. Pickleball
	8-lane pool built for competition. CMU is MAXED out.	Field spaces for sports
	Pools cannot be "expanded" easily. Build it large to accommodate needs in advance. They will come!	Skate park (modern version) is a common request
	Teen options (not necessarily programming, but flexible activities)	Outdoor soccer and lacrosse fields are a big need!
	Education space: safety, outdoor education, first aid/CPR, bike safety. Consider traffic garden.	Shade options over playground and other area. Other parks are too hot in the summer
		Field space, trails, nature areas, outdoor courts, skate park, gardens
		Lots of tree canopy outside
GROUP 8	GJ has a need for a 150-200 person even/meeting facility that could be rented.	Walking trails are nice. No more pickleball courts - as community, we have enough!
	Concerned about lack of safe access via bikes for teen who can't drive/transit in general at the site.	Outdoor lawn space, Outdoor equipment that can be checked-out at the CRC: croquet, bocce bll, badminton, corn hole, etc.
	Include space for arts - theater? Craft spaces, music lessons	Safe bike lanes to / from the Center
	A hot tub please	Keep disc golf
	Missing: 2-3 racquetball courts. Indoor skateboard / bike park	After facility, next phase is fields
	Add lazy river - walking pool.	Keep the disc golf course
	CRC amenities: hot tub, sauna, Kid free zones, changing tables in mens and womens locker rooms, family restrooms, indoor play place, basic equipment rental, racquets/balls/towels/swim diapers for purchase	Outdoor pickleball courts for the fastest growing sport in America
	Art component	Integrate indoor CRC with spring/summer/fall outdoor tennis & pickleball courts.
	Kids play. Teen space. Indoor pickleball courts. Outdoor picklebal courts	More thought into putting in a tennis court? Pickleball courts
	Child care space. Good road access especially if sports fields are added later.	Playing fields (other fields re Canyon View already overcrowded). Walking paths.
	8 (at the least) lap lanes	Outdoor pickleball courts (fastest growing sport in USA)
	8 lap lanes or ability to create that many	2nd priority: fields: soccer, lacrosse. These bring the most people into park for exposure.
	By the time the facility opens we will need 3 x's the number of pickleball courts	Trails/walking paths + dog friendly!
	Classes for kids - year round. Snack bar to encourage longer stays.	Outdoor priority: oval around grassy area
	Lack of off-road access to Matchett Park. Very unsafe and inaccessible to majority of kids.	Outdoor soccer fields, pickleball courts
	I would LOVE to have a lazy river. It is especially good exercise for seniors!	Outdoor skate park / pump track. Even better if they have shade cover.
	Yoga facilities and meeting rooms.	Soccer fields (leagues). Pickleball courts.
	Drop-in child care be included at low cost and be quality and safe	Outdoor walking paths. Other fields
	Must have lazy river in pool.	Walkways and paths. Outdiir picnic area. Ballfields.
	Indoor rock climing that includedi n price. Low cost and kid accessible	Trails
	Include nutrition education, stand, dietician access, cooking classes.	Include a pool (inside and outside)
	Include both indoor and outdoor pool.	Trails are most important
	Community connection classes	Outdoor pickleball courts
	Child care options?	Does bicycle park duplicate CMU pump track?
	Include a place for the arts (music, arts/crafts, etc). Will there be an online platform for reservations? Current method is prohibitive because you have to call. It would be nice to reserve and pay online.	Year round basketball, track, tennis, volleyball, soccer, swim, pickleball, racquet
	Safe access to location via bike/foot. Kids care / staffed space for parents who want to work out.	Indoor/outdoor enclosed play area - sensory wave
	Are we considering adaptive features like at Canyon View?	Enhance outside tennis courts, pickleball courts.

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups	
Group 1 | Focus Group 1	7/18 @ 3:30
Group 2 | Focus Group 2	7/19 @ 7:00am
Group 3 | Focus Group 3	7/19 @ 8:30am
Group 4 | Focus Group 4	7/19 @ 10:30am
Group 5 | Focus Group 5	7/19 @ 12pm
Group 6 | Focus Group 6	7/19 @ 2pm
Group 7 | Focus Group 7	7/19 @ 3pm
Group 8 | Public Forum (48 attendees	7/19 @ 6pm

	What indoor features should be priorized for future	General Comments/Concerns
GROUP 1	Indoor amentities becoming popular in other cities: 1) kids ninja challenge type activity rooms. 2) e-gym equipment: German made weight circuit machines activated by users wristband to preset machine	What can young child participate in? What activities? Will there be sufficient multi-generational programs?
	Indoor features: Baseball cages, soccer fields	
GROUP 2	Lazy river	Can there be a location to grow and store 500 cannas? They are currently grown and stored in the house at Matchett.
	Pool as large as possible	New storage location for Joe's boxes of seeds
	Lazy river in aquatics	Is staffing being considered for outside facilities and maintenance or only the rec center?
		Dedicated maintenance staff?
GROUP 3	Indoor warm water is key. Divergence program co-op/mental health	Tabor has changed since 2019. City "De-Bruced" in 2020 and keep excess funds without voter approval
	Keep warm water pool as big as possible	Can there be a County level nicotine tax?
	Game room- pool table, ping pong	Sin tax - soda instead of nictoine
	More meeting space	
	Indoor track	
	Indoor features to consider - games space	
	Extra feature: room for partnership, such as St. Mary's or community hospital with the therapy pool	
	Indoor features: Game room - pool tables, foosball, air hockey, ping pong	
GROUP 4	Theme the aquatics area - make it a destination	Open the center earlier and stay open later
	More community meeting/party room (quinceaneras)	Stay open later, especially on weekends, for teens to have safe, fun, engaged activities
	Aquatics theming: pirates, old west, dinosaurs, whitewater adventure	Repurpose a closed grocery store (1st St) or corp office (Star Teck) and turn it into courts for basketball/volleyball
	Storage space; multi-faceted gym	Liquor license
	More multi-purpose rooms, arts and music dedicated facilities	Use Aspen Rec Center as example: ice rink, rock wall, snack shack
GROUP 5	No comments	No comments
GROUP 6	More indoor projects. Weather is changing a lot and too hold and cold to be outside.	Concern that nicotine is not a stable enough tax.
	Indoor soccer field that way we can have soccer all year long	
	Prioritize bike parking	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Multi-purpose space to be used as a meeting space for 90+ people. Possibly use room dividers w/classroom. Meeting space for weekly service groups (Lions, Rotary, etc.)	Multi-facility pass option for CRC + Orchard Mesa + Lincoln Pool
	Pickleball; more swim lanes; larger shallow area in leisure pool for young children	Conceptual ideas on how the additional spaces in 83,000sf will be used, i.e., teens?
	Indoor aquatics - lap pool, therapy, leisure. Indoor track. Fitness area. Teen area. Programming space. Gymnasium.	Businesses pay 7 x's higher rate for property tax.
	Large meeting space	Competition pool at CMU is a capacity.
		What happens with Lincoln Park?
GROUP 8	Indoor play place like Kids plex but smaller for hot summer days with no swamp cooler	Raising sales tax will use up potential revenue source of other projects. Psychological resistance to sales tax over 10%
		Utilities - solar power is now competitive. Room in park for a huge collector/battery source.
		Will Lincoln Park Pool still be taken care of?
		Explore partnering with WCCC Community Ed Classes for wellness programs
		Online presence and ease of online membership and reservations
		Rec Center, especially off of Patterson. Thank you for working on a Community Rec Center.
		Matchett Park is the best choice by far! Lincoln Park is crowded, overdeveloped and limited.
		I live in Grand View Addition. I am concerned with traffic thru our neighborhood.
		None. Do not build.
		Please $70M facility. Modest revenue needed from GJ for a much better facility, smart leveraging of funds.
		In 1982 Mesa County Voters approved a 2% sales tax which is still being collected and a portion of which was to go towards Rec Centers in Clifton, Redlands and Fruita.
		Lincoln Park would be ideal location.
		Sales tax is regressive. Nicotine tax stimulates the Black Market.
		Fruita pool is used for physical therapy. Ask VA hospital community and St. Marys to partner.
		Lincoln Park should be considered and maintained as an outdoor option for pools.
		Hamilton Center admission fee for general public is $8 and is much better in all respects. 6 laps/mile, 23 swim lanes. Entrance fee must be < $6.
		Class offerings: Finance, cooking, future planing/end of life planning, grief counseling
		I am glad to see the 2014 Matchett Park map being utilized.
		I like how the new building is situated on the existing Matchett Park site.
		Build the building first - pool, fitness rooms, yoga.
		Building is first.
		CRC is the perfect anchor project for Matchett Park! Related development will explode and only Matchett can accommodate.
		Do not shut down pool at Lincoln park. It is invaluable to the community.
		Grants and partnering corporations: St. Mary's, Community, VA, Lottery Dolalrs, Hilltop, Nursin g Homes, Homeschoolers, Riverside Education Center, 5K fundraiser, project for college students to fundraise, Las Colonias
		I support the Matchett park location but I am VERY concerned about what will happen to Lincoln park. Worried it will fall into disrepair and become an eyesore. Are there plans to keep it up?

WORK SESSION 3 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

Groups

Group 1 | Focus Group 1	9/19 @ 2:30
Group 2 | Focus Group 2	9/20 @ 7:00am
Group 3 | Focus Group 3	9/20 @ 8:30am
Group 4 | Focus Group 4	9/20 @ 9:45am
Group 5 | Focus Group 5	9/20 @ 12pm
Group 6 | Focus Group 6	9/20 @ 2pm
Group 7 | Public Forum (66 attendees	9/20 @ 6pm

	How can these plans be enhanced?	What is missing from this evolving plan?
GROUP 1	A lot of people are afraid the disc golf course there will be affected	
	What about families just under threshold for scholarships? How to make it accessible for them?	
	Explore discounts and other options	
GROUP 2	I see no storage rooms or maintenance staff area inside. Will need lots of storage	Where will the utility rooms be? Storage for suplies and resources
	Is there a city employee discount?	Missing: Parks maintenance staff for landscape
	Ninja coure, ropes course	Why no outdoor landscape staff?
	Dog obstacle course inside	Bike accessibility and lockers for bikes
	Sound dampering panels for community space	Sustainability options
	Small children warm pool, like a wading pool	Indoor air rifle
	Indoor or outdoor archery range	Priority access and pricing for groups?
GROUP 3	Consider changing proposed parking from level ground (usable for fields) to closer to Patterson	
	Ensure city transportation access into the center area	
	Alternative energy sources and local company products (i.e., glass)	
	Bus / bike access added	
	Covered bike parking	
	Bus stop out front	
	Explain cost estimating	
	Concern it will be too crowded/too busy	
GROUP 4	What other ballot measures may go forward? Do not want to compete.	
	Partnering with the VA for use. Therapy space is at a premium.	
	Need to show how Matchett Park is centrally located in GJ	
	Desire to include nutrition classes	
	Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.	
GROUP 5	No Comments	No Comments
GROUP 6	Coffee, smoothie, or healthy snack options	
	Explain total project budget, soft costs, etc.	
	Can there be an outside portion to the pool or an outside hot tub area?	
	Explain the intention behind the cost recovery, e.g., accessibility	
	Note which soft costs are for the park vs. CRC	
	Access - dedicated transportation should be shown on the site	
	Is it accessible enough for lower income families, esp. family rate	
	Silver Sneakers for non-residents too?	
	Focus on lap pool renovation at Orchard Mesa	
	Why not move it even further south?	

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

GROUP 7	How much energy savings will there be? Solar? Geothermal?	Talk more to the seniors that are less active to see what they would like.
	How will lighting be sensitive to the loss of dark sky? The lighting at the Hawthorne extension to 28 1/4 Rd has shown that the city is not sensitive to peripheral light shining back in to Grand View subdivision and destroying the dark sky view to the east (Grand Mesa)	24 hour gym section?
	With all the positivies in favor of approval, why not bump the sales tax to 0.19%? This would provide greater flex for initial building and much less competing projects already. 0.15% to 0.19% isn't "scary"	Please consider incorporating comfortable places for moms to breastfeed. Semi-private spaces: quiet, high backed seats, pony walls, strategically placed plants, nooks, space for stroller, near indoor play space for toddler siblings. If any questions, Julie Davis 703.627.2132 julhett.davis@gmail.com
	So they don't hit each other, width of lap lanes - request 9.375 feet wide - total of 37.5 ft. wide pool - allows comfortable lap swimming for leisure lap and competitive lap swimmers. This 9.375 ft wide lane is consistent with the width of an Olympic pool that is 50m x 25 yard with 8 lanes.	I hope that one staff person would be specifically for senior activities to include outings planned for them which would require a large van or small coach for transportation like I know Montrose has. I feel that seniors have been ignored by the Parks & Rec Dept. I presume there would be walking paths on the property. I love the building and site - Matchett.
	Can the necessary energy (heat and cooling) be new and maybe grant-funded as examples of how community buildings should work?	Caregivers and Alzheimers support groups. Water savings
	Be thoughtful of the homes in the area around the park!	Food! Coffee/shakes/etc need to provide space for future shops (Clubs, hospitals can do it in the lobby) Not just vending machines/food trucks
	There are lots of windows inside creating spaces of high visual stimulation. Are there places for persons that require lower visual stimulation to recreate?	
	Possible to keep consistent pool depth in lap pool? 6 to 9 ft? This allows lap swimmers, plus synchronized swimming, water polo and underwater hockey. Under 6 ft disallows these! Plus this adds rental income!	
	With all the great kids' areas with the lazy river, slides, zero depth; I'd recommend forgoing diving board! It doesn't add much, is a big liability, and takes away from lap swim by adding more staff to remove/replace lane lines.	
	Can seniors have pot-lucks in the community areas?	
	Keep new traffic off Hawthorne Ave.	
	This beautiful building must be built with the best materials for longevity and the best HVAC tech in the world!	
	Energy efficient? Solar?	
	Any issues with possibly too much solar gain from east windows? Utility costs? Comfort?	
	Charge for overnight lockers. Swim lessons, pickleball $$$	
	Revenue - sell more Silver Sneakers, etc. Advertisement in "The Beacon" etc. Lots of seniors here!	
	It's our views you are blocking	
	With no County contribution?	
	New lights on 28 1/4 Rd by Hawthorne are too bright and invasive	
	Solar from Day 1	

WORK SESSION 3 COMMENTS

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

Groups

Group 1 | Focus Group 1	9/19 @ 2:30
Group 2 | Focus Group 2	9/20 @ 7:00am
Group 3 | Focus Group 3	9/20 @ 8:30am
Group 4 | Focus Group 4	9/20 @ 9:45am
Group 5 | Focus Group 5	9/20 @ 12pm
Group 6 | Focus Group 6	9/20 @ 2pm
Group 7 | Public Forum (66 attendees	9/20 @ 6pm

	What is most exciting about the current direction?	What Outdoor Features should be prioritized at Matchett
GROUP 1		Make sure outdoor landscaping doesn't include things that can be thrown at the windows
		Food truck parking with utilities
		Prioritize multipurpose fields
		Make sure there is shade outside: playgrounds, trees, shade sails, etc.
		Outdoor ampitheater to host outdoor concerts/events, theatre, movies, shade for events, can help w/cost recovery too
		Public request received for tennis courts
GROUP 2	Excited for opportunities for more programming	Dog park or dog training indoors at CRC
	Excited about the pool with rock wall	Outdoor pet area
		Area for quiet recreation - yoga, hammocks
		Skate park: teens and 20's engagement
		Splash pad
GROUP 3		Outdoor gathering, meeting, social, snacking/eating, community space in the front of the building
		More community spaces in the park, close to the CRC
GROUP 4		Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.
GROUP 5	No Comments	No Comments
GROUP 6	Love the variety of places that open to the outside!	

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

GROUP 7	Thank you for all your hard work and extensive research! It's just wonderful. Let's do it!	Bike/ ped trail to east, west and canal
	Great presentation!	Outdoor additions: basketball courts, soccer fields (6), walking trails, downlight to preserve dark sky
	Good plan, reasonable daily entry fees	Outdoor pool
	Bummed the track with activities is gone but the rest is awesome!	Space for farmers market $$
	Outstanding	
	Love the CRC concept for GJ. Very excited! Thanks and hope this passes easily.	
	Fabulous. Let's build it! Use funds from Berkey Park sale for the blue dotted space funding	

Grand Junction CRC - Work Session One Public Comments

Option 1.

Omar Bou-Matar

Lincoln Park is great, but it doesn't have sufficient parking for the many events that it is home to. Thanks for soliciting community participation! And - should it be possible to expand the Lincoln Park-Moyer Pool, I'd be all in favor of that. Keep up the great work in all the ways that you're doing.

Eric Maatta

I really wish someone would do research into the size and population of Grand Junction vs the size and population of all these other areas that have an existing Rec. Center. GJ is way too large for 1 Rec. Center. You have to consider the whole population of Mesa County because everyone outside City limits will be using the facility.
Also, will the residents of the "city" pay for the new Center, but the residents of Clifton and Palisade be the ones using it the most, especially if you locate it East of 28th?
City residents pay a higher tax than County, correct?
For it to be a successful project 2 Rec. Centers would be ideal. One for GJ, and one for Clifton/Palisade. Fruita already has one, so they are exempt.

Julie Martinez

Option 3

B Lacy

I feel like option 3 is the best option for the community. Preserving the current Lincoln Park pool is needed-it is a much-beloved pool for our town and needs to be renovated. But our CRC should be located at Matchett Park-it brings a new option to that area of town and is fairly central for much of our community. I believe Lincoln Park would still attract many patrons for its convenient location in the center of town. But as our community grows-a, a new location for a rec center is needed, while still retaining the history and use of our current Lincoln Park swimming pool.

Sara Chutka

I 'vote' for option 1 at Matchett Park or, secondly, option 3 and the hybrid. Option 2 seems like the pool would be completely unavailable for years during the building. That would be a loss to the community.

Margo Frantz

I am in favor of the rec center being located at Matchett park. I think parking can be an issue at times at Lincoln Park.

Ted Albright

We would like to see option # 1. This space would allow for later growth. The area of 12th and north Ave is already so congested. And it would give us on the Patterson side options closer to home.

Jenn Enoch

I attended the June 14 presentation on a CRC. My preference is Option 1, a CRC only at Matchett Park. Following are my answers to the five important questions: 1. I describe Grand Junction as a beautiful place that gets really hot in summer. I say I love it except that people are too conservative. 2. I think when people are here, they need to go the Grand Mesa and go for a hike on the Colorado National Monument. 3. I live in Grand Junction because my family is here (I was born and raised here), my husband's family is here, and our businesses are here and in Montrose. 4. I want to be perceived as a community that invests in the well-being of our residents - I want to be that kind of community. 5. I don't want to be perceived as we are now - seen as a bunch of tax-averse conservatives. Thanks for the presentation last night. Craig did an awesome job.

Hannah Bou-Matar

WORK SESSION 1 GENERAL COMMENTS

Hi, my first choice would be to build a new community center at Matchett park and turn Moyer pool into a city splash pad (more extensive than the existing one. See almost every city in Utah for splash pad ideas). I have 4 young children and there are not enough free or low-cost water options for us during the hot summer days. My second choice would be to build the community center on the existing Lincoln Park Moyer pool footprint and build a splash pad at Matchett park. I am not in favor of your third hybrid option. I feel that having a centralized location for all community center amenities is essential, especially with multiple children in multiple different programs. I.e. Drop one kid off at basketball at Matchett Park and have to drop the other two off for swim lessons at Lincoln Park at the same time. Thanks for the opportunity to provide feedback.

Abby Watson

I like the idea of Lincoln Park, but where would you locate it onsite? Please include indoor pickleball courts in the project!

We vote to use the Matchet Park property for any future community center facilities. Lincoln Park should be left as it is. That area is too residential to add more conflicting activities. If parking is a problem, you can bet people will complain loudly and even not use it. The current park is not physically large enough to add any more activities. We enjoy the Community Centers in Delta and Montrose, and we are willing to drive that far for activities so why would locals not drive just a few miles here in town to use a nice, new, well-equipped gathering place. Grand Junction is supposed to be a growing, prosperous area but it can't offer its population anything like the other two cities on the western slope does.

Bob and Juanita Moston

Thank you for all the work and consideration put into evaluating the future of the recreation community. Option 3, Matchett and LP, would be ideal for the long-term future of the community. A new rec center plus updates to the pool would improve recreation while providing multiple options. As the community continues to grow, additional rec spaces will be more important. If adding anything at Matchett, Pickleball courts are needed. Thank you again for your work and commitment to having a strong recreation community in the future.

Luke Clayton

It needs to be located toward the east end of town where there are unserved populations. Matchett park is good. Lincoln Park already has options for people living in central GJ.

Regarding the CRC… I like the third option of having the community center at Matchett Park and renovating/modernizing the Moyer Pool. During the summer there's nothing quite like swimming in a large outdoor pool. Indoor pools like the one in Orchard Mesa are great for wintertime, but in the summer, sunshine is the best.

Danika Holt

It would be the preference of myself and my husband, Tim Currey, to establish a community recreation center @ Matchett Park. Thank you,

Maria Currey

Option 2 is the least expensive. Will not support any tax to pay for the center. Individuals on fixed incomes are having a hard enough time making ends meet. Matchett Park should remain a natural park without developing it into a giant playground.

I was unable to attend the in-person meeting but would like to give my input. I believe that we do not need a government-funded recreation center in the Grand Valley. If there was a need for this type of facility a private company would already have opened one. If the City goes forward with this project, I believe funding should not come from taxes. Why should people that won't use the facility be forced to fund it? An increase in sales tax, property tax, or nicotine tax would definitely provide the funding but why should people like myself that will never set foot in the facility be forced to pay more in taxes? With the economy the way it currently is, this is definitely not the time to increase taxes, forcing people to

pay more when a lot of people are already struggling to make ends meet. Perhaps funding should come from investors and any fees charged for the use of the facility could be used to repay the investors. If a miracle does not occur and this project continues, I believe it should be built at Lincoln Park. The Matchett property should be kept as an open space. Leasing the fields to a farmer is also a source of additional revenue for the City. The fields and surrounding area are home to numerous species of animals that would be displaced as well. In a community with increased population growth and development, the city should keep Matchett Park as close to its current condition as possible. Besides being a home to wildlife, it is an excellent area to walk and observe wildlife. Also, since this valley was built on agriculture, it would be nice to see the City continue to show support for that industry. When outside of the valley I tell people that Grand Junction was once a great place to live but that it has changed. I tell them the city does not welcome industry if it is not outdoor recreation related. I tell them they are not supportive of energy development. The day will not come soon enough when I can move out of the city limits and stop paying City property taxes. I already try to spend as little money as possible inside the city limits to avoid funding unnecessary projects like a community recreation center. I tell people that the City of Grand Junction wastes taxpayer money on CMU when the college already charges enough in tuition. Visitors to the Valley should really visit the local fruit growers and wineries. They should visit the plentiful outdoor areas like the Grand Mesa and National Monument. They should patronize local businesses. I wish the valley was still known for agriculture and hunting /fishing opportunities. I hope that the City is never known as another Boulder. I hope it doesn't become a liberal stronghold that tries to destroy the oil and gas industry and the agricultural heritage of the area. It seems, however, that the City is on the way to becoming just that. Increasing taxes to provide unnecessary services to the community. I'm sure the time I spent writing this email was in vain because I'm sure it won't make any difference to those with decision-making powers. I will do everything in my power, however, to encourage people to spend as little money inside the city limits as possible, in hopes that it severely hampers the funding of City projects. Thank you for your time if anyone reads this,

Jake Wertz

My first choice would be Option 2. It seems to me centralizing the facilities in one area would be more cost-effective in the long run. I am not opposed to Option 3, but I am completely opposed to Option 1. Matchett Park is a much more accessible location.

Laura Johnson

I missed the meeting and have participated in all surveys. After reading the PDF and seeing the 3 options, I have changed my choice from Lincoln Park (option 2) or possibly option 3 to for sure option 1 as the most good will come from that being built and will leave the community with the 100-year-old success that is our centerpiece of GJ. Essentially this new build will give the entire grand valley another option whereas the other 2 don't provide such a choice and inevitably disrupt the downtown outdoor pool. Don't fix what's not broken! Thanks, guys!

Jeff Orehek

Please put the CRC at Matchette Park. It is centrally located for ALL residents of the valley from Loma to De Beque. Residents of Mesa County, not just Grand Junction would benefit from the CRC located there. There would be plenty of parking, and plenty of space for all kinds of athletic fields, courts, running tracks, disc golf, etc. I believe it would cut down on crime all over the valley because of the easy access and if it is affordable to all residents. Please consider Matchette Park for the CRC. Thank you, Mesa County Resident and user of all facilities in Grand Junction and Mesa County.

Wanda Robinson

Option 2

Cindy Enos - Martinez

I'm against it but if it must be done then it should be done at Matchett Park.

Lori Alpino-Holloway

WORK SESSION 1 GENERAL COMMENTS

No, we do not need this. Enough taxpayer money is wasted already. You don't need to waste anymore. You people need to spend less. Enough of the fiscal rape everywhere Americans/Coloradans turn. We're tired of it.

Nataniel Pinson

All, I did some research yesterday on the location issue after attending the workshop. A couple of comments: 1) We've run the ballot issue with the Matchett property twice and failed. Lincoln Park has definitely come up as the preferred location in several circles despite the survey. You may remember too that during the citizen workshops for the last comprehensive plan we often brought up that it was time to repurpose Lincoln Park. Many of us would love to move the subsidized golf course and create a more usable area including a people's park and possibly affordable housing among other needs.
2) GJ is doing a mediocre job in working to reduce traffic locally at best. The talk about traffic problems usually starts with adding roads, lanes, bypasses, etc. while most of the world is working on reducing cars on the road and expanding pedestrian/bike accessibility. Patterson Road is overused already and not easily accessible in any manner for much of the city while Lincoln Park is accessible to thousands (including much of our younger population) by foot, bike, and bus. Districts A and E have the highest concentrations of 18 – 39-year-olds in the city who would be needing accessible recreation for themselves and young families. Lincoln Park works better for these districts.
3) We need to get serious about reducing our carbon footprint here which means building where people are and reducing driving.
4) Patterson Road is barely serviced by bus service - one intermittent route. Lincoln Park has three routes that are constantly running. Recreation should be available to people of all income levels.
5) Infrastructure is in place at Lincoln Park which will save money on the project.
6) Costs need to be kept down-my progressive groups will not support any more sales tax increase requests. With a median family income of around $53K in the city, we cannot ask lower-income families and retirees to pay more sales tax for basic needs.

Scott Beilfuss

Hi, I live in Wheat Ridge where we did a new rec center that people said would never be passed by voters, but it was. Wheat Ridge, like GJ, has a large senior population. Why did it pass? Voters were told that it would pay for itself from the day it opened. Except for closures and interruptions from Covid, it has made money from the get-go. Pools are highly used (by many seniors), and exercise rooms and gyms serve all ages. Our side rooms where classes take place or can be used for large and small group rentals are incredibly possible. There's even been a small daycare on-site for parents to safely drop off a little one when a parent is on-site exercising. Ask the City of Wheat Ridge how they passed the Rec Center, it's possible. Please don't let the naysayer citizens run this out of town with their negativity. It's possible to pass it if you can show it paying for itself, combining funding and grant programs and getting younger voters who are potential customers of the pool, rental rooms, and gyms to get involved. They don't typically vote nearly as much but getting out the vote and using Barker Rinker Seacat's advisors is HUGE. I am grateful every day that Wheat Ridge passed and was able to fund such a great community jewel, Grand Junction residents all deserve a great center...Our adult son and his family and our daughter and her husband all like in GJ and would vote YES...please get it on the ballot! And get younger people involved on the committee, not just seniors. You need community cheerleaders for this project~ Good luck!

Cheryl Brungardt

I like the hybrid option, updating the pool, and building the center at Matchett Park.
I reviewed plans and I also voted against the community center when it came up in 2019 for Matchett park. It's too far out from downtown. Not in walking distance of the huge amount of homes and businesses downtown and off an incredibly busy road (Patterson) which will just add to an already busy traffic corridor. Any potential CRC needs to be In the Lincoln Park area or it will continue to fail when it comes up for a vote. Thank you

Brenda Walker

While your presentation is well done, your timing for this project couldn't be worse. We, as a country, are heading into a recession that may last for some time (not temporary!), to say nothing of historically high gas prices, inflation in every economic sector, consistently high construction costs, and increasingly high-interest rates. The last time this project was proposed, it was 'over the top with its costing and it was voted down - it tried to be too many things to too many people; it should have been phased with a small core facility that could be added onto over time based on the public demand. If this project takes on many of these previous attributes, it will fail. Adding to people's sales tax costs and increasing their mill levy at this particularly difficult economic time is a very bad idea, no matter what you think your demographic studies support - they were small focus groups of targeted people who have always wanted a community rec center. Also, counting on sales tax revenue from the marijuana industry to too great an extent may prove to be an unrealistic expectation - if that doesn't provide the revenue needed to support whatever this project turns out to be, will sales taxes and mill levies have to increase to offset that shortfall? Taking more time to develop a workable and economically feasible project in light of the current and increasingly negative economic future would be my suggestion to Parks and Rec and the City Council - let time be your ally, not your adversary. Trying to put this project together for a vote in November, given these concerns, will not turn out well in my opinion, and I will not be a supporter if that is the goal. Many thanks for your consideration,

Tom Rowland

Thank you so much for allowing public comments on such an important topic. I think the hybrid option would be a wonderful idea! If not, my second choice would be Matchett Park. Even though Lincoln Park is more centrally located, the current parking problems and congestion at Lincoln Park are a factor, with not much room to expand as far as land. I am thrilled that you will also be upgrading Orchard Mesa Pool as well! I was part of the group that met to keep the pool open so thank you for continuing to support this pool.

Mariann Taigman

My feedback is that option 2 is the worst of the three for several reasons. Reason 1 is that the CRC needs to be further away from CMU in order to allow it to serve the permanent residents of the city and not be overrun by college students who already have many of these recreational options on the adjacent campus. Reason 2 is: There is already too much congestion in that location, especially when there are events at the football or baseball stadiums. Those wishing to use the CRC should not have to contend with the crowds or plan their use around events like band competitions, sporting events, graduations, etc., which will take up a great deal of the parking no matter how many new spaces are added. Reason 3 is that there need to be recreational offerings on the Northern side of the city to serve those long-overlooked residents. There are already recreational options in Orchard Mesa, at Las Colonias, at Lincoln Park, and at Canyon View Park. The residents on the Patterson corridor from First Street to Clifton have long needed more than just Long Family Park which offers little more than a good walking path for adults. Private businesses have likewise neglected to provide any entertainment, physical fitness, or recreational opportunities to this area, which means the impact on private business would be reduced if Matchett Park were the approved location. What I do not see in the .pdf presentation is a description of what, specifically, the larger CRC will include at the Matchett Park location (option 1) and what would be cut from the facility if the size were reduced to accommodate the renovation of Lincoln Park pool facilities. Simply saying the size of the facility would be reduced is not informative enough to help the average citizen weigh in on the decision. Would the reduced size mean there would not be a pool at the Matchett Park location? What specific amenities are being planned for the CRC — basketball courts? Fitness equipment? Community rooms? Auditorium? A library branch? Lazy river? A senior center? Pools? (an indoor running track would be a top priority for me, as there is not one anywhere else in Grand Junction unless you have access to CMU). Will any of the amenities be eliminated by reducing the size of the facility? Or will they just be reduced? I lean toward option 3 in general provides more options while improving what we have, but that is really hard to say for sure not knowing anything other than the reduction of square footage for the proposed Matchett Park site.

Teresa Black

WORK SESSION 1 GENERAL COMMENTS

I like the idea of improving the Lincoln Park facility. Roller Skating is fast becoming a “thing” in GJ, but we’ve lost our indoor rink. Might you consider an “all-purpose” indoor area that can be used as a Roller Rink? Maybe it would also be used for Pickle Ball, Yoga, Tai Chi, etc. thanks for asking!

Jill Whinnery

Good morning, while the Lincoln Park site is closer to me, the Matchett Park site makes more sense. Option 3 is the best plan. Thank you for all this work.

Eileen Warner

Option 2 ONLY if it includes a pool that has the original Moyer free days of Wed and Sat as the pool did when I was growing up in the 50s. It was such a wonderful thing for all the kids, but especially the families who couldn’t afford a seasonal pass for their children.

Jane Albee Cardenas

Option 3. Improve Lincoln Park but use Matchett park as the new community center location.

Phoebe Johnson

This needs to be at Matchett Park. Lincoln Park is already too crowded and isn’t as accessible to the north/east parts of the city – I absolutely would NOT vote for one at Lincoln Park. I think the voters will approve a center at Matchett much more than Lincoln Park, so long as it isn’t so full of over-the-top features that make it cost too much, like the initial Police Station and Library plans that were turned down before more reasonable options were presented. Get the infrastructure and basic features, then add on as the money allows over time.

Terri Benson

I did not make the meeting, but my family would like to weigh in. We have lived near Lincoln Park for over 50 years. We love it. Love being close to everything that happens close by. However, the parking and the crowds can be terrible for those of us living here. When Las Colonias opened up, and events started there, it got MUCH better. We did not have to deal with all the parking on the streets for everything that happened. Concerts and other events always make issues for the people who live here. But at least they were short-lived and temporary. A Rec Center is a much-needed addition to our city, and I hope it does get built. However, putting it at Lincoln Park would stress an already high level of activity in the area. JUCO, Graduations, and other events are awesome, and we love having them. But a rec center in the area would, we believe, put undue stress and overuse of this area to a whole new level. And it would be a permanent change. It would always be busy and always congested in the Lincoln Park Area. We put our vote in for option 1 or 3. Finally, put Matchet park to good use and Patterson can handle the traffic better than the Lincoln Park area. Option 3 would be ideal, but it all depends on voters and what propositions end up on the ballot. Please consider those of us that live near Lincoln Park, and what we already deal with. Thank you,

Charles Fedler and Family

I don’t think people are thinking of the traffic a rec center would put on Patterson Road. There is so much traffic now Patterson. I can’t get out of my subdivision most mornings and afternoons. This really needs to be something that is considered.

Susan Krizman

Hello, I read the newspaper coverage and appreciate the email with the link to the presentation earlier this week from the meeting about a proposed new Community Center. I was out of town and unable to attend. I strongly support pursuing the CRC at Matchett Park while also renovating the Lincoln Park pool (Option 3). While this is surely the most expensive option, it is worth doing this project right and making the long-term investment in our community that will benefit more people in the future.
Thank You,

Steve Fox

My choice would be the old City Market building on 1st St. Plenty of parking right next to Main St. A great central location.

Jim Craig

As far as comments and feedback on the Rec Center - Clearly Matchett Park is the best choice, but I don't understand why Lincoln Park pool would go away. It's MOYER Lincoln Park Pool and I think it would be a disgrace to the Moyer family to take away the pool (and it's almost free-for-kids-days). Some people like outdoor swimming in the summer. But Lincoln Park as the site of the community rec center - even with additional parking - is a horrible choice. Parking is already limited for all the facilities that ARE there. Not to mention having to relocate one of the disciplines for track meets - how does that make any sense? Adding a year-round community center will only make parking worse. How would you handle when Marching Bands have their competitions and events and block off the parking lot - would you then leave part of the lot open for the rec center thereby reducing the space available for the bands to park? It would also reduce parking for football games, JUCO, and graduation because the rec center would be open WHEN those events were going on. People use a community center to relax, and not deal with traffic congestion and parking. I don't know why PowerPoint mentions how much parking there would be at the golf course as we all know that golf course parking is ONLY for golf course patrons. They do not allow it to be used while any other event is going on at the current Lincoln Park Complex. Would the rec center be the same way? If they're open then parking for events at the stadium is limited. Matchett Park has the space where it could have a very nice facility, but maybe also keep some of the walking trails and such. It is also located close to MANY low-income housing apartment complexes that would be within walking distance to a Rec Center at Matchett Park. Growing up in the Denver Metro Area, I can't tell you the number of low-income kids who thrived by having a rec center within walking distance. I think the overall location is appealing due to its beautiful views and that it's NOT off the very busy and sometimes congested 12th Street. I think we need to think about the kids who would use a rec center. It's not kids who belong to the country club and have a pool or exercise equipment at their disposal at home - it's kids and families who DON'T have those things. Not to say other people wouldn't use it, but I think of a rec center providing opportunities for kids whether it being able to go play pickup games of basketball or go swimming year-round. Swimming is a life skill, NOT something that should only be for that who can afford it. Keep the Lincoln Park complex with Pickleball Courts and such - people love going there. However, a fully family/kid-friendly year-round rec center would also be utilized. I loved going to the rec center growing up. I feel like we are trying to cater to those above a certain age group with where we put this rec center - keep it close to the golf course and pickleball courts that are used by retirees and such. Meanwhile, I am thinking of the youth aspect. Eventually (maybe) there will be an I70 exit off of 29 Road. Bringing new people into town I think saying "The community Rec center is that beautiful building right off Patterson at the top of the hill" is better than "oh it's in the middle of town by the stadiums and golf course" sounds more appealing. The City of Thornton built a great rec center with green space and walking trails as well as a very nice facility that can be used year-round. I think lots of open space around a rec center is definitely more appealing than a small park and stadiums that (according to the seasonal parks and rec guide) host events on days over 2/3 of the year. That's my input. Matchett Park is the clear choice to me. Not to say you couldn't improve Moyer pool, but it's Moyer pool and Moyers wanted it to be such. I think we need to protect that legacy as well as not make the Lincoln Park complex even more congested and crowded. I would also ask that you ask the people that live around Lincoln Park if they would be likely to leave the area if the facility was built there. Thank you.

Jennifer Schmalz

Option 3 gets my vote. Do not waste the opportunity to look at the future of the size of the Matchett property as compared to the size of Lincoln Park which has little opportunity for future expansion.

Juanita Moston

I vote for Option 1 to have the Community Recreation Center built at Matchett Park.

Susan Hyatt

WORK SESSION 1 GENERAL COMMENTS

As much as the eastern side of the city could use a nice community center, the social economic status of the area results in many there NOT taking care of things. Vandalism, graffiti, and theft are more likely to take place there. It's the elephant in the room that no one wants to discuss. But to build a nice facility there would prove to be folly. As such, if sufficient parking can be had, the Lincoln Park site is most likely the better, safer choice. More centrally located, chances of it being taken care of are better there.

Keith Rasmussen

I vote for option 3, with the new CRC at Matchett park and the upgrade of the Lincoln Park pool. The plan for the new CRC at Matchett Park looks absolutely beautiful. Five Questions:
1. When I'm away from home, I describe Grand Junction as a beautiful, quiet, safe small town with lots of outdoor activities available. 2. I'm recommending that visitors experience the Colorado National Monument for hiking, driving through the national monument, palisade wineries, downtown to walk on Main Street, and go to grand Mesa for hiking. Grand Junction should develop more festivals based on the seasons and our natural resources. 3. I live in Grand Junction for the natural beauty, peaceful yet active lifestyle, mountain views, warm climate with seasons, and close proximity to other wonderful locations in Colorado/Utah, such as Moab, Glenwood Springs, Aspen, Telluride, plus it's a great place to raise children. I like the fact that there are no crowds, no traffic jams, and easy access to national parks, for example, we don't have to wait in line and fight for parking to hike at the Colorado National Monument. 4. I want Grand Junction to be perceived as a beautiful, safe, peaceful small town that takes good care of its residents. Visitors from other parts of Colorado and other states come to Grand Junction as a retreat to experience natural beauty, hike, bike, paddleboard, river rafting, go to wineries, and experience local great restaurants. 5. I do NOT want Grand Junction to be perceived as dirty, rundown, old, out of touch, behind the times, boring, bad restaurants, backward, ugly, and having nothing to offer its residents. Thanks for letting me be a part of this process and for taking my input into account. Sincerely,

Stephanie Daniel

The parking at and around Lincoln Park is already challenging at many times. If you build a rec center there, it has the potential to become even worse. As someone who lives near the Park, I am asking that you not consider putting the Rec Center in Lincoln Park!! Thank you

Kate Holmes

I vote for option 1. We are especially interested in an indoor pool because it's doubtful that the Orchard Mesa pool will remain open. I also believe there are other amenities we would use in a recreation center. And what a great thing for the community!

Linda Johnston

I would like to put in my vote for option#1. The recreation center should go in Matchett Park. There is room for everything, and it will be all together. It is not that far from Lincoln Park and here is considerably more room for everything Thank you

Marcia Rising

I know this email is coming from my City email but I am a City resident and I wanted you to know that I think Option 3 is the best alternative for a Recreation Center. The Lincoln Park pool is such an asset already and it would be a shame to lose it for a new recreation center in Option 2. My second choice would be Option 1 and Option 2 in last place. We need more places to swim in the valley and the existing pools get packed! Preferred options
Option 3: Hybrid - Community Recreation Center at Matchett Park with modernization of the Lincoln Park-Moyer Pool.
Option 1
Option 2

Kurt Carson

I attended the workshop on Tuesday and identified my Rec center location preferences and made comments on those preferences. I didn't have an opportunity to think about and answer the Five Important Questions part of the exercise. This email is an attempt to answer those questions. 1. How do you describe Grand Junction when you are away from home? I usually tell people that it is a wonderful place to live and, in my opinion, has everything a person could want, except an ocean. There is high desert, canyon country, alpine activities, rivers, great hunting and fishing, fabulous hiking and mountain biking, low humidity, no hurricanes or tornadoes, only minor earthquakes in the area (mostly man made), close proximity to many world class ski areas with somewhat lower prices than the ski areas, tons of federal land to recreate on, a decent airport, smaller population so not as crowded, great smaller university, great sports town, high school, college, the Rockies, etc., with nice facilities, and reasonably a diverse population as long as you avoid the topic of politics. Don't tell too many people. 2. What places or events must visitors experience when they are here? The riverfront trail system and connected hiking and biking opportunities throughout the valley, amazing fruit orchards and wineries in Palisade, Colorado National Monument, Grand Mesa and Powderhorn ski area, the Uncompahgre Plateau, Juco, concert and other entertainment opportunities at the Avalon, Las Colonias, the Riverfront concert series, Fruita, Colorado Canyons, CMU, Downtown Grand Junction, Canyon View Park, particularly the kids play area, decent regional shopping. I am sure I left many things out. 3. Why do I live in Grand Junction? Short answer…I always have, except for a few years away for education. I was born and raised here and am a third-generation native. Grand Junction has always had most of the amenities I want in a hometown. See answers to questions 1&2. It has been a great place to grow up and to raise a family. It still has most of what I want or need and we can still access bigger cities reasonably quickly and efficiently, if necessary. There are decent employment opportunities and good health care services. Great weather and natural beauty. Great year around recreational opportunities. Did I mention no humidity…sometime wish we had a little more rain! 4. How do you want to be perceived as a community? I would like Grand Junction to be perceived as one that takes pride in itself and provides opportunities for all of our residents to take advantage of public and private opportunities that make this a great place to live. One of the missing links is one or more recreation centers that are available to all residents at a reasonable cost. I think it is a rather glaring missing piece. Like a good library, symphony orchestra, performing arts facilities, art centers, parks and trail systems, CMU, having these assets shows pride in our community and a willingness to make many activities available to all residents. We need to keep working on this. 5. How do you not want to be perceived as a community? I hope we are not perceived as the home of too many ultra conservative residents. I think that we need to strive to all work together to make sure that all residents have access to the wonderful amenities we have here and we need to strive to listen to one another and work with one another, to give everyone an opportunity to succeed. Easier said than done. One way to do this is to make sure everyone has good opportunities to safely participate in indoor and outdoor activities, recreational and otherwise, that are accessible to the most residents. Recreation centers are great equalizers. We need one…or more if we can figure out a way to afford it. It would be nice if Mesa County would participate a little more. After all, Grand Junction is part of Mesa County, and we all use these amenities. Hope these answer the questions. Please add these comments to the Recreation Center file. I sincerely hope City Council commits to moving forward with a recreation center. It has been a long time coming.

John P. Gormley, Esq.

Options # 1.

Question: Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated? YES and should be renovated in addition to a new Matchett Park Center. Question: Site Preference? 3 - Matchett Park and update Lincoln Park Pool. Five important questions: 1. Grand Junction is a great town for raising your family or living single. There are several large employers in the area, as well as many small local businesses. Higher education at WCCC and CMU, as well as Colorado Christian Univ. We have a large variety of places to worship. The park system is wonderful, exercise trails at more than one location, and we enjoy nearby State and National parks as well. There are multiple outdoor recreation opportunities. The natural surroundings are beautiful. I am single, 62, and love going to the pool all year-round. I certainly hope we will continue to support the OM Pool and maybe use the old gym there for community activities as well. I love that the riverfront is being developed, and that we are having more diversity of entertainers coming in to GJ through a variety of venues. I am attending a comedy show this week, and I enjoy the music concerts. 2. Visitors must visit the Grand

Mesa, Colorado National Monument, and if JUCO is going on when they visit, they should take in a game or 2. I highly recommend Lincoln Park if you have children with a great playground, swimming pool, pickleball, golf and the stadiums host a variety of teams. The park most visitors love is Canyon View because of the fantastic playground. That park desperately needs more parking. The Science Museum for kids & adults is a fun place to visit. 3. I moved to the area to take care of my folks. I moved from Charlotte, NC and found it difficult to find work in my field of telecommunications. I did find a job in 2005, but in 2008 I had to take care of the folks full time. After 10 years they had both passed so I retired in 2020. I live next door to my sister and its wonderful having family close by. I can't see myself moving anywhere else since I have a wonderful church family, great weather most of the year, and I've adopted Grand Junction as my hometown. 4. I want us to be perceived as a growing, vital community. I really think the past few years have shown an improvement in the downtown area, riverfront, and North Ave. Work still remains. The business loop is a disgrace sending people off the freeway to an area where there are practically no hotels, shopping, or restaurants. It should be re-routed as a truck route and the business loop should go through North Ave. I want us to be a family friendly city. 5. I do not want us to be a marijuana mecca. I don't discourage the dispensaries, but I don't want us to become a marijuana vacation destination. I am concerned about the OM pool because it is a place for seniors year-round to use the pool without joining a gym (and those pools are way too small). The aqua aerobics class and lap swimming are great. I love the aquatic staff, and the managers Pete and Trish are superb. I have had the annual pass for about 3 years and it is such a great value. Thanks for all the work you are doing to improve community recreation. Sincerely,

Pauline Dudley

In response to your newsletter/survey I received via email, I would be in favor of Option #1 for a rec center to be located in Matchett Park. There are already parking issues at Lincoln Park, and a rec center at that location would definitely aggravate that situation. However, since I'm a resident in Palisade, I don't think my comments would be "allowed" or taken into consideration. Thanks,

Arzanna Hanna

Option 1: The Matchett Park. Lincoln Park doesn't have enough parking. Not enough parking now as it is. Additional expense to put in a parking garage. OPTION 4: Maybe consider the church that is for sale on Patterson. Water, plumbing, electrical, parking and plenty of acreage. Just add onto the building for a swimming pool. Building isn't that old, and you only have to change some walls inside. I'm sure this would be a cheaper and easier way to go.

Rose Stoltenberg

None of the above. Can't afford taxes and inflation right now.

Deborah Shults

We choose the Matchett Park location. Thank you.

Nancy Buettner

To whom it may concern, I reviewed the PDF presentation emailed out and prefer option 3 (Hybrid), as it retains a pool at Lincoln Park, which is heavily used, while enabling more recreation opportunities at the Matchett site. Feel free to let me know if you have any questions.

Suzanne Foster Porter

Hello, While I am excited for the prospect of a rec center anywhere in Grand Junction, I really hope that you would choose the Matchett Park site. I would also agree with updating the Lincoln Park pool as it is an important part of the city. If you look at the central area of Grand Junction, there are already so many things to do nearby. Many people who live in the area are already very active. They also tend to have more money to get to places like the Monument, Fruita etc. for their recreational purposes. The Matchett park area has very few resources for recreation and fun things for kids or older people to do. A rec center at Matchett would be a huge asset to the area. It could help keep at-risk kids off the

streets. Elderly people would have a place to walk in the winter when the mall is too far away. I appreciate your working on this project and sincerely hope that this will come to fruition. Thank you,

Stacey Moseley

My choice is #3, but definitely the center needs to be Matchett and the additional upgrades.

Larry Ingram

Option 1 at Matchett Park would be an optimal location.

David Martinez

Matchett is the preferred location for a community center/rec center. Lincoln Park is filled up. The Moyer Pool should be maintained and improved. But trying to dilute a community center by transferring the responsibility of Moyer is a sneaky trick. We should have a separate community center at Matchett. This is a once-in-a-generation opportunity. A well-planned and expandable community center at Matchett makes the best sense. Leave Lincoln Park alone. It is already stressed with the use it has, and the open space it provides in the middle of town cannot be replaced. Please don't destroy it. I knew Ken and Sally Matchett. They intended their donation of prime land to be used as a park. A community center would be the anchor for a jewel.

Ellen Miller

My concern with the option of Matchett and Lincoln Park is voters turned down Matchett and OM pool. I like the idea of both, just not sure the voters will go for it. Remember there are funds set aside from the sale of Burkey park to help with Matchett Park.

Cindie Downs

I believe Lincoln Park is the most centrally located site and the best location for a community center.

Karen Nelson

Option "one" make it a nice one, keep Lincoln Park pool as is. Adults need a pool year-round. Oh, and sometime in my lifetime would be nice.

Gerald Peterson

Matchett Park has the room. I like the location of Lincoln Park but there is not enough room. There needs to be enough room for exercise room and indoor pool. Rooms for meetings and games. Parking would be an issue at Lincoln Park.

Rebecca Cart

Not in favor of any of your options (1,2 or 3). Thank you.

Rosie Reis

Hi, I feel Option 2 ~ Lincoln Park offers the most benefits for our community. 1) It is centrally located 2) Most cost-effective of 3 options 3) summer camps are able to safely walk to pool from their various locations. 4) Infrastructure is already there thus, in theory, should take less time to complete project.

Michelle Archer

Thank you for including me in the opinion poll for a new Recreation Center in Grand Junction. All 3 options shown are good with my vote being first for #2 and then for #3. As the taxpayers have voted this down before, if it was marketed as utilizing existing facilities that already has the infrastructure in place saving taxpayers' dollars, this might be looked at more favorably. Also the location is more

WORK SESSION 1 GENERAL COMMENTS

centralized for all around the Grand Junction area pulling from south, north, east, and west. As regards #3, Matchett Park would be good as the space is so large and would not interfere with other activities being held with adequate parking. If there are other events at Lincoln Park, this could pose a parking problem; the only obstacle I see. Modernizing the existing Lincoln Park - Moyer Pool is an excellent idea. It along with Orchard Mesa Pool are great assets for the City and used by many, including Fruita commuters. Both of these should be considered in future plans by the City for continual use especially if the Recreation Center does not go forward. It is essential to all pool users of all ages that we have a year-round pool. Sincerely,

Stephanie Anderson

Hey all! Thanks for putting together a great packet about the community rec center. My preferred option is to have the rec center at Lincoln Park, option 2 in the pdf packet. I believe Lincoln Park would benefit greatly from a community rec center as the accessibility and usefulness of the park would drastically improve. As is, the park is a nice green space, however it is underutilized by the community, outdated, and serves little purpose in expanding recreation opportunities for the overall community. New facilities, specifically a new pool, would be a great addition to Lincoln Park. I believe a community center would improve the walkability of the downtown surrounding areas and revitalize the park for a new era of Grand Junction residents who want to live, work, and play downtown.

David Goe

My preferred option is Option 3. I believe Option 2 creates more demand, potential overcrowding and overload on Lincoln Park. I am fine with the Rec Center at Matchett Park and believe it would be a true asset to have Lincoln Park/Mower Pool upgraded.

Joe Higgins

I for one would love to see the pool stay at Lincoln Park. In a town this size I'm shocked there are not two huge outside pools Fruita and Palisade do not count. This is a growing place, and we need more things to help keep kids and adults going throughout the seasons. I think there should be an outdoor pool at Matchett Park along with the Rex center. Spruce up Lincoln Park pool also. Pricey but we all deserve it.

Lindi Randle

Thank you for asking for community input! I was unable to make it to the June 14 meeting, but I am thankful to be able to share my viewpoint. I think the Lincoln Park pool should be renovated AND a separate facility at Matchett Park should be built. I'd like to see the original design of over 90,000 square feet. Although the cost is more, the Grand Valley continues to grow in population and the need will get larger for this community asset. Lincoln Park has great things going for it, but it already is crowded with multiple events taking place. Matchet parks reaches more people from a short drive radius, and this is important. Again, I fully support option 1 of developing Matchet Park for a Community Recreation Center and I fully support the continuation of Lincoln Park-Moyer Pool. I am embarrassed to share that GJ doesn't have a community center when every other town and city of comparable size has one. Fruita and Delta have managed it, we can too! Thank you again for your time planning and listening to feedback.

Briana Board

Hi there - I revised the pdf and thought I would put in my two cents. I am interested in having as many place for year round recreation for young people as possible. So, if that is what Option 3 means, then I'm down for that. However, I am also excited to have more parks, so it that means option 1 is the best answer, than I'm good with that. I will say that I see the need for year round recreational spaces than for park development. I hope that is helpful.

Joan Axthelm

Build it at Matchett and get going.

Brian Hart

Unfortunately, I was not able to attend the presentation regarding the Community Recreation Center (CRC) last Tuesday, June 14. I have seen the printed summary outlining the 3 options. I would like to direct your attention to the column in Sunday's, June 19, paper by Jim Spehar. In it he points out "Never sell past the close". His point is that with so much community support for a CRC at Matchett, don't muddy the waters with tacking on a modernization of Lincoln Park Pool. In my opinion, the Lincoln Park pool, which opened in 1955, needs to be a totally separate budget item on the Parks and Recreation budget. We have learned in prior elections that any ballot language needs to be Simple, Specific and Sunset. Option 1 can do just that. Consideration of either Option 2 or 3 is not congruent with the results of the community input. Sincerely,

Sue Springer

Two bits: Parking at Lincoln is the BIG problem but would prefer that location for a community center. The given layout shows 85-100 additional parking spaces, but the notes say 180 spots, so not clear. Consider moving the shotput, javelin and discus to within the Suplizio area, thereby having more parking to the east of Suplizio. (Event scheduling, dual use). Also curious how many citizens or general public shotput? Where does the barn figure into all this? More parking?

Thomas Pearson

I, Louise Hecht (who attended the meeting on June 14, 2022) vote for option 3, renovate and upgrade pool at Lincoln Park, and build a rec center at Matchette Park. I feel traffic would be dispersed between parks, and Lincoln Park pool should be kept and upgraded. Additionally, I had to think about responses to the following: 1. How would you describe GJ when you are away from home? Beautiful scenery, lots of outdoor recreation, friendly people and a bit "rough around the edges" 2. What places/events must visitors experience while they are here? National Monument, Grand Mesa, mountain biking in GJ and Fruita, peach and wine festivals, wineries and orchards in Palisade. 3. Why do you live in GJ? Small town atmosphere (but not too small), outdoor recreation, less snow, more affordable. Lots of activities for seniors, but also many festivals, outdoor concerts that are affordable. 4. How do you want to be perceived as a community? Open-minded, progressive and forward-thinking, environmentally oriented, welcoming. 5. What do you NOT want to be perceived as a community? Political knuckleheads that believe in stolen elections, grand "junktion", a bastion of gun-toting, pick-up truck drivers with flags waving four letter words, poor school systems, close-minded people. Will be at next meeting if in town.

Louise Hecht

I, Jay Hecht (who attended the June 14, 2022 meeting) vote for option # 3. WHY: Feel traffic would be better dispersed. See below for MY BEST answers TO THE FOLLOWING QUESTIONS. 1) How would you describe GJ when your away from home. Answer: 4 hrs. west of Denver. 4.5 hrs. east of SLC and very close to the Utah border. Friendly people live in GJ and mostly agricultural. GJ is much smaller than the bog cities but offers enough hood choices for shopping, recreation and restaurants! 2) What places and events must visitors experience while they are here !
Answer: Depends on the season but our airport is excellent. The Colorado National Monument and Palisade Wine Festival is first class. Market on Main St., downtown GJ, and several restaurants are excellent. 3) Why do you live in GJ? Answer: Warmer weather and more affordable than the front range (Denver). Outdoor recreation and more senior activities are available year-round. Newcomers, cycling, Pickleball, hiking, Avalon shows & a great mix of wineries. 4) How do you want to be perceived as a community?
Answer: Open-minded, politically knowledgeable, health-oriented and focused. Progressively minded regarding our downtown, neighborhoods, population growth, and a strong regard for climate change and protecting our scenic valley! 5) What do you NOT want to be perceived as a community?
Answer: "Junktown "and closed-minded, gun-loving, F'n flag-flying morons. Hope to catch you at the next meeting.
Strong and important work.

Jay Hecht

Sally Matchett left that land for a rec center. Please honor her wishes. Many people in the community are extremely upset over the sale of the Berkey property on 30 Road and Paterson that was intended for a park. We all know that didn't happen. It was sold for profit by the city. There is no room at Lincoln Park, there's no room for parking now with the facilities that are there. Also, that location at Matchett is much more accessible to other parts of the valley. The East End of the valley needs amenities as well.

Darlene Phillips

I vote for a rec center at Lincoln Park. I like the idea that it would be available sooner, and would cost less as there would be existing infrastructure, etc.

Ceanna Ryndfleisz

We have been following the process you have been using to determine what GJ needs/wants are. We like option 3 much better…. we don't believe that the area at Lincoln Park is large enough to rebuild both a pool and rec center for the future needs of GJ. If you are going to put so much money into the project (which, by the way, is long overdue) then you should choose a site that can meet the needs of the community for 25+ years. With the increase in additional Pickleball courts at Lincoln Park, parking is going to get even more difficult in the Lincoln Park parking lot if the Community Rec Center is built there with additional pb courts, and another event occurring at the stadium or ball diamond.

Laurel Haack Pody Woodman

Having followed this issue for the recent past and reviewed the materials I would make the following comment. Matchett Park has been on the drawing table for what seems like forever. The barrier always seems to be that it requires infrastructure to get started. Given its location, it clearly is the better site for a Rec. Center and quite frankly the Rec Center will serve as a catalyst to get the entire park started. Going to Lincoln Park will draw opposition from the neighbors, which is not true of Matchett.

Timothy Foster

In reviewing the CRC Presentation as well as the City's Comprehensive Plan I think the Lincoln Park site is the best spot for the CRC. Below are my points supporting that view: -Cost has long been an issue with the CRC and the Lincoln Park site presents the best opportunity to utilize existing infrastructure and better manage costs. Furthermore, the City's Comp Plan emphasizes re-use and infill development as keys to smartly managing our growth. The LP site is a great opportunity to build upon a great park and create key linkages with nearby areas all without the need to greatly expand infrastructure. -Some of the negative feedback around the LP site emphasizes issues with parking and the concern that over-utilization will occur. As a nearby resident within walking distance to the park I think these fears are miss-placed as I've only experienced overflow parking situations a handful of times a year during JUCO and even then, it was more than manageable. That activity and integration of activities is part of the appeal of living downtown for myself and many others in our neighborhood. Having a CRC that is activated and well-used should be considered a good thing! -Accessibility and equitability. The CRC site provides much better accessibility as it will allow more modes of transportation to be able to access the site. With the City's continued emphasis and development of multi-modal pathways the LP site would make complete sense to integrate which would create better connectivity between CMU, North Avenue, Downtown and the surrounding neighborhoods. The map in the presentation clearly shows the LP site is superior when it comes to providing accessibility as there are far more residents within a 5/10/15 minute walk to the site. This accessibility also makes it a more equitable site as many lower-income populations do not have the benefit of being able to drive to a recreation center. -Site usage demographics. The tapestry segments are illuminating as they show a wider range of ages and income levels near the LP site. I think this is very important to keep in mind as the CRC should be a multi-generational facility for people from different backgrounds and socioeconomic status. The tapestry profiles located near Matchett Park tend to be higher income earners and there is less age diversity within the nearby population. The CRC should strive to be a

thriving place that incorporates a wide range of community members rather than serving a specific neighborhood. Additional thoughts: -The golf facility at Lincoln does not seem to be the highest and best use as there are other golf courses in the community that are more popular. Keeping the driving range and some smaller elements of the golf course would allow for more expansion opportunities and better utilization of the park. -Matchett Park would be a much better site for a more developed multi-use trail network. The popularity of mountain biking, trail running, and hiking has increased pressure on existing trail networks like Lunch Loops that weren't intentionally designed to deal with the amount of usage and COPMOBA is not in a position to keep up with maintenance. One example is the number of clinics, kids programs, groups that have become common at the LL. While it is great to see the increase in these activities the LL was not built to accommodate this type of programming. The elevation profile and topography of Matchett would be ideal for a multi-use trail network that could be used for programming and activities. Examples of this include Valmont Park in Boulder or Snake Hollow in St. George. This would be a great addition to our recreation infrastructure and would be utilized by the community. Thank you for the opportunity for feedback.

Brandon Stam

I first want to applaud you for getting community feedback about a potential GJ Community Recreation Center. By taking the time to learn if we want a new facility and then if yes, designing it around our needs will ensure its success on the April ballot. I'm obviously in favor of a new facility because I've seen success in other similar communities and know Grand Junction has an overdue need. Out of the three options presented last Tuesday, I would prefer going forward with a large facility at Matchett Park. The hybrid option is wonderful, but I fear voters will quickly make assumptions that this it just too much to pay for and vote it down. Matchett has such potential that I can't help but get excited about our community's growth and ever-improving self-image. Thank you again for taking community feedback,

Sara Burkey-Russell

Option 3 is best! Provides a rec. center on land already owned by the city and brings the pool into this century!! Don't like the rec center on Lincoln Park property due to overcrowding, lack of parking, etc. definitely think the pool needs uplifting. Thank you for seeking public input.

Charles Smith

I would vote for Option 3 for the Rec Center options. With the parking at Lincoln Park area already a problem. The hybrid option would provide for less congestion.

David Smith

I realize that I am probably too late to comment, but I thought I would still share my feedback. My family and I would like to see option 3, the modernization of the Lincoln Moyer pool and a CRC at Matchett park. Thank you,

Brittani White

Dear Mayor Stout, Mayor Pro Tem Herman, and City Councilors - Thank you for supporting the current feasibility study and public engagement sessions for a Community Recreation Center. This is a long-term issue that's very important to me and so many in our community, and one that remains unresolved. I appreciate that with your direction the City is revisiting this subject, taking time and resources to dig deeper, and continuing to engage the community in order to bring forward a proposal that reflects the needs and wants of the community, as well as current economic realities. Thank you for moving the City forward on this!

Andreya Krieves

Grand Junction CRC - Work Session Two Public Comments

Ideal building designs have a separate door near the handicapped parking area, so non-disabled people headed to the front door are not as tempted to park there. Please include enough CLOSE handicapped spaces, based partly on your estimated attendance of seniors 65+ at any given time. That estimate is not the same as the number of handicapped people, but if you look at the ages of people exiting handicap-tagged vehicles, it's close enough. Please include in at least one staffer's job description the monitoring of handicapped spaces for violators, especially on weekends and special events. They could broadcast an announcement "Toyota license plate LCD 489 you are in a reserved space, please move your car" somewhat like "Your lights are on" without confronting anyone. I am disabled, often find others have taken all the handicapped spaces, and have never seen any kind of enforcement. Thank you!

Judy M Dyrud
Grand Junction

I am a 75-year-old Mesa County resident of most of my life and I live 1/2 block outside 29 Road GJ city limits. So I know I won't have an opportunity to vote on the Community Center but I am VERY thankful to be able to voice an opinion. I have watched other much smaller communities very successfully establish centers: Delta, Montrose, Fruita and I am dumbfounded as to why we don't have a place for people to go swimming, gather together, exercise, etc. that belongs to the city. I drive ALL THE WAY to Fruita to take advantage of the marvelous pool there. I feel welcome at my age -- I would not fit in in other places like I do there. Seniors find their own hours there when the school children are not present, at a time when we can be free to swim without the energy of young children and within the quieter setting of early morning and such. It's a wonderful place and I've been driving down there as long as that center has existed. I would be ecstatic to have a GJ Center at Matchett -- only 1 mile away from my house. Please do everything possible to bring this about. All ages do need it for so many reasons. But for Seniors to have a place all year round to get in shape, to meet with others, etc. would be quite wonderful. At this time, we have pretty much nothing. Carol Ann Niles, born in GJ 1947, away for a few college + years, back in 1977, and raised 3 sons here. I am a Kiefer -my grandchildren are 7th generation here.

Carol Ann Niles
Grand Junction

Many senior groups play mahjong and card games once a week or more during the weekdays that do not have a place that can accommodate them at a rate that fixed-income seniors can afford. I recommend that the new facility have several rooms available with chairs, tables, and correct game-sized playing tables for these types of activities. I also strongly support the comment about parking and the need for senior/handicapped separate entry/parking areas.

Wes Lowe
Grand Junction

Please use Matchett Park and please include dedicated bike lanes to get there.

Gene Benson
Grand Junction

A good community center addresses the needs of everyone, from Kiddos to Seniors. 1. A floor plan with "wings" of sorts to have rooms available for "rent" for different age groups, that don't overlap. "Quiet" areas. "talking" areas. 2. A large, or several small indoor playgrounds would be absolutely necessary. It's too hot for kids to play on the playgrounds outside in the summer. Outside playgrounds too. Whoever designs the playgrounds needs to keep the intense heat issue on the front of the design. (No 'black' colored railings etc. All slides need to face directly north). 3. Hand ball/ racquetball courts would be awesome too. Both inside and out. 4. Assorted Exercise rooms. Rooms available for 'Jazzercise', yoga, Pilates, etc. 5. Large rooms to "rent" with attached small kitchens.
Maybe rooms that shoot off of a kitchen like a wagon wheel, design. When I quote "rent", I'm thinking that people can "reserve an area", but there shouldn't be a cost involved. Paying to use public facilities, is just not right! We shouldn't have to pay to use covered shade areas in our parks now, either!!!

Linda A Lynch
Grand Junction

I'm in full support of the proposed 83,000 sf rec center in Matchett Park. This area of Grand Junction is severely lacking in walkable and bikeable recreation that supports wellness and a sense of community. Having a larger facility in East Grand Junction would also allow capacity to serve the broader Grand Junction community and balance the recreation options that exist in West and South Grand Junction. Grand Junction is so lacking in this type of facility that I feel it would be a waste of funds to proceed with the smaller sf option. Having a rec center that's so over capacity that no one can truly leverage it will ultimately lead to more money wasted on future, similar initiatives. While I would support any of the funding options on a ballot, my suggestion would be for a sales tax increase or combination of sales and nicotine tax to fund what's remaining after the cannabis funds. I have concerns that a property tax increase would not pass, given how much property values have already increased, and the financial burden already placed on families with the current state of the economy. A sales tax increase would be minimal and would leverage tourists and those outside the city limits. I feel it would be easier to message and communicate to generate broad support. Though I'd support the Nicotine tax, I perceive a downward trend in that revenue stream.

Darby Coleman
Grand Junction

I fully agree with Darby Coleman in saying that the larger square footage located at Matchett Park with a combination of Marijuana tax, sales tax, and nicotine tax seems the best way forward. If I had to choose between sales and nicotine, I would choose nicotine as sales is already fairly high but I hope nicotine sales tax is a declining revenue source. I do feel that going with the smaller square footage space would end up being a waste for all the reasons others have cited (overcrowding, lack of facilities available, needing more parks spaces built down the road) and that it would take GJ a very long time to ever do that so it would be better to take the initial hit and have a good space for everyone.

Tara F Lemke
Grand Junction

Sometimes when I go to the Fruita Community Center I feel like they lacked a bit of vision for what the center could be. I don't want to go to the Grand Junction Community center and think, they could have done so much more. As such, I'm in favor of the bigger facility - I know we'll need it now and in the future. Although I like the idea of taxing nicotine products for this regime since I never buy nicotine products, I'm concerned about the instability of such a funding source. I would be most in favor of a small sales tax increase which puts the burden of funding equal to all residents. Seeing the difference in the plan being proposed now and the one in 2019 was really helpful for me to see how plans are changing to not require as much taxing. I hope this goes through!

Abby Watson
Grand Junction

I am in full agreement with the proposal for the Community Recreation Center at Matchett Park. Having lived near Matchett Park for 11 years now (Grand Junction for 30+ years), I've noticed that there seems to be a discrepancy in the level of commitment to our particular community. For example, any improved children's park in our area is overcrowded with families (ranging from infants to seniors), yet none of them have enough parking spaces or surface area to meet demand. Similarly, there are car accidents nearly every day near 29 Road and Patterson, but there has never been any root cause analysis or improvement. (Not to mention that there seems to be a blind race toward having an interstate interchange there). With a mix of low-income, white-collar, and blue-collar individuals, our neighborhoods are growing. A multimillion-dollar refurbishment in a different, older/established location (Lincoln Park) makes no sense given the level of growth in our neighborhood. The original ideas created for this project were pretty accurate in terms of the kind of public recreation that this community needs (walking trails, playground equipment, picnic shelters and shaded areas, a community rec center with a pool and exercise activities, a dog park, etc.). Having said all that, it would be naïve of us to ignore how counterproductive it would be to raise property taxes on top of a growing housing affordability crisis that young families and the elderly are already currently facing. There must be a strong commitment to finding the third-best answer.

Melissa Calkins
Grand Junction

I have attended both public meetings and added my input in person when I attended, as requested of attendees. The first public meeting at Lincoln Park highly engaged the public and one could feel the excitement in the room with the possibility of Lincoln Park being the chosen site and many good possibilities and options open for consideration. The second public meeting was much less engaging, as many decisions had been made by City administration prior to the meeting. I was personally very disappointed that Lincoln Park was no longer in the running as a possible rec center site. Not one single word was said about the amount of WATER the new location would require for each of the proposed facilities. Look around at our water resources. Don't the planners feel water might be a critical issue going forward? The chosen site off of Patterson Avenue will need safe and easy access by pedestrians walking and bicycle traffic through urban congested & difficult city traffic flows. Why wasn't this issue covered or explained? Who will pay for this necessary safe access to this location for citizens without private cars? Question: How can the City propose to use tax revenue from nicotine sales to support a health oriented recreation center? Does the City propose next to use revenue from Heroin or Alcohol sales to support drug addiction rehab centers? Finally, if we experience a new downturn in the US economy, BOTH plans and the millions of tax dollars they each require are going to be a very difficult sell to the voting public in the City. However, I'm sure you are aware of this.

WR Rice
Grand Junction

Question: The plan above states the larger version would have additional components. Could you address what those would be specifically? The center will be used by all GJ residents, so I think a sales tax increase is the option to use. Thank you!

Bernie Ferrero
Grand Junction

1. Is there any end date wise to the various tax increase options, or will they go on forever? 2. Once the CRC is open for public use, how much will the city charge for someone to use the facility? Will there be different prices for city versus non-city residents? 3. Has this project already been preliminarily approved because there is chain-link fencing surrounding the property at Matchett Park along with a construction trailer parked on the lot? 4. When the CRC is operational, will the fees paid by consumers to use the facility cover necessary expenses, or will the city need to supplement funding on an ongoing basis? 5. Has the city taken into account how a CRC will affect business at local fitness centers?

CJ Rix
Grand Junction

Learn from Fruita's mistake. The Rec Center there is too small. Rooms for exercise classes are overfilled with people wall-to -wall. There's no room to even just get into the classroom for some of the more desirable classes & times. And that's now & has been the case for years. Imagine how much worse it will be with the future population growth that's predicted. It's a lot cheaper to build larger initially, than to go back & try to add on additional space.

John Bonner
Grand Junction

I will not be able to make it to the next meeting for the potential rec center so thank you Ken, for allowing online comments. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too. I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two-story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes. As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to

WORK SESSION 2 GENERAL COMMENTS

recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!! Sincerely,

Mariann Taigman
Grand Junction

I'm enjoying reading all the great points people are making so far in these comments. I agree that the Matchett Park location gives the most growth option, space and accessibility for car traffic. Building the larger option from the outset seems most prudent, not only for long term construction costs but also to optimize the public's experiences for longer into the future (not outgrowing the space sooner, as someone mentioned about the Fruita RC). Using multiple sources such as the marijuana and nicotine tax plus sales tax (which everyone including tourists get to pay) seems worthy and personally I like not having further property tax increases. Having a robust offering of activities seems a priority, rather than simply a pool and exercise room. I think the past efforts for a RC felt a threat to the private gyms as directly competing with them. By now, hopefully the message has been emphasized that a RC is not just a pool and workout gym, but truly a community gathering place, with a track, basketball and racquetball courts, childcare, game rooms for all ages, meeting rooms, casual gathering spaces, playgrounds, climbing wall, outdoor fields and so on. I want to highlight as well that our youth, our teens, could benefit from such a complex. It's exciting to imagine the possibilities and ongoing development of programming over time.

Caroline Dohm
Grand Junction

Would a commercial or catering kitchen and event space/patio to accommodate conferences, workshops, concerts, non-profit fundraisers, weddings, proms, memorials, etc., be cost-effective or income generating? The Matchett site is scenic and would lend itself to picturesque events. It could be managed through approved and licensed vendors for rentals, set-up, and catering.

Karen Milbank
Grand Junction

Any CRC should be built and operationally funded fully by Membership Dues and User FEES ONLY! No more TAX increases. If DUES and FEES can't cover all the cost – DON'T BUILD A CRC. There are plenty of activities for all in the GV and plenty of private athletic clubs and public venues to cover indoor exercise classes, swimming, training, various sports, etc. We don't need to burden everyone with more TAXES for the less than 20% of the community that will use CRC on a regular basis. City TAXES are up over 30% in the last 5 years (sales tax, property tax, elimination of TABOR) - when will it STOP!! The city has been pushing the idea of a CRC for years and can't get support for it, let it go!

M Collins
Grand Junction

GJ absolutely needs a rec center. But funding needs to be done responsibly. Leave the property taxes, mill levies, etc. out. Those should be for schools, EMS, and the like. The longer the City takes to get marijuana dispensaries up and going is lost tax revenue. Stop dragging your feet and make it

happen! Those funds can absolutely support the building of and maintenance of this rec center. As well as tax revenue from nicotine purchases. It's beyond time for GJ to emerge from the 1980's!!!

Angie MacKinnon
Grand Junction

I will not support a new CRC as long as the winter cows are no longer welcome at Matchett Park to graze through the winter, period.

Rex Howell
Grand Junction

I love that this idea is continuing to be looked at. I think it is critical for our community to have access to a place where families can do more for their health. I also think we are in need of something like this (for quite some time now) for our kids of this community to be able to be a part of and would definitely add to a healthy outlet for children and adolescents especially! I think the space at Matchett Park would be a perfect place for this to happen. I would love to see a variety of activities. Montrose's rec center is wonderful! Plenty of space for basketball courts (4 or 5 if not 6, I believe), rock climbing wall, racquet courts, pool tables, walking path, etc. The extra additions and activities matter to making this a GREAT rec center. There is nowhere in town now that offers roller skating or rollerblading which another neat option. There needs to be options for people and activities that appeal to our youth. I feel like the Fruita Rec Center, doesn't offer much extra for youth other than basketball courts and swimming. This is about investing in our youth and the overall health of our community.

Kate McPhail
Grand Junction

A community rec center would be nice. However, I would not support a rec center that required taxpayer support. Mesa fitness has great facilities, and they don't get taxpayer support.

Ken Heitt
Grand Junction

GJ Community Recreation Center First we would like to introduce ourselves. My name is Shaina Allmer and my Partner is Manuel Gomez. We are longtime residents of the valley and actually were born and raised here in Grand Junction Colorado. So true Natives would be one way to describe us. As children now to adulthood we have seen an unfortunate decline in our once bustling and beautiful city. As a Child and young Adult Manuel remembers businesses such as The Cabret and Chelsie's and we both remember The Rainbow Roller Rink. He was able to go to them all. As a Child I wasn't as financially fortunate as My incredible partner. I was able to go to the pool and the Rink on occasion throughout my childhood. However, it was more often than not these activities were not things I was able to participate in very frequently due to cost. We are proposing a number of ideas but most importantly we feel it's crucial to make everything affordable, giving all people in the community not just some the opportunity to participate. We feel that certain additions to our GJ community recreation center are beneficial in many ways. The Purpose of our suggestions is to bring more variety (not just access to outdoors) and options for families in the valley. We propose a recreation center like Fruita's with the pool, skate park, workout facilities, indoor ball courts and senior center, but better!! We propose the additions of pool tables/ possible game room and a

skating rink (to double as a dance floor) that are accessible to the patrons. We feel it would be beneficial to also have an auditorium possibly for plays and live entertainment. Definitely a kitchen for food sales and parties. Are just some of our ideas!! Once the center is built, for the center to also host Dances and community events, such as movie nights and hosting various classes from educators on different topics like crafts, education etc. The center will help to spruce up and beautify our community that has seen an unfortunate decline especially on North Avenue and first street. The center would not just help to bring life and vitality but more revenue to our town and give the community more options for family friendly activities. The numerous activities in one location also gives families the opportunities to do and have different interests but still be under the same roof, where parents know their children are safe. All these proposed additions and amenities are beneficial in that they offer People a place that they can go and not have to deal with punks or drunks. A place that is safe and where they can spend time individually or with family. There is no place in town available to take your family to enjoy a game of pool or dance that doesn't involve a place that serves alcohol or a bar. To have a place to go to Dance or play pool void of such things as alcohol, and stupidity would be a breath of fresh air. Nobody wants our children or ourselves for that matter around it. This will be a recreation center that will not just benefit the young but the whole community ranging 0-100. These additions will benefit everyone, giving people more choices on types of activities and opportunities for families. Also keeping people safe and out of trouble! Grand junction needs to have family friendly entertainment! We have lots to do outdoors. But it's also sill only available to those that have the ability and financial means to do so. We would respectfully request a follow up. We are interested to see what you think of our ideas Respectfully yours,

Shaina Allmer and Manuel Gomez
Grand Junction

Mariann Taigman here from the Orchard Mesa Pool "Keep the Pool Open" committee :-). You have been busy! I keep wanting to email you and life gets in the way. Your revitalization of our parks, continued improvements to the Las Colonias Park area, etc. have been amazing. The water stations at the restroom areas along the Las Colonias part of the bike path have been much appreciated as well when I have gone on my bike rides this summer. Thanks so much for all you have done and all that you are planning to do!

I will not be able to make it to the next meeting for the potential rec center. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too.

I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes.

As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!!

I hope you are able to have a few days off here and there to play with your family. Take care and hopefully I will get to see you this summer somewhere. There is a lifeguard I would like you to meet who wants to become a pool manager at some point. She is a wonderful young lady. I would be

happy to buy you both a cup of coffee whenever you have time, even if it's this Fall.
Take care Ken. Warmly,

Mariann Taigman

I was going to come to the meeting and then realized I would just be angry. I volunteered to get this passed in the last election. I thought we all knew what programs we wanted included in that last go around. Here you are what two years later still asking what programs do people want. How about try building one thing at a time how about quit wasting time and money on just discussing this to death. Just stop overthinking and start building. I knew I would die of old age before anything ever got done. I now drive clear to Fruita where they have a great rec center with water aerobics and instructors. They have pickle ball, basketball they just did it i don't think it took years of what do we want.
Good luck. I give up.

Patty Nootz

Hi Ken, I saw your story on local tv about you voting to approve a new rec center. You all wanna approve it but the VOTERS have said NO how many times? You vote yes for it; wish YOU had to pay for it. We retired people & average working taxpayers CAN'T AFFORD IT. WHY don't you all get this? You know, wages in this valley for average working people is SO LOW, IT'S RIDICULOUS. And doesn't seem to change. Yep, there are some working professionals, high level college degrees, legal professions, high level medical professionals, that do fine. But it's not most of mesa county working force. We need higher wages across the board, roads & holes repaired, homes for homeless, cost-efficient food & gas prices! THAT WHAT WE NEED, NOT A RECREATION CENTER!!!!!!!!!

Debbie Pace

Grand Junction CRC - Work Session Three Public Comments

As a neighbor to Matchett, I support a recreation center in Grand Junction, but I have a few thoughts about this project: I feel like this project design is outdated and is built for current residents of the valley not for the future and double the population. I like the concept design from 2014 that keeps some of the natural landscape of Indian wash and the desert to the northeast. Access: Looking at the general layout of the plan, the primary means of access is by car which probably is correct however, I feel like more travel corridors (A spoke if you will) for walkers, runner, cyclists, e bikers, skates and other means should be a top priority. Trails along the canal connecting Horizon drive, Cortland, Ridge, Hawthorn, 28rd, 28 3/4, Navaho way, Darla dr, F 1/2, 29rd and the a trail on the canal to G road is a must! The canal is already used daily by hundreds of locals. Efficiency: The design of the building looks very nice and modern however, not practical for Colorado climate. Per the schematics it does not seem to be the most environmental efficient or have thought about climate change. This one concept could make this facility pay its way in energy cost saving while also creating revenue to lower the financial burden to taxpayers. My recommendation is to build the building to exceed the International building code standards for Zone 2 of insulation/ R value of R60 +. Adding solar panels to the parking lots, entry ways and roof of the structure pays for its self in stable income. Adding Natural and LED lighting is a must. Adding passive hot water solar to heat the pools with the sun or using heat pumps will keep utility cost low. Other ways to save energy is to limit nighttime lighting and avoid light pollution towards neighbors. Desertification: The building design in general should be designed for our climate - the desert. The whole structure should have extended roof to limit sun exposure and provide a place to hangout out of the sun. Water: This new park should be water conscious and lead the way in conservation. The grounds should be designed like the desert hills around it, zeroscaped should be the standard, artificial turf should be the norm. It saves taxpayer money, it saves maintenance costs, and it saves water. Amenities: The indoor concept seems really nice. Bigger seems better. One big red flag that sticks out to me is the climbing area. Per the diagrams, the area seems very small for the amount of use it could see. (With 3 other climbing gyms in town) my opinion is either make it bigger or get rid of it all together because it won't be able to handle the use. Most rec center climbing areas are overused, under maintained and are managed by none climbers, making them decline quickly and not an attraction. Bouldering area is a terrible idea, lots of non-climbers with lots of risk for little reward and tons of broken ankles. Seems like pickle ball court would be a wiser use of funds. Funding: I like the idea of sale tax and using multiple sources such as alcohol, marijuana and nicotine taxes to fund this. Thank for hearing my thoughts. Hopefully you'll implement them.

Leonard Ryan

I fully support the CRC plan for Matchett Park. There needs to be space and time allotted indoors for pickleball in the winter. The current situation is untenable. Lighting is awful. Also, please consider adding outdoor courts at the new CRC. According to CNBC, the number of pickleball players will reach 40M by 2030. Please build for the future as it is coming fast!

Tracy Marshall

The plan looks amazing and has clearly gone through an extensive process. I'm in full support! Providing a space in this particular area that promotes community connection and physical fitness is vital to Grand Junction's development and an excellent use of resources. The funding makes sense and is extremely reasonable given the value will have to the community. I've lived in a community with a rec center and the differences are astounding. This is exactly what GJ is missing!

Darby Coleman

I am very excited that GJ is finally pulling together a comprehensive plan for a long-overdue recreation center. It is a great benefit to all ages to have recreation, exercise, social interaction, fun, and community pride all in one place right on a bus route! Everyone wins! As the Communications & Marketing Manager for the Center for Independence I work to promote community solutions and to empower individuals with a disability to live independently. Accommodating people with disabilities is good for everyone and good for business. Everyone should feel included in their community. I hope that a comprehensive plan is implemented to accommodate those individuals in our community who live daily with a disability. As we age we are more likely to need accommodations. High contrast signage, lighting, and Braille for people with vision impairments, easy surface transitions with contrast for sloping surfaces on the floors (and outdoor walkways) and wide doorways and corridors for mobility impairments, grab bars, accessible door handles/pulls, automated/push door buttons, a lift for the pool, age-friendly, captioning for any looping videos, etc. ADA compliant is not necessarily the same a disability friendly. I hope our new rec center will be the shining example of what an accessible facility can be. Please reach out to Billy Allen, Director of Programs at CFI if you have questions about accessibility solutions; ballen@cfigj.org. 970-242-0315 / www.cfigj.org. Thank you.

Katherine Lopez

Having lived and owned property in Highlands Ranch I like the idea of the rec center (or a couple smaller footprint centers). I do not like the extreme East city limit location being proposed. If there is only one large facility, I'd prefer it to be central maybe near Eagle Rim Park in OM or where the old lumber mill was by Las Colonias as Lincoln Park couldn't support a large facility. I believe funding needs to be tied to residency and not to items being purchased by citizens or visitors through sales tax or "sin tax". Also needs to be an option if County residence want to use the facilities either they can opt into pay via property tax, annual association fee, plus the fee to use the facility.

E. Farrington

So you want to tax, Cigarettes, Weed and Property and sales taxes to build and operate this. Why not a Tax on Alcohols like beer, wines and spirits. This a tax on the poor.... going after cigarettes, sales and weeds consumers.... You wouldn't dare suggest a tax on wineries, or the breweries.... because the big money in this town would rake you thru the coals. Increasing the cost of living with more taxes will directly impact the money spent on Season Passes to Powderhorn, or mountain biking, or dirt biking and jeeping and camping. thats what we do for recreation around here. Thats the reason we all moved here. A tax payer funded rec center is not needed or wanted.... That something you build in a town without recreation opportunities. Come on do better... we dont have shelters or trash cans and benches at the bus stops.....or bike lanes on North Ave...and you want to tax and spend millions on a Rec Center. No New Taxes... were already on the hook for a bloated police and fire dept.

William Ferguson

WORK SESSION 3 GENERAL COMMENTS

About time, we always needed one of these. Thanks!

Abraham Ybarra

I'm very excited about this project! The location is perfect. We've needed a community rec center in Grand Junction for a long time.

Leah Kenyon

I am sad there seems to be no "art" component to the plans. I used to live in an area that also offered pottery classes for kids and adults in the rec center. I really miss these classes. There were kilns in a separate room. These classes were very popular, and we paid above the annual membership fee for the classes and of course, for supplies. Everything mentioned in the plans for a future rec center is designed for physical activity, but I think it is important to tap into our creative side. There are very limited options for this in the Grand Valley. And classes that are offered do not cater to the working class. Thank you for considering.

Michelle S.

PLEASE consider adding both indoor and outdoor pickleball courts. This sport has increased tremendously, and the current courts are not sufficient to hold everyone who wants to play! And the sport is still in infancy, it is going to continue to grow in popularity. I believe that if you don't include it with the Rec Center you will soon have to fund a stand-alone building shortly afterward, so it would be a cost savings to simply include it within this current building. AND it would be the only indoor pickleball court in Mesa County - much needed in the heat of the summer and cold of the winter!

Miranda Smith

See my comment July 21, 2022. NO MORE TAXES. A CRC must be funded 100% by CRC users (membership and activity fees). The community is filled with affordable recreational activities and independent businesses that offer specialty items. If users want specialty items like "warm water therapy pools" - let them pay for it.

M Collins

My family would love to see an archery facility considered. When I was young, we would use the parks for archery practice. Not hinting tips of course; just blunt tips and a practice target. Today though… that's illegal. You have to either drive into the hellish desert, take a long drive to forest land or pay a private hole in the wall warehouse in Clifton. We have effectively been banned from practicing anywhere in the grand valley. So, how about a backstop like a racquetball court at the CRC? It's would be safe, cheap and popular with kids and adults starting or continuing their archery adventure. Now THAT would be "integrating the outdoor lifestyle" as your presentation states.

Charles Pabst

Pickleball is the fastest-growing sport in the nation. Please include outdoor courts and indoor courts in the design. For funding, it is my opinion that it is punitive to add taxes/raise the price of cigarettes. Many people believe that is a good idea because they think it will help people quit. Nicotine is highly addictive and people who are addicted will keep paying whatever it takes. If we know anything about addiction, you need to help people quit by funding addiction treatment resources for that! Punitive measures (higher cost) absolutely does not work for addiction! I support a sales tax increase. That seems the most fair in my opinion. Thank you!

Alecia Gordon

The sooner the better. The location at Matchett Park should be perfect! The children (all ages) in our community need more affordable activities, particularly those who are not able to be involved in organized sports. I trust this will be at least as nice as the facility in Montrose, and have a variety of spaces (possibly moveable walls for some areas for utilizing different space options when needed?) for various activities. Basketball and swimming, in my opinion, are favorites, but volleyball, dancing, and others are also greatly enjoyed. Volunteer (skilled) help can help keep costs minimal. We should already have a nice facility, as smaller communities around us do. A well-designed facility with outdoor options will be such a boost to our community. Renting out spaces for receptions, classes, etc., will help to generate operational funds. Fees are fine, but they should be reasonable so that anyone can enjoy the facility. Thank you to the committee working so diligently on this much-needed project.

Sandra Cameron

YES! Kids and Teens need something fun to do! Driving all the way out to Fruita is embarrassing for Grand Junction! It's about time! Can't wait!

Manuela

A rec center is not only unnecessary but a blight on what is otherwise a beautiful oasis to walk the dog or go for a jog or a bike ride. The City should stop wasting money on entertainment venues, there are plenty of recreational activities provided by nature here and you are already building an unnecessary amount of "entertainment" with the riverfront. The City should rather invest in attracting businesses to the area that will create jobs at all skill levels. Tackle the homeless crisis. Create programs for temporary shelter and teach life skills to get out of debt and poverty and homelessness. Give people a chance to learn an employable skill and earn a living. Stop justifying your support for the drug epidemic by promising tax money will be put into Schools and then raising home taxes for that very same purpose. YES to keeping GJ affordable, to creating jobs, to creating community by catering to the less fortunate and giving them shelter, education, and employment opportunities. NO to this whole waste of taxpayer dollars. NO to raising home taxes (so many are already out-priced here). Just NO.

Concerned citizen

WORK SESSION 3 GENERAL COMMENTS

Funding: NO – increasing property tax Yes – cigarette, etc. tax Yes – sales tax Yes: enlarge/revamp Lincoln Park Yes: something at Matchett

Barb Kendrick

I moved to GJ from Littleton three years ago. A realtor insisted that a rec center was on its way! I had been spoiled by the South Suburban Rec Centers, especially the warm water therapy pool at the Buck Center, and looked forward to living near another facility. I had visited the rec center in Montrose, loved it, and envisioned a similar structure here. Despite my own favorable vote, there weren't enough of us to make the dream come true. As you know, neither of the rec centers in Fruita or Palisade has a warm water therapy pool. For those of us with chronic health issues, such a pool makes a significant impact on our physical and emotional health as it gives us the freedom to move about while getting stronger. We stay independent and healthier longer as a result. As GJ continues to try to attract retirees, such an amenity will be a big attraction. Certainly, local physicians, especially Physical Med and Rehab docs and those in similar specialties will support such a pool as well. Please give serious consideration to this feature. For all of my decades using sports centers, gyms, and similar facilities, I will also ask that any indoor track be flat. The few I've used which are tilted toward the center cause more knee, hip, and lower back problems than a flat track. Hopefully, that fad has ended, and won't reappear. Thank you for all you do for our community.

Laura Hylbert

NOT IN MY BACKYARD. NO MORE INCREASE IN TAXES OF ANY FORM OR KIND. Leave Matchett Park as a nature park with all the wildlife and trails.

Charles Jones

I love the multi-use design for the indoor courts. Hopefully, you can come up with some outdoor pickleball courts.

Gene Benson

The design of the building looks very nice and modern, have you considered using bifacial solar panels to make up the canopy structure over the entrance? From the presentation, it appears utilities will be about 10% of the operating budget and by combining solar with heat pumps for space and water heating the long-term utility cost can be reduced and insulated from natural gas market price fluctuations. Another consideration would be solar canopies over the parking lot similar to the VA hospital, and several level 2 EV chargers. The IRA bill may have provisions for making these types of additions more affordable.

Jeremy Plantinga

LOVE the design and consideration of what makes Grand Junction so great. I am a group fitness instructor with a particular interest in bringing affordable, accessible exercise opportunities to parents with young children who find it hard to find time to exercise. I currently teach an 8:00 PM class at the Fruita Community Center which is geared toward anyone who needs a spouse at home in order to leave for exercise. It's really not that uncommon for there to be a group exercise option at 8 or 8:30 pm and I would recommend perhaps adjusting your hours to include one or more nights that are opened later. Daytime fitness classes could also appeal to parents with children, though childcare can add an expense that may not work for some, AND it's just hard to work around naps etc. Utilizing those night-time hours for group fitness may pull in that middle-aged demographic: not seniors and not children.

Abby Watson

I have MS & the only safe exercise I can do is swim. I love swimming at the aquatic center in Montrose... but it's kind of far!

Summer Weisel

Please consider adding pickleball to the rec center both indoor and outdoor courts. Pickleball experienced a 29% growth nationally two years ago and a 40% growth nationally last year! It's not expected to slow down any time soon. Here in Grand Junction, while it's wonderful to socialize with so many new friends at the Pickleball courts we currently have, the wait times to get on a court are getting longer and longer! Help!!

Ed Roffey

Rec center is not needed, not wanted.... the cannabis tax for the Parks should be used to maintain the crumbling park we currently have...not as a funding point to kick off the development of Matchette Park. The entre push behind this needs to be shut down.... we are surrounded by recreational opportunities; we don't need to place 70 million dollars of debt on the backs of tax payers for the next 30 years. The city sold Burkey park which is now a vacant lot owned by out-of-town investors. The economy is crashing into a recession and this sales pitch from special interest focused on making a buck off building this rec center on the backs of taxpayers is what needs to stop.... it was bad idea in 2014 and its still a bad idea... the entire are is full of recreation.... that's why a rec center is not needed and not wanted. The sales pitch given in the video is so typical of used car salesman. I hope you pick up on the amount of bull this dude is spewing.

William Ferguson

What no pickleball courts. I guess I'll have to wait until the next iteration when you listen to the public to vote for it and I wanted to so badly.

Gene Benson

I wish there were outdoor Pickleball courts. There isn't enough in Grand Junction.

Mary Stolle

WORK SESSION 3 GENERAL COMMENTS

I would look forward to having a rec center in Grand Junction. Should have been here a long time ago. I like the Matchett Park location.

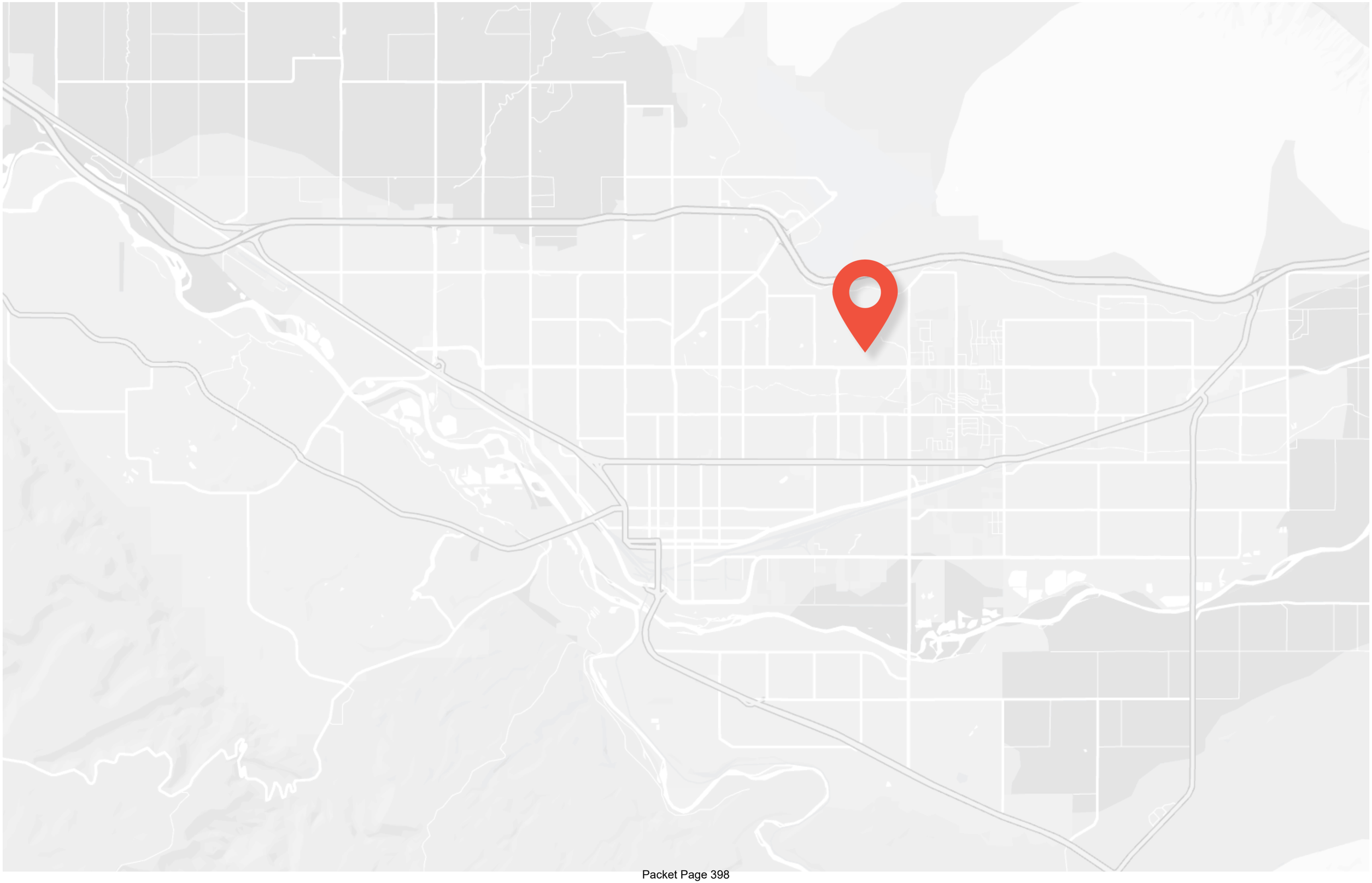
Susan Himler Shafer

Where does the $$$ come from to build the building, landscape? Is the city putting up cash to get things started before sales tax increase kicks in?

Barbara Kendrick

This has great potential for GJ and is long overdue. Thanks for all the work put into this and the great updating/communication. Good Work! Diane Birmingham

Diane Birmingham



Grand Junction City Council

Regular Session

Item #8.a.i.

Meeting Date: December 7, 2022

Presented By: Scott Peterson, Senior Planner

Department: Community Development

Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning 10.96-Acres from PD (Planned Development) to R-4 (Residential – 4 du/ac), Located at 172 and 174 Sunlight Drive

RECOMMENDATION:

The Planning Commission heard this item at its November 8, 2022 meeting and voted (7-0) to approve the request.

EXECUTIVE SUMMARY:

The Applicant, Hedrick-Ortiz Holdings LLC, is requesting a rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) for two (2) unplatted properties located at 172 and 174 Sunlight Drive totaling 10.96-acres in anticipation of future residential development to construct a new single-family detached home. The requested R-4 zone district is consistent with the current Comprehensive Plan Land Use Map designation of Residential Low.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject properties are situated south of Highway 50, west of 28 ½ Road and east of Sunlight Drive in the Orchard Mesa area. The property at 174 Sunlight Drive currently contains a single-family modular dwelling unit, while the property at 172 Sunlight Drive is vacant. The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan in preparation for construction of a new single-family detached home on the 172 Sunlight Drive property.

The two (2) properties were annexed into the City limits in 2007 and zoned as a Planned Development. The residential subdivision plan never came to fruition (Sunlight

Subdivision – 33 single-family detached lots). The existing plan for the Planned Development and approved residential subdivision has long since expired. The new property owner is requesting to rezone the property in order to develop it. For new development to occur within an expired Planned Development zone, a rezone of the properties is required.

In addition to the R-4 (Residential – 4 du/ac) zoning requested by the Applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Low (2 – 5.5 du/ac):

a. R-5 (Residential – 5 du/ac)
b. CSR (Community Services and Recreation)

In reviewing the other two (2) zoning district options for implementing the Residential Low land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre. The CSR zone district is mostly reserved for public land areas. The R-5 zone district allows for single-family detached, two-family dwelling units and multi-family development. As the Applicant only wants to construct one (1) single-family house at this time, the additional density that the R-5 zone district would provide is not needed and the request for the R-4 zone district is consistent with the surrounding properties.

The existing residential properties adjacent to the subject properties are all zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction, with a future land use designation of Residential Low. Country Ridge Estates subdivision to the northeast is also zoned R-4 (Residential – 4 du/ac) within the City limits.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on August 29, 2022, 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 more than 10 nearby residents. A presentation of the rezone request to R-4 was made by the applicant's representative. Those in attendance expressed no concerns regarding the proposed rezone application once it was presented that only one (1) single-family house was proposed to be developed on the 172 Sunlight Drive property. If the proposed rezoning to R-4 was approved for the properties and the Applicant proposed to develop a residential subdivision at some point in the future, a new Neighborhood Meeting and subdivision application process would be required in accordance with the Code.

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 October 20, 2022. 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 October 28, 2022. The notice of this public hearing was published November 1, 2022 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

The existing properties are currently zoned PD, (Planned Development), but it is a PD without an approved plan as the plan has expired. Therefore, prior to any new on-site development, it is necessary that a rezone of the properties occurs to bring the properties into conformance with current zoning standards. The default zone for the Planned Development was R-4 and the applicant's request is to take the zoning back to R-4. Therefore, no subsequent event has invalidated the original premises and findings. Therefore, Staff finds that this criterion is not met.

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

The existing residential adjacent properties surrounding the applicant's properties are currently zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction, which is consistent with the Comprehensive Plan Future Land Use map designation of Residential Low. The character of the area has not changed as no new residential subdivision development has taken place within the near vicinity. 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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the proposed R-4 zone district. Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power electrical and Xcel Energy gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scope associated with the R-4 zone district. The City Fire Department also expressed no concern with providing service for the two (2) properties 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

When the 2020 Comprehensive Plan was adopted, much of this area was designated Residential Low. The Persigo 201 Sewer Service Boundary Line is less than a half mile away. A majority of properties adjacent to or near the site are zoned either RSF-4

(Residential Single Family – 4 du/ac) within Mesa County jurisdiction or R-4 (Residential – 4 du/ac) within the City limits, but this area is also a transition area from the lower densities in the County to greater density in the City limits, therefore this area is anticipated to have properties zoned R-4 and with the designation of residential low it is anticipated that either the R-4 or the R-5 zoning will occur. At this time, there is an inadequate supply of the R-4 zone for development within this transition area. 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 properties are presently zoned Planned Development without a plan. No development may occur until a rezone is completed. Rezoning the properties to a zone that allows development is a benefit to the City and provides more certainty to the neighbors as to what is likely to develop on the properties. The requested zone district of R-4 will provide an opportunity to add an additional housing unit that is consistent with the Comprehensive Plan in this area to meet the needs of a growing community. By rezoning the property to R-4 and in order for new development to occur within an expired Planned Development zone district, a rezone of the properties is required. The community and area will also benefit from the potential for development of a currently vacant parcel of land (172 Sunlight Drive) and underutilized site, close to existing commercial services along the Highway 50 corridor. 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.

Consistency with the Comprehensive Plan. The proposed rezone to R-4 (Residential – 4 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- 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 current level of density as the adjacent properties as allowed under the Comprehensive Plan are nestled into an existing area where infrastructure is already available to the site.

- 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-4 (Residential – 4 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 attached and detached living units. With this ability, it becomes easier to add diversity to the City's housing stock.

- 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.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Hedrick-Ortiz Holdings LLC Rezone request from PD (Planned Development) to R-4 (Residential 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, 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 recommended approval of the request.

FISCAL IMPACT:

This land use request does not have any direct fiscal impact.

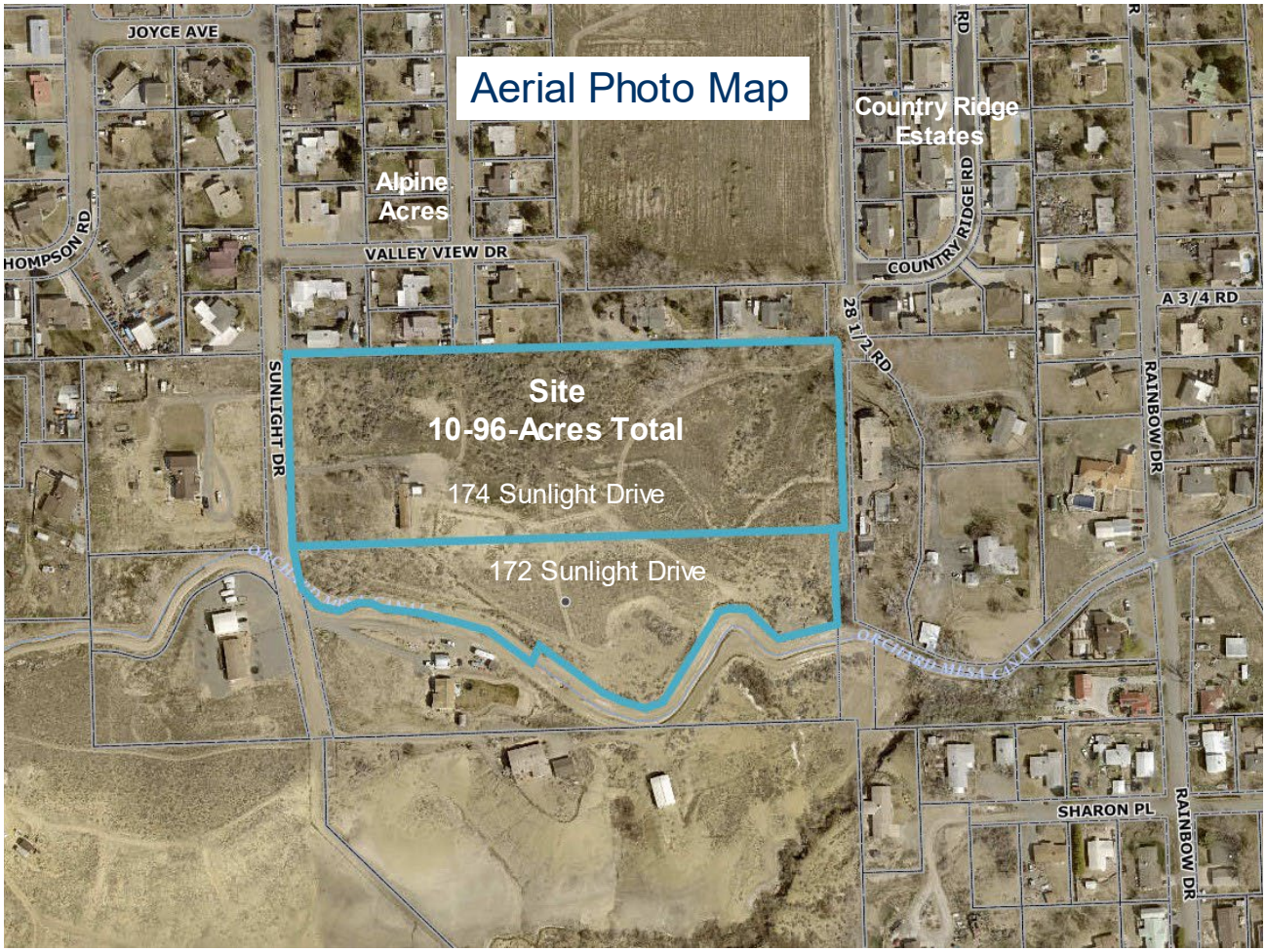
SUGGESTED MOTION:

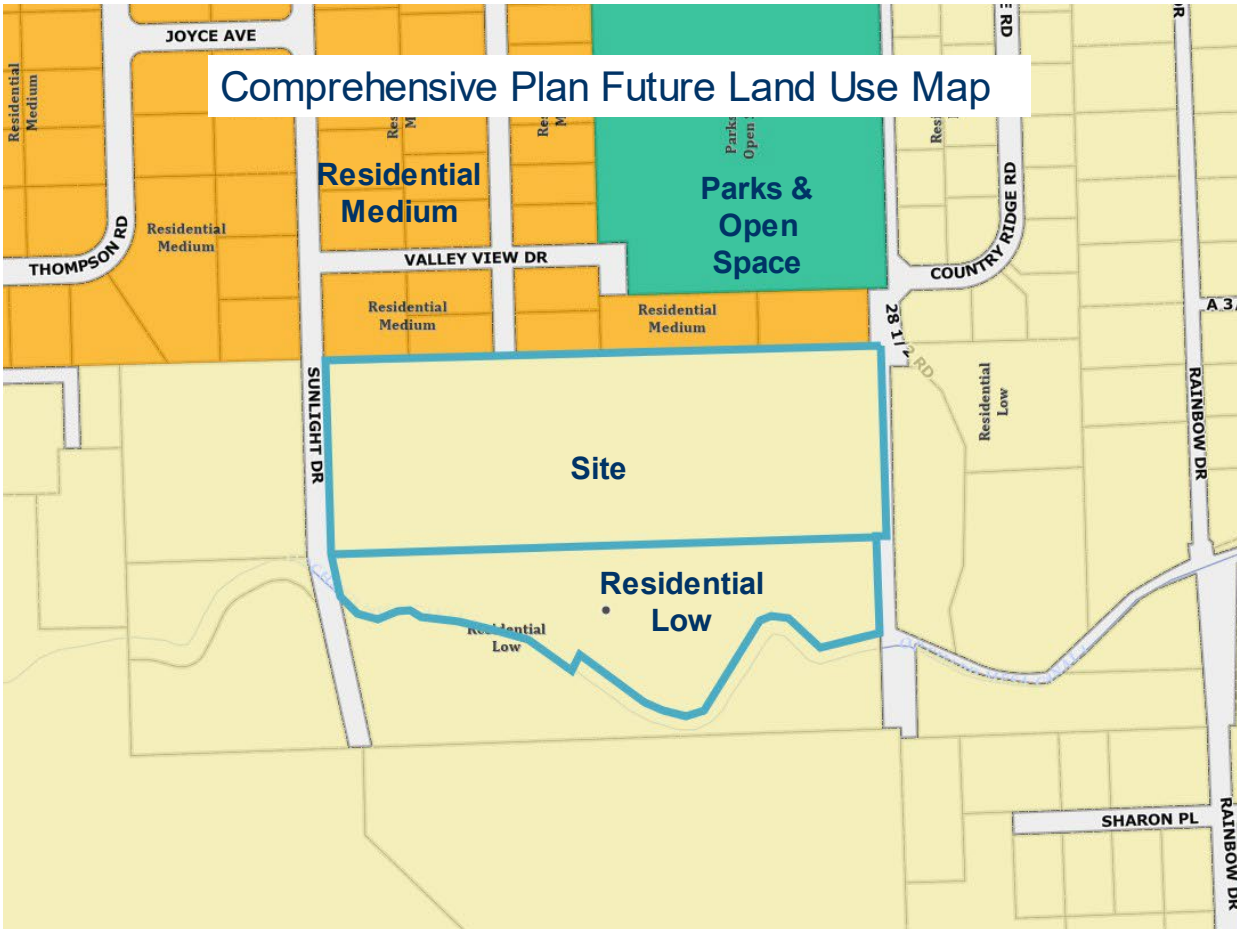
I move to (adopt/deny) Ordinance No. 5110, an ordinance rezoning 10.96-acres from PD (Planned Development) to R-4 (Residential – 4 du/ac) for two (2) parcels of land located at 172 and 174 Sunlight Drive in Orchard Mesa on final passage and order final publication in pamphlet form.

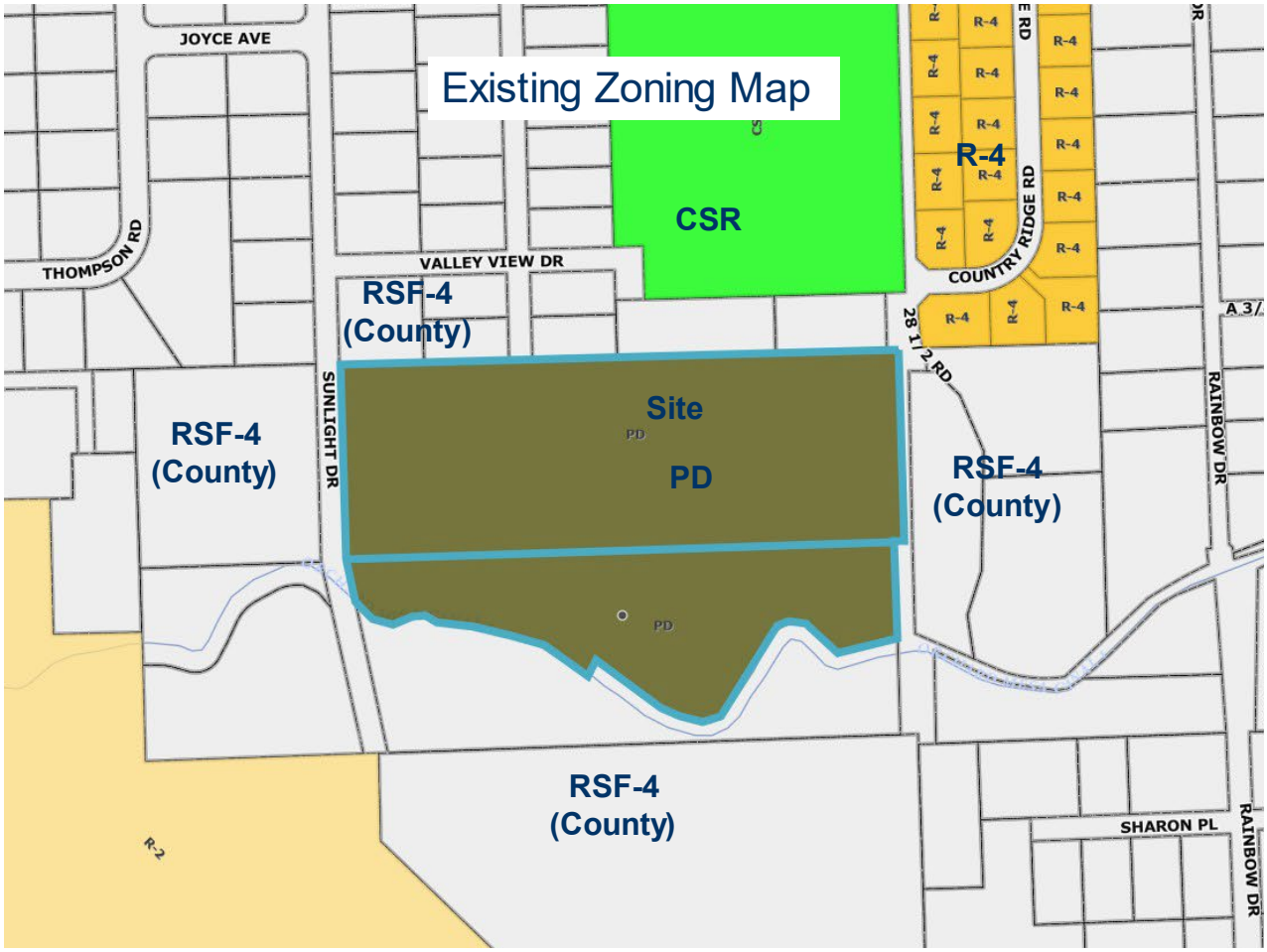
Attachments

1. Site Location, Aerial & Zoning Map, Etc
2. Development Application Dated August 29 2022
3. Planning Commission Minutes - 2022 - November 8 - DRAFT
4. ORD-172 and 174 Sunlight 1122822


Site Location Map
Mesa County Fairgrounds
Hwy 50
Site
B RD
HWY 50
TYNDALE WAY
ELM DR
INDIANA ST
LUMLEY DR
ROSALIE DR
EDLUN RD
THOMPSON RD
SUNLIGHT DR
GLORY VIEW DR
28 1/2 RD
COUNTRY RIDGE RD
RAINBOW DR
DEE VEE DR
A 3/4 RD
SHARON PL


Aerial Photo Map
JOYCE AVE
Alpine Acres
VALLEY VIEW DR
HOMPSON RD
SUNLIGHT DR
Site
10-96-Acres Total
174 Sunlight Drive
172 Sunlight Drive
Country Ridge Estates
COUNTRY RIDGE RD
28 1/2 RD
A 3/4 RD
RAINBOW DR
SHARON PL
RAINBOW DR


Comprehensive Plan Future Land Use Map
JOYCE AVE
Residential Medium
THOMPSON RD
Residential Medium
Residential Medium
VALLEY VIEW DR
Parks & Open Space
COUNTRY RIDGE RD
Residential Medium
Residential Medium
SUNLIGHT DR
Site
Residential Low
Residential Low
Residential Low
RAINBOW DR
SHARON PL
RAINBOW DR


Existing Zoning Map
JOYCE AVE
THOMPSON RD
VALLEY VIEW DR
CSR
R-4
COUNTRY RIDGE RD
RSF-4
(County)
Site
PD
PD
PD
RSF-4
(County)
SUNLIGHT DR
28 1/2 RD
RAINBOW DR
RSF-4
(County)
SHARON PL
RAINBOW DR
R-2



Pictometry view of property, looking north – April 2020

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Annexation/Zone of Annexation

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

Existing Land Use Designation: Residential

Existing Zoning: PUD

Proposed Land Use Designation: Residential

Proposed Zoning: R-4

Property Information

Site Location: 172 & 174 Sunlight Dr. Grand Junction, CO 81503

Site Acreage: 172 is 3.747125 &174 is 7.223738

Site Tax No(s): 2943-312-00-116 2943-312-00-117

Site Zoning: PUD

Project Description: This request is for a rezone of the 2 parcels from PUD to R-4

Property Owner Information	Applicant Information	Representative Information
Name: Hedrick-Ortiz Holdings, LLC.	Name: Hedrick-Ortiz Holdings, LLC.	Name: Kim Kerk Land Consulting & Development
Street Address: 172 & 174 Sunlight Dr.	Street Address: 106 River Ln	Street Address: 2829 North Ave Suite 105
City/State/Zip: Grand Junction, CO 81503	City/State/Zip: Ormond Beach, FL 32176	City/State/Zip: Grand Junction, CO 81501
Business Phone #:	Business Phone #:	Business Phone #: 970-640-6913
E-Mail: bhedrick@SIGaviation.net	E-Mail: bhedrick@SIGaviation.net	E-Mail: kimk355@outlook.com
Fax #:	Fax #:	Fax #:
Contact Person: Ben Hedrick	Contact Person: Ben Hedrick	Contact Person: Kim Kerk
Contact Phone #: 352-516-1026	Contact Phone #: 352-516-1026	Contact Phone #: 970-640-6913

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: Kim Kerk Date: 7/12/2022

Signature of Legal Property Owner: Date: 8/29/22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Ben Hedrick/Hedrick-Ortiz Holdings, LLC. ("Entity") is the owner of the following property:

(b) 172 & 174 Sunlight Dr. Grand Junction, CO 81503

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

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

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

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

(•) The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) 172 & 174 Sunlight Dr.

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

(e)

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

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

Signature of Entity representative:

Printed name of person signing: Benjamin B Hedrick

State of FLORIDA)

County of VOLUSIA) ss.

Subscribed and sworn to before me on this 29 day of AUGUST, 2022

by BENJAMIN B. HEDRICK

Witness my hand and seal.

My Notary Commission expires on MAY 28, 2024

PATRICIA ORTIZ KENT
Notary Public - State of Florida
Commission # HH 004547
My Comm. Expires May 28, 2024
Bonded through National Notary Assn.

Notary Public Signature

RECEPTION#: 3020333, at 2/17/2022 2:06:21 PM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

After Recording Return To:
Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company
106 River Lane
Ormond Beach, FL, 32176

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Florida
4. The mailing address for the entity is:

   106 River Lane, Ormond Beach, FL, 32176

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Benjamin B. Hedrick, Manager and Laura Ortiz, Manager.
6. The authority of the foregoing person(s) to bind the entity **is not limited.**
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: February 16th, 2022

Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company

Benjamin B. Hedrick

Laura Ortiz, Manager

STATE OF: Florida
COUNTY OF: Volusia

The foregoing instrument was acknowledged before me this 16th day of February, 2022, by Benjamin B. Hedrick and Laura Ortiz as Managers for Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company.

Witness my hand and seal.

My commission expires:

Notary Public

CAROLYN ANN DILLON
Commission # HH 026454
Expires September 6, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

RECEPTION#: 3020334, at 2/17/2022 2:06:21 PM, 1 of 3
Recording: $23.00, Doc Fee $58.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

RETURN RECORDED DOCUMENT TO:
Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company
106 River Lane, Ormond Beach, FL, 32176

Document Fee: $58.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 17th day of February, 2022, is made between **Jeffery A. Hensley and Cynthia A. Hensley** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 106 River Lane, Ormond Beach, FL, 32176.

WITNESS, that the Grantor(s), for and in consideration of FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($580,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **172 AND 174 Sunlight Drive, Grand Junction, CO 81503**

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to ***the Statutory Exceptions***

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Jeffery A. Hensley

Cynthia A. Hensley

Cynthia A. Hensley

State of : **Colorado**

County Of **Mesa** ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 17, 2022**, by **Jeffery A. Hensley and Cynthia A. Hensley**

My Commission expires:

WHITNEY WELCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164018077
My Commission Expires May 11, 2024

Witness my hand and official seal.

Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

Exhibit 'A'

A parcel of land being a part of the land described in Book 713 at Page 458 in the Office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE1/4 of the NW1/4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows:
Considering the line between the N1/4 corner of said Section 31, a Mesa County brass cap in place and the NE corner of said SE1/4 of the NW1/4 of Section 31, a Mesa County brass cap in place to bear South 00°00'44" East and all bearings contained herein relative thereto;
Commencing at the SE corner of said SE1/4 NW1/4 of said Section 31;
thence North 00°08'47" West along the Easterly boundary line of said SE1/4 NW1/4 of Section 31 a distance of 991.77 feet to the NE corner of the S1/2 N1/2 of said SE1/4 NW1/4 of Section 31;
thence South 89°56'23" West a distance of 30.00 feet to a point on the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the Office of the County Clerk and Recorder of Mesa County, Colorado and the TRUE POINT OF BEGINNING;
thence South 00°08'47" East continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the Office of the County Clerk and Recorder, Mesa County, Colorado;
thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses:
South 81°22'08" West a distance of 33.73 feet to a point of curvature;
thence along a curve to the left having radius of 270.04 feet, a long chord which bears South 75°18'31" West a distance of 57.02 feet, an arc distance of 57.13 feet;
thence South 69°14'53" West a distance of 10.81 feet to a point of curvature;
thence along a curve to the right having a radius of 7.43 feet, a long chord which bears North 76°34'43" West a distance of 8.35 feet, an arc distance of 8.86 feet;
thence North 42°24'20" West a distance of 49.29 feet to a point of curvature;
thence along a curve to the left having a radius of 49.03 feet, a long chord which bears South 85°57'35" West a distance of 76.89 feet, an arc distance of 88.38 feet;
thence South 34°19'31" West a distance of 24.05 feet;
thence South 28°05'20" West a distance of 44.34 feet;
thence South 35°11'59" West a distance of 61.65 feet;
thence South 39°12'16" West a distance of 25.61 feet to a point of curvature;
thence along a curve to the right having a radius of 39.66 feet, a long chord which bears South 74°59'53" West a distance of 46.39 feet, an arc distance of 49.55 feet;
thence North 69°12'30" West a distance of 55.26 feet to a point of curvature;
thence along a curve to the right having a radius of 14.47 feet, a long chord which bears North 61°10'33" West a distance of 4.04 feet, an arc distance of 4.06 feet;
thence North 53°08'36" West a distance of 140.34 feet;
thence South 35°10'27" West leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement;
thence continuing along said centerline of canal easement the following fifteen (15) courses:
North 56°30'29" West a distance of 96.42 feet;
thence North 73°27'05" West a distance of 114.21 feet to a point of curvature;
thence along a curve to the left having a radius of 177.69 feet, a long chord which bears North 78°48'49" West a distance of 33.21 feet, an arc distance of 33.26 feet;
thence North 84°10'34" West a distance of 28.15 feet to a point of curvature;
thence along a curve to the right having a radius of 16.06 feet, a long chord which bears North 69°06'30" West a distance of 8.35 feet, an arc distance of 8.45 feet;
thence North 54°02'25" West a distance of 4.98 feet to a point of curvature;
thence along a curve to the left having a radius of 24.23 feet, a long chord which bears North 68°34'41" West a distance of 12.17 feet, an arc distance of 12.30 feet;
thence North 83°06'56" West a distance of 9.64 feet to a point of curvature;
thence along a curve to the left having a radius of 43.47 feet, a long chord which bears South 83°45'52" West a distance of 19.73 feet, an arc distance of 19.91 feet;
thence South 70°38'40" West a distance of 14.85 feet to a point of curvature;
thence along a curve to the right having a radius of 48.52 feet, a long chord which bears North 88°14'34" West a distance of 34.95 feet, an arc distance of 35.76 feet;
thence North 67°07'49" West a distance of 10.21 feet;
thence North 41°27'14" West a distance of 4.84 feet to a point of curvature;
thence along a curve to the left having a radius of 145.02 feet, a long chord which bears North 47°40'48" West a distance of 31.46 feet, an arc distance of 31.52 feet;
thence North 53°54'22" West a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the Office of the County Clerk and Recorder of Mesa County;
thence North 10°55'31" West continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S1/2 N1/2 SE1/4 NW1/4 of said Section 31;
thence North 89°56'23" East along said Northerly boundary line a distance of 940.42 feet to the Point of Beginning,
County of Mesa, State of Colorado

AND

North Quarter of the Southeast 1/4 of Northwest 1/4 of
Section 31, Township 1 South, Range 1 East of the Ute Meridian,
EXCEPT Beginning at the Northwest corner of the SE1/4 of the NW1/4
of Section 31, Township 1 South, Range 1 East of the Ute Meridian,
thence East 310 feet;
thence South 330 feet;
thence West 310 feet;
thence North to the Point of Beginning,
ALSO EXCEPT a portion deeded to Mesa County in
Book 788 at Page 242, Reception No. 777487,
for road and utility purposes,
County of Mesa, State of Colorado

General Project Report- Preliminary Final Plan

Hedrick-Ortiz Holdings, LLC

172 & 174 Sunlight Dr.

Grand Junction, Colorado 81503

Date:	August 31,2022
Prepared by:	Kim Kerk, PM

Submitted to:	250 N. 5th Street
	Grand Junction, CO 81501
Project:	Preliminary/ Final Subdivision Application
Property Address:	172 & 174 Sunlight Dr.
	Grand Junction, CO 81503
Tax Schedule No.:	2943-312-00-116 & 2943-312-00-117



Introduction:

172 & 174 Sunlight Drive contains approximately 10.96 acres. Property is to be rezoned from PD to R-4. It is a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

Property Locations/Zonings and Legal

The property is located on 172 & 174 Sunlight Dr (Orchard Mesa) is 2 lots and contains 3.747125 acres on 172 & 7.223738 acres on 174. The project meets all R-4 criteria according to 21.04 use table.

Legal Description Parcel 1-172 Sunlight Dr.

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S 89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG CRV TO R RAD 7.43FT CHD BRS N 76DEG34'43SEC W 8.35FT N 42DEG24'20SEC W 49.29FT ALG CRV TO L RAD 49.03FT S 85DEG57'35SEC W 76.89FT S 34DEG19'31SEC W 24.05FT S 28DEG05'20SEC W 44.34FT S 35DEG11'59SEC W 61.65FT S 39DEG12'16SEC W 25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N 69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W

96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N 78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD 24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N83DEG06'56SEC W 9.64FT ALG CRV TO L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N 41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W 31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

Legal Description Parcel 1-174 Sunlight Dr.

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W 110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS - 7.37AC

Development Schedule and Phasing:

Initial construction of infrastructure is anticipated to begin immediately following final approval of the project in one filing.

Current Use/Site Characteristics:

Currently the property is vacant and has not been occupied or used for many years.

Neighborhood meeting notes

Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

Meeting called 8/29/2022 at 5:35pm

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

There is 1 existing trailer and building 1 new house. We are in the early stages/process with the City. It's the property owner's intent to build something nice.

The neighbors arrived frustrated that a subdivision was being built. Once Kim started the meeting and explained the intent to rezone back to an R4, neighbors left reassured and happy. The following questions were asked during the meeting.

1. Will Sunlight Dr. be closed off?

   A: No, it will not be closed off

2. When are you building the houses & where will the construction entrance be?

   A: Sometime in 2023. Construction entrance will be at of 174 Sunlight driveway.

3. Does this property have any irrigation shares and if so, will we be sharing existing irrigation with the neighbors?

   A: The property owners own 11 shares and are aware of the process and have already worked with some of the neighbors.

4. Will the lighting change or be affected?

   A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

   A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors

Project Compliance
Adopted plans and/or policies meet the Zoning and Development Code 21.04.020 a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

- **Neighborhood Impact:**
  No construction will be generated because the owner is only creating one additional lot

- **Domestic Water Impact:**
  The provider for domestic water service in this area is Ute Water Conservancy District.

- **Drainage Impacts:**

The provider for domestic water service in this area is Ute Water Conservancy District.

- **Fire Protection Impact:**

  The service provider for fire protection in this area is the Grand Junction Fire Department. Fire hydrants shall be placed and have fire flow capabilities in accordance with the City's ordinances.

- **Flood Hazard Impact**

  There are no mapped FEMA flood hazards in or near the proposed project area. In addition, based on requirements from the City of Grand Junction the peak 100-year discharge from developed conditions will be less than the historic conditions. Therefore, this subdivision will not create a flood hazard.

- **Historic Preservation Impact:**

  No structures requiring preservation in accordance with City Standards exist on the site.

- **Irrigation Impact:**

  Upon further design of the proposed subdivision the irrigation system and its maintenance shall be an integral part of the project. We will ensure that the existing irrigation service to adjacent properties continue and are not disturbed or negatively impacted.

- **Natural Features and Environmental Protection Impacts:**

  The site does not contain natural features or environmental resources.

- **Noise, Dust & Odor Impacts:**

  It is the intent of the developer/builder to limit the amount of unnecessary work which would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials.

- **Public Facilities Impacts:**

  The impact on public facilities (i.e., schools, fire, police, roads, parks, etc...) will be minimal given only one additional lot will be created.

  Sewer Impacts:

  All lots will be served by a sewer system connected to Persigo Wastewater Treatment Facility and serviced by city sewer.

- **Soils Impacts:**

The Natural Resources Conservation Service identifies 2 types of soils which are identified in the Drainage Report and are all typical of the vicinity.

- **Transportation and Traffic:**

  The existing Sunlight Dr is proposed to extend into the project, continuing south to connect with All streets will be constructed in conformance with current City of Grand Junction standards and specifications.

Neighborhood Meeting Sign In Sheet			
Date:	**Monday August 29th 2022**	**5:30pm**	**KKLCD Office**
Subdivision:	**172 & 174 Sunlight Dr.**		
Name	**Email Address**	**Phone**	**Comments**
GATLY MCCORKLE	eieio3434@GMAIL	6199905123	
CAROL WARD	cbwardbzfn@gmail.com	970-216-9623	
Valynn Blackburn	valynn@bresnan.net	970.250.1507	
R YOST	Robert.yost71@gmail.com	970 773 0057	
Lisa Burns	meow4558@gmail.com	970-314-1578	
Angela Harmon	harmon68@gmail.com	970-986-9408	
John Colvin	beverly colvin 506@gmail.com	970 623-9067	
Jessica Dilka	jsutrina@gmail.com	970.812.6602	
Conrad Cole	boogiedieshoe@ACSOL.NET	986-4311	
Kim Cole	" "	812-6278	
Scott Peterson	Scottp@GJCITY.ORG	244-1447	
~~Kim Kerk~~	Kimk355@outlook.com	640 6913	

Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

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Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

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4. Will the lighting change or be affected?

   A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

   A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors that it would take about 4-5 months to finalize the rezone.

Kim Kerk received 2 phone calls from two more neighbors expressing their concerns, Tommy & Karen Melkus (178 Sunlight Dr.) and Gregory & Alina Gibbert (184 28 ½ rd.) Kim called both neighbors and explained that the property owners are re-zoning to the same zone as the majority of the neighbors and are only building one house.

The neighbors all left happy after the meeting.

The meeting closed at 5:52pm

Legal Description Parcel 1-172 Sunlight Dr.

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S 89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG CRV TO R RAD 7.43FT CHD BRS N 76DEG34'43SEC W 8.35FT N 42DEG24'20SEC W 49.29FT ALG CRV TO L RAD 49.03FT S 85DEG57'35SEC W 76.89FT S 34DEG19'31SEC W 24.05FT S 28DEG05'20SEC W 44.34FT S 35DEG11'59SEC W 61.65FT S 39DEG12'16SEC W 25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N 69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W 96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N 78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD 24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N83DEG06'56SEC W 9.64FT ALG CRV TO L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N 41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W 31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

Legal Description Parcel 1-174 Sunlight Dr.

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W 110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS - 7.37AC

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.[1] The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.[2]

SECTION A

To be completed by the Applicant

Date: 7/12/2022

Project Name: 172 & 174 Sunlight

Project street address: 172 & 174 Sunlight Dr. Grand Junction, CO 81503

Assessor's Tax Parcel Number: 2943-312-00-116 & 2943-312-00-117

Property Owner name: Ben Hedrick Hedrick-Ortiz Holdings, LLC.

City or County project file #: TBD

Name of Water Purveyor: Ute Water Conservatory District

Applicant Name/Phone Number: Ben Hedrick 352-516-1026

Applicant E-mail: bhedrick@SIGaviation.net

1. If the project includes one or two-family dwelling(s):
   a. The maximum fire area (see notes below) for each one or two family dwelling will be _____square feet.
   b. All dwelling units will ☐, will not ☑ include an approved automatic sprinkler system.
   Comments: There is one existing home and no new construction is proposed.
2. If the project includes a building other than one and two-family dwelling(s):
   a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: Barndominium Appx. 4400 SF
   b. List each building that will be provided with an approved fire sprinkler system: _____
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): 1500 GPM at 20 PSI

Comments: _____

Notes:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (See Fire Flow Guidance Packet[4]). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2018] to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B
To be completed by the Water Supplier

Attach fire flow test data for the hydrants
Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: **Ute** **Clifton** **Grand Junction**

2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
SEE ATTACHED MAP

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:
SEE ATTACHED RESULTS
[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:
DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE Date 8/2/2022

Contact phone/E-mail of Water Supplier: 970-242-7491 hydrant@utewater.org

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[5] to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

[1] There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.
[2] Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502
[3] International Fire Code, 2018 Edition.
[4] http://www.gjcity.org
[5] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Last Revision- 04/01/2021

Fire Flow Hydrant Master
With Graph

Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Work Order: 1,266
Operator: DUSTY K/DON T.

Test Date: 8/2/22 9:00 am

NFPA Classification:

Blue	AA
4320.39	

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 3238
Address: 2847 B 1/2 RD
Cross Street:
Location:
District:
Sub-Division:

Latitude: 714133.245
Longitude: 4323445.743
Elevation: 4678.21
State X / Y: _____ / _____

Pumpers: **Nozzles:** **Open Dir:**

Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/2019
Main Size: 0.00

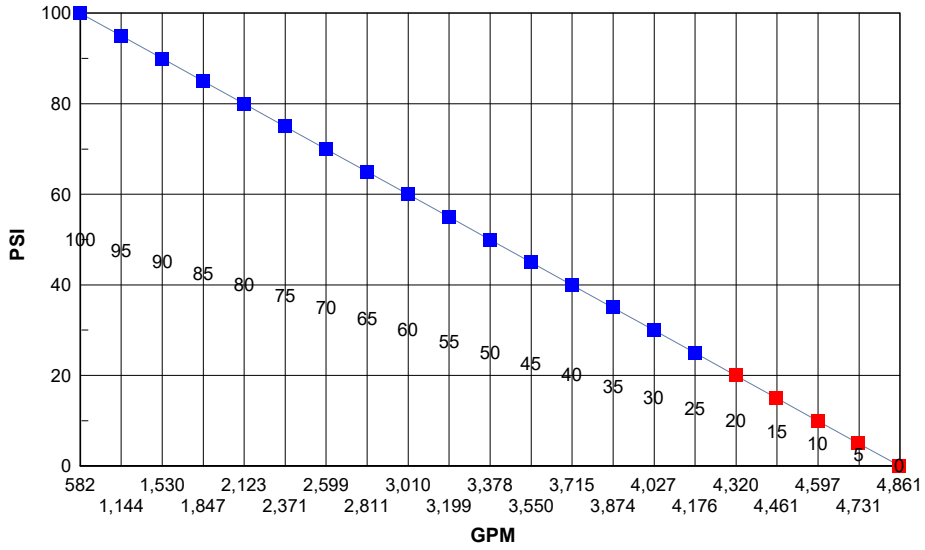
Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	1231	2.5" Hose Monster	2.50	1143.98	5719.88
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 46.00
Static PSI: 102.00
Residual PSI: 95.00
Percent Drop: 6.86

Total Gallons Used: 5719.88
Max GPM during test: 1,143.98
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 4320.39

3238 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow


TEST HYDRANT
FLOW HYDRANT
HWY 50
HWY 50
28 1/2 RD
28 1/2 RD
SUNLIGHT DR
GLORY VIEW DR
THOMPSON RD
Simple Check
Vault 188
Pressure Reducer
Pressure Reduce
Vault 208
2819
2828
2830
2832
2834
2836
2838
2839
2823
2825
2827
2829
2831
198
197 1/2
197
196 1/2
196
195
194
192
193
191 1/2
191
190 1/2
190
189
188
2847
2849


THOMPSON RD
JOYCE AVE
SUNLIGHT DR
GLORY VIEW DR
28 1/2 RD
VALLEY VIEW DR
188
189
187 1/2
186 1/2
186
187
184
185
183 1/2
182
183
180
181
178 1/2
178
179
177
176
175
174
284
190
172
175 1/2
175
170 1/2

City of Grand Junction
Review Comments

Date: October 10, 2022 **Comment Round No.** 1 **Page No.** 1 of 4
Project Name: Hedrick-Ortiz Holdings LLC Rezone **File No:** RZN-2022-639
Project Location: 172 & 174 Sunlight Drive

Check appropriate [X] **if comments were mailed, emailed, and/or picked up.**

Property Owner(s): Hedrick-Ortiz Holdings LLC – Attn: Ben Hedrick
[ ] **Mailing Address:** 106 River Lane, Ormond Beach, FL 32176
[X] **Email:** bhedrick@SIGaviation.net **Telephone:** 352-516-1026
[ ] **Date Picked Up:** _____ **Signature:** _____

Representative(s): Kim Kerk Land Consulting & Development – Attn: Kim Kerk
[ ] **Mailing Address:** 2829 North Avenue, Suite 105, Grand Junction, CO 81501
[X] **Email:** Kimk355@outlook.com **Telephone:** 970-640-6913
[ ] **Date Picked Up:** _____ **Signature:** _____

Developer(s):
[ ] **Mailing Address:**
[ ] **Email:** **Telephone:**
[ ] **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner
Email: scottp@gjcity.org **Telephone:** 970-244-1447

Dev. Engineer: Rick Dorris
Email: rickdo@gjcity.org **Telephone:** 970-256-4034

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) in anticipation of future residential development. Existing two (2) properties total 10.96 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the properties as Residential Low. The proposed R-4 (Residential – 4 du/c) Zone District is an applicable zone district within the Residential Low category. No additional response required.

Applicant's Response:
Document Reference:

2. Public Correspondence Received:
As of this date, City Project Manager has not received any public correspondence concerning the proposed rezone application, other than what was stated at the Neighborhood Meeting on August 29, 2022. If any future correspondence is received, City Project Manager will forward to the applicant and representative for your information and file.
Applicant's Response:
Document Reference:

3. Legal Description for Property:
See City Surveyor review comment regarding the legal descriptions of the properties. Please revise as appropriate. Submit/copy complete metes/bounds legal description from the 2007 Deposit Survey in WORD document form in preparation for City Rezone Ordinance for the property. **In order to meet the public hearing schedule as outlined below, please submit revised legal description by no later than 11-2-22.**
Applicant's Response:
Document Reference:

4. Planning Commission and City Council Public Hearings:
Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

a. Planning Commission review of request: November 8, 2022.
b. First Reading of request by City Council: November 16, 2022.
c. Second Reading of request by City Council: December 7, 2022.

Please plan on attending the November 8th Planning Commission meeting and the December 7th City Council Meeting. The November 16th meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the November 8th and December 7th meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.
Code Reference: Sections 21.02.140 of the Zoning and Development Code.
Applicant's Response:
Document Reference:

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

Reviewed legal description in Special Warranty Deed, Rec. 3020334. See markup with errors. Suggest working with the title company to correct.

Applicant's Response:
Document Reference:

Reviewed the 2 legal descriptions in the Legal description document. These are abbreviated descriptions from the assessor's website and are not acceptable. The legal description should be a proper legal description for a deed.

Applicant's Response:
Document Reference:

Reviewed legal description in the General Report. Same comment as for the legal descriptions in the Legal description document.

Applicant's Response:
Document Reference:

CITY FIRE DEPARTMENT – Matt Sewalson – mattse@gjcity.org (970) 549-5855

The Grand Junction Fire Department has no objections for the proposed rezoning. If you have any question, call the Grand Junction Fire Department at 970-549-5800.
Applicant's Response:
Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Harry Middlemas
Email / Telephone Number: harry.middlemas@mesacounty.us (970) 244-1656

MCBD has no objections to this project. Utilities shall not cross property lines without proper easement.
Applicant's Response:

Review Agency: Xcel Energy
Contact Name: Mike Castro
Email / Telephone Number: Michael.a.castro@xcelenergy.com (970) 244-2715

Xcel has no comments at this time.
Applicant's Response:

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

• No objection to rezone.
• ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
• If you have any questions concerning any of this, please feel free to contact Ute Water.
Applicant's Response:

Review Agency: Grand Valley Power
Contact Name: Perry Rupp
Email / Telephone Number: prupp@gvp.org 970-242-0040

1. The project is in the Grand Valley Power (GVP) service area.
2. Three-phase power is available for this project, along the east property line.
3. For new projects, some electrical equipment (transformers, metering, etc.) may have an ordering lead time exceeding twelve months. Please plan accordingly.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. City Development Engineer

The following Review Agencies have not responded as of the comment due date.

1. Orchard Mesa Irrigation District

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **City Planning**
2. **City Surveyor**

Date due: **January 10, 2023**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature **Date**

GRAND JUNCTION PLANNING COMMISSION
November 8, 2022, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Melanie Duyvejonck, Ken Scissors, Shanon Secrest, JB Phillips, Sandra Weckerly, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Scott Peterson (Senior Planner), Jacob Kaplan (Planning Technician), and Kalli Savvas (Associate Planner).

There were 11 members of the public in attendance, and 6 virtually.

CALL TO ORDER

The consideration to amend the Zoning and Development code for Landscape standards was requested to be moved to the December 13, 2022 hearing by City Staff.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from September 27, 2022.

REGULAR AGENDA

1. **Hedrick-Ortiz Holdings LLC Rezone** **RZN-2022-639**

Consider a request by Hedrick-Ortiz Holdings LLC to rezone 10.96-acres from PD (Planned Development) to R-4 (Residential – 4 du/ac) located at 172 & 174 Sunlight Drive.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Applicant Kim Kerk was present and available for questions.

Questions for staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:48 p.m. on November 8, 2022.

Discussion
Commissioner Ehlers inquired about the topography of the site and how they would impact future development. He wondered if ridgeline protections would be necessary.

Commissioner Teske asked about minimum density for the lot.

Commissioner Scissors noted that he found no issue with the rezone.

Motion and Vote
Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request for the Hedrick-Ortiz Holdings Rezone from PD (Planned Development) to R-4 (Residential - 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, City file number RZN-2022-639, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Ehlers seconded; motion passed 7-0.

2. Zoning and Development Code Amendment-Landscaping Standards ZCA-2022-170
Consider an amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

Discussion
City staff requested to postpone consideration of this amendment until the December 13, 2022 hearing.

3. Zoning and Development Code Amendment-Accessory Dwelling Units ZCA-2022-757
Consider an amendment to the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code.

Staff Presentation
Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Ehlers asked how strict the requirements will be for an ADU to match the aesthetic of the primary structure. He also commented on adjustments to the definition of two-family dwellings and their design requirements.

Commissioner Secrest asked about the impact ADUs would have on on-street parking. He also asked about utility restrictions for ADUs.

Commissioner Teske inquired about considerations for Short Term Rentals.

Staff responded to the Commissioner's comments and questions.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via www.GJSpeaks.org.

Kevin Cole echoed the issues with on-street parking. He also expressed concerns about the impact allowing 2 ADUs on a lot would have for neighborhood character. Additionally, he noted that there is currently no signage in alleyways for intersections with sidewalks and the potential increase in accidents this could cause.

The public hearing was closed at 6:17 p.m. on November 8, 2022.

Discussion
Staff addressed the public comments.

Commissioner Secrest asked how the City could enforce or regulate on-street parking for ADUs. He expressed concerns that on-street parking could have a negative impact on aesthetics and safety.

Commissioner Scissors asked if applicants would be required to complete an analysis of available on-street parking as part of their ADU application.

Commissioner Ehlers noted that due to the size restrictions of ADUs, they likely wouldn't require more than one additional parking space. He also noted that the potential negative impact on parking could be outweighed by the increase in available housing and the reduced cost of being able to use existing infrastructure for ADUs.

Commissioner Teske wondered where in the code it stated restrictions for on-street parking for ADUs.

Staff responded to Commissioner questions and comments.

Motion and Vote
Commissioner Ehlers made the following motion "Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code, file number ZCA-2022-757, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Weckerly seconded; motion passed 7-0.

4. Zoning and Development Code Amendment-Short Term Rentals ZCA-2022-756
Consider an amendment to the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

Staff Presentation
Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Scissors asked if an STR permit would transfer ownership if the property was sold.

Commissioner Weckerly requested clarification for scenario three on the presentation. She also asked how verification of ownership was being handled. 1:18:14

Commissioner Secrest

Commissioner Phillips expressed appreciation for STRs allowing owners an additional source of income.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via www.GJSpeaks.org.

Jan Miller commented on that STR licensing services require the properties to be listed under the manager not the owner.

Tom remarked that taxes on STRs would limit the opportunity for small businesses to compete or view it as a viable option.

Trevor Martin
The public hearing was closed at 7:32 p.m. on November 8, 2022.

Discussion
Mr. Landry responded to public comments.

Commissioner Scissors asked if there has been adequate public notice/input regarding this amendment. He also wondered if is standard to allow additional public input following the hearing.

Commissioner Weckerly asked if limiting short term rentals was part of a larger strategy/other amendments. She also wondered if this was a problem to begin with or if it would have an adverse impact on housing strategies. Additionally she wondered about the process of permit transfer and the submarket it could create for homeowners.

Commissioner Secrest noted that the fair market drives private property not STRs.

Commissioner Phillips noted that STRs are often better maintained and

Commissioner Ehlers asked if HOAs could limit STRs. He also asked

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, I move that the Planning Commission remand the motion back to staff to gather additional information for consideration by the Planning Commission.”

Commissioner Secrest seconded; motion passed 7-0.

Other Business

Adjournment

Commissioner Teske moved to adjourn the meeting.
The vote to adjourn was approved 7.

The meeting adjourned at 8:23 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 172 & 174 SUNLIGHT DRIVE, GRAND JUNCTION, COLORADO FROM PD (PLANNED DEVELOPMENT) TO R-4 (RESIDENTIAL – 4 DU/AC)

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended rezoning the properties located at 172 & 174 Sunlight Drive, to the R-4 (Residential – 4 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Code.

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

The following properties, as described in the Special Warranty Deed recorded at Reception # 3020334 in the Office of the Mesa County Clerk and Recorder and as further set forth by the following legal description, shall be rezoned from PD (Planned Development) to R-4 (Residential – 4 du/ac)

North Quarter of the Southeast ¼ of the Northwest ¼ of Section 31, Township 1 South, Range 1 East of the Ute Meridian,
EXCEPT Beginning at the Northwest Corner of the SE ¼ of the NW ¼ of Section 31, Township 1 South, Range 1 East of the Ute Meridian,
thence East 310 feet, thence South 330 feet, thence West 310 feet, thence North to the Point of Beginning,
ALSO, EXCEPT a portion deeded to Mesa County in Book 788 at Page 242 for road and utility purposes.

Containing approximately 7.37 acres, in Grand Junction, Mesa County, Colorado.

AND:

DRAFT

A parcel of land being a port of the land described in Book 713 at Page 458 in the office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE ¼ of the NW ¼) 4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows: Considering the line between the NE corner of said SE ¼)4 of the NW ¼)4 of Section 31, a Mesa County brass cap in place, and the SE corner of the SE ¼)4 of the NW ¼ of Section 31, a Mesa County aluminum cap in place, to bear South 00°08'47" East and all bearings contained herein relative thereto;
Commencing at the SE corner of said SE ¼ of the NW ¼ of Section 31; thence N 00°00’47" W along the Easterly boundary line of said SE ¼ of the NW ¼)4 of Section 31 a distance of 991.77 feet to the NE corner of the S½ N½ of said SE ¼ of the NW ¼ of Section 31; thence South 89°56'23" West a distance of 30.00 feet to a point and the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the office of the County Clerk and Recorder of Mesa County, Colorado, and the TRUE POINT OF BEGINNING;
thence S 00°08'47" E Continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the office of the County Clerk and Recorder of Mesa County, Colorado; thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses: S 81°22'08" W a distance of 33.73 feet to a point of curvature; thence along a curve to the left with an arc length of 57.13 feet, having a radius of 270.04 feet, with a chord bearing of S 75°18'31" W, and chord length of 57.02 feet; thence S 69°14'53" W a distance of 10.81 feet to a point of curvature; thence along a curve to the right with an ore length of 8.86 feet, having a radius of 7.43 feet, with a chord bearing of N 76'34'43" W, and chord length of 8.35 feet, thence N 42°24’20” W a distance of 49.29 feet to a point of curvature; thence along a curve to the left with an arc length of 88.38 feet, having a radius of 49.03 feet, with a chord bearing of S 85°57'35" W, and chord length of 76.89 feet, thence S 34°19'31" W a distance of 24.05 feet; thence S 28°05’20” W o distance of 44.34 feet; thence S 35°11'59" W a distance of 61.65 feet; thence S 39’12'16" W a distance of 25.61 feet to a point of curvature; thence along a curve to the right with an arc length of 49.55 feet, having a radius of 39.66 feet, with a chord bearing of S 74°59'53" W, and chord length of 46.39 feet, thence N 69°12'30" W a distance of 55.26 feet to a point of curvature; thence along a curve to the right with an arc length of 4.06 feet, having a radius of 14.47 feet, with a chord bearing of N 61°10’33" W, and chord length of 4.04 feet; thence N 53°08'36" W a distance of 140.34 feet; thence S 35°10'27" W leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement; thence continuing along said centerline of the canal easement the following fifteen (15) courses: N 55°30’29” W a distance of 96.42 feet; thence N 73°27'05" W a distance of 114.21 feet to a paint of curvature; thence along a curve to the left with an arc length of 33.26 feet, having a radius of 177.69 feet, with a chord bearing of N 78°48'49" W, and chord length of 33.21 feet, thence N 84°10'34" W a distance of 28.15 feet to a point of curvature; thence along a curve to the right with on arc length of 8.45 feet, having a radius of 16.06 feet, with a chord bearing of N 69°06'30" W, and chord length of 8.35 feet, thence N 54°02’25” W a distance of 4.98 feet to a point of curvature; thence along a curve to the left with an arc

DRAFT

length of 12.30 feet, having a radius of 24.23', with a chord bearing of N 68°34'41" W, and chord length of 12.17 feet, thence N 83°06'56" W a distance of 9.64 feet to a point of curvature; thence along a curve to the left with an arc length of 19.91 feet, having a radius of 43.47 feet, with a chord bearing of S 83°45’52” 19.73 feet, thence S 70`38'40" W a distance of 14.85 feet to a paint of curvature; thence along a curve to the right with an arc length of 35.76 feet, having a radius of 48.52 feet, with a chord bearing of N 88°14'34" W, and chord length of 34.95 feet; thence N 67°07’49” W a distance of 10.21 feet; thence N 41°27'14" W a distance of 4.84 feet to a point of curvature; thence along a curve to the left with an arc length of 31.52 feet, having a radius of 145.02 feet, with a chord bearing of N 47°40’ 48" W, and chord length of 31.46 feet; thence N 53°54'22" W a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the office of the County Clerk and Recorder of Mesa County; thence N 10°55'31" W continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S½ N½ SE¾ NW ¼ of said Section 31; thence N 89°56'23" E along said Northerly boundary line of S½ N½ SE ¼ NW¼ of Section 31 a distance of 940.42 feet to the Point of Beginning.

Containing approximately 3.81 acres in Grand Junction, Mesa County, Colorado.

Introduced on first reading this 7th day of December 2022 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

_____	_____
Amy Phillips	Anna M. Stout
City Clerk	President of the City Council

DRAFT

Grand Junction City Council

Regular Session

Item #8.b.i.

Meeting Date: December 7, 2022

Presented By: John Shaver, City Attorney, Darrell Bay Mesa County Chief Building Official

Department: City Attorney

Submitted By: Jamie B. Beard, Assistant City Attorney

Information

SUBJECT:

An Ordinance Adopting the 2018 International Energy Conservation Code with Amendments Thereto, Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith

RECOMMENDATION:

Hold a public hearing and adopt the Ordinance on final passage and order the final publication in pamphlet form.

EXECUTIVE SUMMARY:

The proposed Ordinance will adopt the 2018 International Energy Conservation Code (2018 IECC). Colorado has passed various laws in the past several years that require counties and municipalities to update to more recent versions of the International Energy Conservation Code (IECC). Mesa County recently adopted the 2018 IECC with amendments thereto.

BACKGROUND OR DETAILED INFORMATION:

With the adoption of the Ordinance, the City will update the 2009 International Energy Conservation Code (IECC) the 2018 version which is consistent with the other building codes adopted by the City and Mesa County.

The City contracts with Mesa County to administer building codes, including licensing, permitting, and inspection. The County and the City adopted various 2018 editions of the International Building Codes in 2018 and 2019 respectively. At that time, the State did not require counties and municipalities to adopt a more current version than the 2009 IECC. Because of changes to State law in the 2021-22 legislative session, on

September 13, 2022, Mesa County adopted the 2018 IECC. It was determined that the 2018 IECC is less restrictive than the combined 2021 IECC and the Model Electric Ready and Solar Ready Codes. Future actions regarding the building codes will require updates to the more restrictive versions. Adopting the 2018 IECC will cause less impact on the building community and provide a smoother transition to the more current energy codes when required to adopt in accordance with state law.

Amendments to the 2018 IECC have been included in the Ordinance which are consistent with Amendments that have been adopted with various other building codes adopted in 2019 and those same amendments adopted by Mesa County.

Pursuant to C.R.S. 31-16-203, notice of the hearing shall be published twice in the newspaper, once at least 15 days preceding the hearing and once at least eight days preceding the hearing. The notice shall state that a copy of the proposed code is on file with the City Clerk and open for public inspection.

FISCAL IMPACT:

No direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5111, an ordinance to amend the GJMC to adopt the 2018 International Energy Conservation Code (2018 IECC), amend sections thereof, and repeal any ordinance or parts of an ordinance in conflict therewith, on final passage and order final publication in pamphlet form.

Attachments

1. ORD-2018IBCEICC 202219

ORDINANCE NO. 5111

AN ORDINANCE ADOPTING AND AMENDING THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE TO BE APPLIED THROUGHOUT THE CITY OF GRAND JUNCTION WITH CERTAIN AMENDMENTS THERETO AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health safety and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The 2018 International Energy Conservation Codes (2018 IECC) is mutually adopted by the City and Mesa County, which provides for efficient building and enforcement practices. The adoption of the 2018 IECC is also in conformance with State law.

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

Title 15 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.40.010 Adoption of International Energy Conservation Code.

The International Energy Conservation Code, 2018 Edition, promulgated by the International Code Council, Inc. (hereafter “IECC” or “International Energy Conservation Code”), is hereby adopted as the code for the City of Grand Junction regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of the building envelope, mechanical, lighting and power systems in the City of Grand Junction.

15.40.020 Amendments to International Energy Conservation Code.

The energy conservation code adopted in GJMC 15.40.010 is hereby amended as follows:

(a) Section C104: **C104.2 Schedule of permit fees** is deleted and replaced with the following: “Fees shall be as determined by City Council and set forth in a Resolution.”

(b) Section C109: **C109 Board of appeals** is deleted and replaced with: “The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.”

(c) Section C110: **C110 Duties of the Building Official** is added to include the following language:

The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(d) Section R103: **R103.5 Retention of construction documents** is deleted in its entirety.

(e) Section R104: **R104.2 Schedule of permit fees** is deleted and replaced with the following: “Fees shall be as determined by City Council and set forth in a Resolution.”

(f) Section R109: **R109 Board of appeals** is deleted and replaced with: “The Board of Appeals established in GJMC 15.08.010 shall serve as the Board of Appeals.”

(g) Section R110: **R110 Duties of the Building Official** is added to include the following language:

The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Miscellaneous provision:

All sections of the referenced Code not specifically amended by this Ordnance are adopted as published.

Any reference in the Code to the 2009 International Energy Conservation Code is hereby replaced with the 2018 IECC.

The remaining chapters in Title 15 not specifically set forth herein or in conflict herewith shall remain in full force and effect. All other resolutions and/or ordinances or parts thereof in conflict herewith are hereby repealed except as otherwise provided herein.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the 2018 International Energy Conservation Code, with certain amendments is scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction Colorado on December 7, 2022 at 6:00 P.M. and the City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in C.R.S. 31-16-201 *et. seq.*

At least one copy of the 2018 IECC, as described herein together with certain amendments thereto all certified to be true copies, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado. At least one copy of the 2018 IECC including the appendices thereto, together with certain amendments, all certified to be true and correct, shall be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, holidays excepted.

Introduced the 2nd day of November 2022.

Passed on second reading the _____ day of _____, 2022.

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #8.b.ii.

Meeting Date: December 7, 2022

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

2023 Budget Presentation, Second Public Hearing, and an Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2023 and Ending December 31, 2023

RECOMMENDATION:

Staff recommends adoption of the Appropriation Ordinance approving the 2023 Budget for the City of Grand Junction and the Downtown Development Authority.

EXECUTIVE SUMMARY:

The budget is the highest expression of the City Council's policies and decision making. It articulates the initiatives, investment, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's strategic priorities of Mobility and Infrastructure, Economic Development, Housing, Public Safety, and Quality of Life.

The 2023 Recommended Budget totals $236.2 million ($236,161,400) which is a 0.6 percent decrease from the 2022 Adopted Budget. This net decrease is primarily due to a decrease in capital projects planned for 2023 as compared to 2022, offset by increases in labor and operating budget. Increases in labor are due to new positions and wage increases. Increases in operating expenses are due to new programs such as affordable housing and the infill incentive, equipment needs, and overall cost increases for supplies and system maintenance, as well as increases in internal support services for fleet, facilities, and fuel. The 2023 Recommended Budget is balanced, with a General Fund surplus (revenues more than expenses) of $344,308. The projected 2023 ending General Fund balance is $39.7 million, which includes $4.1

million in restricted funds and $24.8 million in minimum reserve.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2023 Recommended Budget was discussed with City Council during three main budget workshops on October 3, October 17, and October 31. Economic development funding discussions occurred in the August 15, October 17, and the October 31 workshops. On October 18, there was also a budget work session of the Persigo Joint Sewer Board for presentation, review, and discussion of the 2023 Recommended Budget for the Sewer Fund. The 2023 budget was presented with the first public hearing at the November 2, 2022, City Council Meeting. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level.

The City organization proudly continues to serve this community within the traditional lines of public safety, public works, parks, recreation, community development, and utilities. Beginning in 2022 and now continuing into 2023, the City's service delivery model has been significantly enhanced in the areas of affordable housing, sustainability, and community engagement. The City's financial position remains strong, and the 2023 budget as the annual financial plan for the City is reflective of the strategic and long-term vision of the City Council to serve the community in 2023.

BACKGROUND OR DETAILED INFORMATION:

The development of the 2023 Recommended Budget includes all city departments and involves over 30 employees for a total of over 3,000 hours of staff time. The process begins when staff engages with key partners in the community to develop a sense of the local economy and current market conditions and trends. This information is used to develop revenue forecast models that aid in the development of the budget. Although City Council and staff receive input from the community year-round, the staff also hosts community budget discussions which provides another opportunity for input during the budget development process.

Through the budget process, staff develops labor, operating, and capital budgets, resulting in a detailed line-item review of each department budget by the City Manager and an internal review team. There have been three workshops with City Council and supporting detailed budget documents were provided for each workshop and are available to the public online. The budget documents attached to this staff report represent the culmination of the budget process for the City's 2023 Recommended Budget of $236.2 million.

At the August 15 workshop, the City's economic development partners presented to City Council and discussed City funding, economic development collaboration, and 2023 budget requests. This included Grand Junction Economic Partnership, Grand Junction Area Chamber of Commerce, Industrial Development Inc., and the Grand Junction Regional Air Service Alliance.

The October 3 workshop was the presentation of the total 2023 Recommended Budget

as well as the detailed presentation of budgets for the major operating departments of the City including Police, Fire, General Services, Parks & Recreation, Community Development, and Visit Grand Junction.

At the October 17 workshop, the following was presented, reviewed, and discussed:Economic Development partners regarding City funding and 2023 budget requests; Western Latino Chamber of Commerce and the Business Incubator. Non-profit and total economic development funding. Operating plans and 2023 budgets for the Horizon Drive Business Improvement and Downtown Grand Junction Business Improvement Districts, as well as the Downtown Development Authority's (DDA) 2023 budget. The DDA Budget was reviewed and approved by the DDA Board on October 13.Total capital budget presentation with detailed capital project presentations from Public Works (also included operating), Water (also included operating), and Parks & Recreation.

October 18 was the Joint Persigo Sewer Budget workshop where the joint board comprised of all City Council members and all County Commissioners heard a detailed presentation of the operating and capital budgets for the Sewer Fund. The Board of County Commissioners and the City Council will then adopt the Persigo budget formally through their respective processes.

The October 31 budget workshop was used for follow-up questions and discussions on the 2023 Recommended Budget.

The 2023 appropriation ordinance is the legal adoption of the City’s budget (and the DDA budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and, upon approval of it and the appropriation ordinance, expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 of the City Charter regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference as full set forth, and accordingly, this request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2023 recommended budget.

Follow Up:
On November 8, the two ballot measures generating tax revenue for housing initiatives did not pass and because the tax revenue that would have been generated if the voters had approved the tax is included in the budget, $1,063,000 in revenue will need to be removed from the budget. Furthermore, staff will look to City Council for direction on either replacing funding from another source (ie. General Fund annual resources plus some reserve) or reduce the housing spending budget by $1,063,000. This would still leave $2,052,272 in the housing program budget (including staff positions) funded from the $1,000,000 dedicated in 2022, the 2% on Cannabis ($502,500), and $549,772

other General Fund resources.

Please see the attachment listing for all the supporting budget documents.

FISCAL IMPACT:

The 2023 appropriation ordinance and budget are presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City and the Downtown Development Authority. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5112 appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2023, and ending December 31, 2023. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5083 are incorporated by and made part of this ordinance by this reference as if fully set forth. Furthermore, Ordinance No. 5085 setting the salaries of the Municipal Judge and the City Attorney is incorporated by and made part of this ordinance by this reference as if fully set forth.

Attachments

1. 03 2023 Recommended Budget Fund Balance Worksheet
2. 04 2023 Recommended Economic Development
3. 05 2023 Recommended Non-Profit
4. 06 2023 Recommended Capital
5. 07 2023 Recommended Capital Descriptions
6. 08 Capital Plan 2023-2027, Future Projects 2028-2032
7. 09 2023 Recommended Line Item Budget by Department
8. 10 2023 Recommended Line Item Budget By Fund
9. 11 2023 Certificate of Participation Supplemental Budget Information
10. 12 2023 DDA Recommended Fund Balance Worksheet
11. 13 2023 DDA Recommended Line Item Budget By Fund
12. 02 2023 Budget Reconcilation to Appropriation Ordinance
13. 01 2023 Appropriation Ordinance Second Reading and Adoption, December 7, 2022

CITY OF Grand Junction COLORADO

Calendar 2023 Recommended Budget

12/7/2022

	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	Contingency Funds	Net Change in Fund Balance	PROJECTED ENDING FUND BALANCE
General Government														
100 General Fund	$ 39,308,247	$ 99,015,645	$ 63,050,393	$ 38,498,984	$ 101,549,377	$ -	$ -	$ 101,549,377	$ 3,178,040	$ -	$ 644,308	$ 300,000	$ 344,308	**$ 39,652,555** *
101 Enhanced 911 Fund	4,065,596	3,666,172	-	-	-	-	-	-	-	2,908,700	757,472	-	757,472	**4,823,068**
102 Visit Grand Junction	1,846,834	3,509,104	954,886	4,710,107	5,664,993.00	-	-	5,664,993	1,005,404	200,000	(1,350,485)	-	(1,350,485)	**496,349**
104 CDBG Fund	-	441,451	-	276,950	276,950	-	-	276,950	-	164,501	-	-	-	**-**
105 Parkland Expansion Fund	267,979	1,005,316	-	-	-	-	-	-	-	689,792	315,524	-	315,524	**583,503**
106 Lodgers Tax Increase Fund	-	2,412,969	-	1,407,565	1,407,565	-	-	1,407,565	-	1,005,404	-	-	-	**-**
107 First Responder Tax Fund	2,844,578	14,725,798	7,913,894	2,788,447	10,702,341	-	-	10,702,341	-	2,639,692	1,383,765	-	1,383,765	**4,228,343**
110 Conservation Trust Fund	108,839	908,049	-	-	-	-	-	-	-	942,564	(34,515)	-	(34,515)	**74,324**
111 Cannabis Sales Tax Fund	62,761	1,977,469	-	-	-	-	-	-	-	113,364	1,864,105	-	1,864,105	**1,926,866**
114 American Rescue Plan Fund	9,118,880	167,617	-	-	-	-	-	-	-	-	167,617	-	167,617	**9,286,497**
115 Public Safety Impact Fee Fund	486,062	379,908	-	-	-	-	-	-	-	-	379,908	-	379,908	**865,970**
116 Affordable Housing Fund	-	1,063,000	-	-	-	-	-	-	-	1,063,000	-	-	-	**-**
201 Sales Tax CIP Fund	6,496,049	21,797,974	-	5,244,538	5,244,538	-	17,835,146	23,079,684	2,561,921	7,514,386	(6,234,175)	-	(6,234,175)	**261,874**
202 Storm Drainage Fund	70,136	316,138	-	-	-	-	1,830,000	1,830,000	1,500,000	-	(13,862)	-	(13,862)	**56,274**
207 Transportation Capacity Fund	35,383,058	5,713,237	-	-	-	-	25,089,619	25,089,619	-	200,000	(19,576,382)	-	(19,576,382)	**15,806,676**
405 Comm Center Fund	879,097	5,578,443	5,755,425	2,153,526	7,908,951	-	530,000	8,438,951	2,437,898	-	(422,610)	-	(422,610)	**456,487**
610 General Debt Service Fund	1,542	-	-	4,000	4,000	6,291,928	-	6,295,928	6,294,386	-	(1,542)	-	(1,542)	**-**
614 GJ Public Finance Corp Fund	6,218	400,000	-	1,500	1,500	698,300	-	699,800	293,582	-	(6,218)	-	(6,218)	**-**
615 Riverside Pkwy Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Subtotal	$ 100,945,877	$ 163,078,290	$ 77,674,598	$ 55,085,617	$ 132,760,215	$ 6,990,228	$ 45,284,765	$ 185,035,208	$ 17,271,231	$ 17,441,403	$ (22,127,090)	$ 300,000	$ (22,427,090)	**$ 78,518,787**
Enterprise Operations														
301 Water Fund	$ 6,660,311	$ 11,070,767	$ 4,090,545	$ 3,300,195	$ 7,390,740	$ 844,377	$ 3,710,000	$ 11,945,117	$ -	$ -	$ (874,350)	$ -	$ (874,350)	**$ 5,785,961**
302 Solid Waste Removal Fund	2,222,045	5,445,868	2,286,694	3,753,060	6,039,754	-	100,000	6,139,754	-	220,000	(913,886)	-	(913,886)	**1,308,159**
303 GJ Convention Center Fund	739	252,884	-	452,884	452,884	-	-	452,884	200,000	-	-	-	-	**739**
305 Golf Courses Fund	577,166	2,508,728	974,596	1,607,302	2,581,898	87,798	-	2,669,696	120,000	-	(40,968)	-	(40,968)	**536,198**
308 Parking Authority Fund	696,331	789,195	328,384	278,168	606,552	243,768	-	850,320	-	-	(61,125)	-	(61,125)	**635,206**
309 Ridges Irrigation Fund	89,704	365,403	123,339	220,439	343,778	16,162	10,000	369,940	-	-	(4,537)	-	(4,537)	**85,167**
900 Joint Sewer System Fund	24,761,651	20,322,234	4,770,243	5,170,633	9,940,876	602,085	17,855,520	28,398,481	-	-	(8,076,247)	-	(8,076,247)	**16,685,404**
Subtotal	$ 35,007,947	$ 40,755,079	$ 12,573,801	$ 14,782,681	$ 27,356,482	$ 1,794,190	$ 21,675,520	$ 50,826,192	$ 320,000	$ 220,000	$ (9,971,113)	$ -	$ (9,971,113)	**$ 25,036,834**
TOTAL	**$ 135,953,824**	**$ 203,833,369**	**$ 90,248,399**	**$ 69,868,298**	**$ 160,116,697**	**$ 8,784,418**	**$ 66,960,285**	**$ 235,861,400**	**$ 17,591,231**	**$ 17,661,403**	**$ (32,098,203)**	**$ 300,000**	**$ (32,398,203)**	**$ 103,555,621**
							Contingency	**$ 300,000**						
							CITY OF GRAND JUNCTION 2023 RECOMMENDED BUDGET	**$ 236,161,400**						

***General Fund Balance**	**$ 39.7**	**million**
Restricted	**$ 4.1**	**million**
Minimum Reserve	**$ 24.8**	**million**

Internal Service Operations														
401 Information Technology Fund	$ 1,515,759	$ 10,460,519	$ 3,198,767	$ 6,943,680	$ 10,142,447	$ -	$ 1,250,000	$ 11,392,447	$ -	$ -	$ (931,928)	$ -	$ (931,928)	**$ 583,831**
402 Fleet and Equipment Fund	2,809,164	7,735,734	1,654,505	3,134,536	4,789,041	-	4,293,987	9,083,028	81,581	-	(1,265,713)	-	(1,265,713)	**1,543,451**
404 Insurance Fund	2,832,199	17,883,445	1,548,599	16,606,875	18,155,474	-	-	18,155,474	-	-	(272,029)	500,000	(772,029)	**2,060,170**
406 Facilities Management Fund	-	3,736,807	874,390	2,862,416	3,736,806	-	-	3,736,806	-	-	-	-	-	**-**
Subtotal	$ 7,157,122	$ 39,816,505	$ 7,276,261	$ 29,547,507	$ 36,823,768	$ -	$ 5,543,987	$ 42,367,755	$ 81,581	$ -	$ (2,469,669)	$ 500,000	$ (2,969,670)	**$ 4,187,452**
704 Cemetery Perpetual Care Fund	$ 1,532,657	$ 11,409	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,409	$ -	$ -	$ -	**$ 1,532,657**

Total Appropriated City Funds $ 296,701,967

Attachment B

Recommended 2023 Economic Development Budget
December 7, 2022

PARTNER/AGENCY	USE OF FUNDS	2023 PREFERRED REQUESTED	2023 MINIMUM REQUESTED	2023 RECOMMENDED
ECONOMIC DEVELOPMENT				
Business Incubator	Sponsorship for incubator program	$ 53,600	$ 53,600	$ 53,600
CMU - Classroom Building (ending 2026)	Building Commitment	500,000	500,000	500,000
CMU - Scholarships	Scholarship for local D51 youth	550,000	550,000	550,000
Downtown Business Improvement District	Marketing Downtown GJ (pilt)	15,269	15,269	15,269
Grand Junction Economic Partnership	Operations	40,000	40,000	40,000
Grand Valley Transit	Operations	535,000	535,000	539,312
Grand Valley Transit	DASH (City Split)	65,000	65,000	59,000
ECONOMIC DEVELOPMENT FUNDING (From .75% Sales Tax)		**$ 1,758,869**	**$ 1,758,869**	**$ 1,757,181**
ED PARTNERSHIP				
Business Incubator	Maker Space/Incubator Kitchen	$ 84,000	$ 84,000	$ 84,000
GJ Chamber	Business Retention/Job Creation	40,000	40,000	40,000
GJEP	Business Expansion/Job Creation	158,000	158,000	158,000
GJEP	Incentives for Job Creation Attraction	79,000	79,000	79,000
GJEP	Las Colonias Development Corp.	25,000	25,000	25,000
IDI	Incentives for Job Creation Expansion	79,000	79,000	79,000
Western CO Latino Chamber of Commerce	Business Retention/Start Up Support	35,000	35,000	35,000
ECONOMIC PARTNERSHIP FUNDING (From Vendor Fee Cap)		**$ 500,000**	**$ 500,000**	**$ 500,000**
TOTAL ECONOMIC DEVELOPMENT PARTNERS		**$ 2,258,869**	**$ 2,258,869**	**$ 2,257,181**
Downtown Development Authority	Sales Tax TIF			876,257
Downtown Development Authority	Las Colonias, Grand Junction Convention Center			954,921
Infill Incentive Funding				2,392,436
TOTAL ECONOMIC DEVELOPMENT BUDGET		**$ 2,258,869**	**$ 2,258,869**	**$ 6,480,795**

CITY OF Grand Junction COLORADO

2023 Recommended Non-Profit Funding Budget
Funded by General Fund
December 7, 2022

ITEM REF #	SUPPORT DOC. PAGE #	PARTNER/AGENCY	2022 USE OF FUNDS	2022 ADOPTED	2023 REQUEST DESCRIPTION	2023 USE OF FUNDS	2023 MAXIMUM REQUESTED	2023 MINIMUM REQUESTED	2023 RECOMMENDED FUNDING
1	**1**	**Tier 1 Application Requests**							
2	2	Black Citizens & Friends	***new***	$ -	Operational funding for contracted positions; provide keynote speakers at events	Operations/ Program	$ 25,000	$ 5,000	$ 5,000
3	4	Center for Enriched Communication (dba, Counseling & Education Center)	Operations	20,000	Provide professional, affordable, counseling services to families and individuals in need	Operations	20,000	5,000	20,000
4	6	Center for Independence	***new***	-	Sound/Projection Systems for Gym/Auditorium	Capital	20,000	15,000	20,000
5	8	Colorado Discover Ability	***new***	-	Operational Support to continue providing recreational programing for people with disabilities	Operations	25,000	5,000	5,000
6	10	Colorado West Land Trust	Operations	30,000	Operational Funding for Access to Redlands 360, Monument Trail Completion, Monument Corridor Restoration Project	Operations	27,000	20,000	27,000
7	12	Community Impact Council of Mesa County	***new***	-	Operational Support of a Communications and Administrative Coordinator position	Operations	20,000	10,000	-
8	14	Diaper Depot (Mission of First United Methodist Church)	***new***	-	Funds will be used and allocated to the overall operations of the Diaper Depot for 2023	Operations	50,000	35,000	-
9	16	Elevate Kids	***new***	-	Event/Program funding for Elevate Kids Fun Run Event in April 2023	Event/In Lieu of City Fees	25,000	1.00	-
10	18	FRA Branch 244	Event/In Lieu of City Fees	-	Annual Memorial Day Wreath Float	Event/In Lieu of City Fees	50	50	50
11	20	Friends of Youth and Nature	Operations, transportation, gear, scholarships	10,000	Ensure connectivity of GJ youth with healthy outdoor activities	Operations	15,000	5,000	10,000
12	22	Grand Junction Area Chamber of Commerce	Operations	4,000	Funding for YEA Program	Operations	5,000	5,000	5,000
13	24	Grand Junction Centennial Band	***new***	-	Rental of Avalon, Stage Extension, Publicity and New Music ($2,500) and Percussion Equipment ($3,500)	Operations	6,000	-	6,000
14	26	Grand Mesa Nordic Council	capital equipment	16,600	Support to meet increasing demand for our operations	Operations	19,000	-	-
15	28	Grand Rivers Humane Society	***new***	-	Operational Funding for spay/neuter/vaccines	Operations	15,000	2,500	2,500
16	30	Grand Rivers Humane Society	***new***	-	In Lieu of City Fees for Park Shelters to host Adoption Events	In Lieu of City Fees	2,000	500	500
17	32	Grand Valley Catholic Outreach	capital	-	Creating Toilet Equity for Community and Environmental Health	Operations	12,000	7,000	-
18	34	Grand Valley Creative Alliance	***new***	-	Operational Funding to increase administrative position from 0.25 FTE to 0.5 FTE	Operations	10,000	5,000	-
19	36	Habitat for Humanity	capital	10,000	In Lieu of City Impact Fees for Habitat for Humanity Housing Projects	In Lieu of City Fees	50,000	-	50,000
20	38	Habitat for Humanity	***new***		Operational Costs to increase the number of affordable homes being built in GJ; construction interns	Operations	40,000	20,000	-
21	40	HeartSong Montessori	***new***	-	Capital Campaign for School Expansion catering to Pre-School Children	Capital	49,500	30,000	-
22	44	HopeWest	***new request in 2023***	-	Creation of HopeWest MVI Synthetic Training Space/Learning Laboratory	Capital	35,000	25,000	-
23	46	HopeWest	Event/In Lieu of City Fees	10,000	2023 Annual Gala ($5K) and Calcutta for a Cause Golf Tournament ($5K)	Event/In Lieu of City Fees	10,000	10,000	10,000
24	48	Housing Resources of Western CO	***new***	-	Capital Funding to support operational systems improvement plan to improve efficiency, financial strength, and customer responsiveness.	Capital	45,000	1	45,000
25	50	Loma Cat House	Operations/Program	5,000	Operational funding in support of spay/neuter/vaccine costs	Operations/ Program	5,000	2,500	2,500
26	52	Marillac Clinic, Inc.	capital	100,000	First Aid Kits, Transportation Passes, Clinics at Catholic Outreach	Operations	21,444	21,444	21,444
27	54	Mesa County Partners	***new request in 2023***	-	General Operational Funding Support	Operations	10,000	10,000	10,000
28	56	Mesa County RSVP	Operations-exec director and expand operations	50,000	Funds will allow RSVP to continue its operations	Operations	50,000	10,000	50,000
29	70	Mesa Developmental Services (STRiVE)	Operations	50,000	General Operational Funding Support		50,000	20,000	50,000
30	72	Mutual Aid Partners	Operations	25,000	Operational Funding to support capacity building, staffing costs, and outreach activities	Operations	50,000	35,000	35,000

CITY OF Grand Junction COLORADO

2023 Recommended Non-Profit Funding Budget
Funded by General Fund
December 7, 2022

ITEM REF #	SUPPORT DOC. PAGE #	PARTNER/AGENCY	2022 USE OF FUNDS	2022 ADOPTED	2023 REQUEST DESCRIPTION	2023 USE OF FUNDS	2023 MAXIMUM REQUESTED	2023 MINIMUM REQUESTED	2023 RECOMMENDED FUNDING
31	78	One Riverfront	Operations	17,977	Operational Funding	Operations	17,977	17,977	17,977
32	80	Riverside Educational Center	Operations	10,000	Operational Funding to cover rent, utilities, maintenance, and staff hours to manager operating space	Operations	50,000	1	10,000
33	82	Solidarity Not Charity	***new request in 2023***	-	Operational Funding Support Website Reconstruction	Operations	12,500	12,500	12,500
34	84	Special Olympics Colorado	Event/In Lieu of City Fees	6,000	Program Funding for Special Olympics Event in GJ	Event/In Lieu of City Fees	20,000	1	6,000
35	87	Tech It Up/United Methodist Church	***new request in 2023***	-	Operational Support for Advertising, Training, transportation, instructor Fees, Scholarships, and Marketing	Operations	20,000	5,000	-
36	89	The Cycle Effect	Operations/Program	10,000	Program Funding to support Girls Mountain Bike Program	Operations/ Program	15,000	5,000	-
37	91	Voices for Awareness Facing Fentanyl	***new request in 2023***	-	Program funding to include Grand Junction to existing projects	Operations/ Program	50,000	50,000	-
38	93	Western Colorado Alliance	Operations	5,000	Event/Program Funding for educational outreach for local farmers	Operations/ Program	50,000	10,000	-
39	95	Western Slope Center for Children	Operations	7,500	Sexual Assault Nurse Examiner (SANE) Program	Operations	7,500	7,500	7,500
40	95	Western Slope Center for Children	Operations	50,000	General Operating Support	Operations	50,000	40,000	50,000
41				**$ 437,077**	**Total Tier 1 Applications**		**$ 1,004,971**	**$ 451,975**	**$ 478,971**
42	**99**	**Tier 2 Application Requests**							
43	100	American Cancer Society	***new request in 2023***	$ -	Relay for Life Event	Event/In Lieu of City Fees	$ 75,000	$ 30,000	$ -
44	103	BAM! Business Art Mentorship Youth Program (Trail Lamp Youth Services)	***new request in 2023***	-	To Sustain and continue the growth of BAM)	Operations	85,000	50,000	-
45	115	Catholic Outreach	***new request in 2023***	-	Mother Teresa Place Development 40 One-Bed Apartments	In Lieu of City Fees	212,257	212,257	-
46	119	Community Food Bank	Capital	23,000	Facility Renovations (Solar Panels, Mural, Community Garden, Parking Lot/Alley Imp.)	Capital	90,961	32,000	17,250
47	123	Diaper Depot (Mission of First United Methodist Church)	***new request in 2023***	-	Funds will be used and allocated to the overall operations of the Diaper Depot for 2023	Operations	100,000	65,000	-
48	129	Foodbank of the Rockies	Capital	50,000	Operational Funding and Food Purchasing Efforts	Operations	125,000	50,000	50,000
49	132	GJ Blackout	***new request in 2023***	-	Capital Campaign for Blackout Sports Fieldhouse Construction	Capital	200,000	1.00	-
50	136	Grand Junction Commission on Arts and Culture	Operations	45,000	Operational Funding to provide GJCAC Regranting Program	Operations	70,000	70,000	70,000
51	140	Grand Junction Housing Authority	Capital	390,000	Crystal Brook Townhome Renovations (Boiler, Evaporative Coolers, Evaporative Cooler Supply Line Replace)	Capital	83,000	66,400	83,000
52	143	Hilltop Community Resources	Operations	35,000	Funds to Support Latimer House on-going core services including salaries, benefits, and safehouse costs	Operations	70,000	30,000	35,000
53	147	HomewardBound of the Grand Valley	Operations	100,000	Operational Funding for the Shelter and other programs	Operations	150,000	25,000	100,000
54	151	Karis, Inc.	Capital	40,000	Operational Funding for two programs to help homeless youth	Operations	84,000	44,000	44,000
55				**$ 683,000**	**Total Tier 2 Applications**		**$ 1,345,218**	**$ 674,658**	**$ 399,250**
56		**Total Non-Profit Funding**		**$ 1,120,077**			**$ 2,350,189**	**$ 1,126,633**	**$ 878,221**

CITY OF Grand Junction COLORADO

2023 Recommended Capital Projects Listing
City Council Meeting, First Reading
December 7, 2022

Line Ref #	Department	Project Title		2023 Recommended Budget
.75% Sales Tax Capital Projects				
1	Fire Department	Fire Safety Training Center Props (FRT)	$	115,000
2	Fire Department	Fire Station No. 7 Aerial Truck (Ladder) Equipment (FRT)		228,373
3	Fire Department	Fire Station No. 7 Ambulance (FRT)		260,273
4	Fire Department	Fire Station No. 7 Land Acquisition (FRT)		500,000
5	Fire Department	Rescue Boat		100,000
		Total Fire	**$**	**1,203,646**
6	General Services	Property Acquisition	$	1,500,000
		Total General Services	**$**	**1,500,000**
7	Information Technology	Information Technology-Carrier Neutral Location for Broadband (DOLA Grant $250,000)	$	500,000
		Total Information Technology	**$**	**500,000**
8	Parks and Recreation	5th Street Plaza Restrooms (DDA $200,000)	$	400,000
9	Parks and Recreation	Canyon View Park Asphalt Parking Lot Renovations		1,200,000
10	Parks and Recreation	Chipeta Playground Renovations		245,000
11	Parks and Recreation	Downtown Electrical Outlet Replacement (DDA $10,000)		50,000
12	Parks and Recreation	Emerson Park Destination Skate Park Design		100,000
13	Parks and Recreation	Las Colonias Large Shade Shelters for River and Dog Park (Parkland)		130,000
14	Parks and Recreation	Lincoln Park Pool Boiler (Conservation Trust Funds 50%)		50,000
15	Parks and Recreation	Lincoln Park Pool Replaster (Conservation Trust Funds)		325,000
16	Parks and Recreation	Pine Ridge Restroom Enclosure		25,000
17	Parks and Recreation	Playground Repair and Replacement (Conservation Trust Funds)		100,000
18	Parks and Recreation	Riverfront Trail Widening at Broadway & Colorado River		400,000
19	Parks and Recreation	Skate Park Improvements-Eagle Rim		60,000
20	Parks and Recreation	Tour of the Moon/Jurassic Flats Restroom Vault, Grading		80,000
21	Parks and Recreation	Trails - Asphalt Trail Replacements (In-House) ($1.5M Total Project 2022-2025) ($1.3M Parkland)		500,000
22	Parks and Recreation	Water Conservation Projects-Turf to Native		75,000
23	Parks and Recreation	Watson Island Disc Golf Revegetation		30,000
		Total Parks and Recreation	**$**	**3,770,000**
24	Public Works	23 3/4 Road Mosaic Factory Development	$	80,000
25	Public Works	4th & 5th Street Design and Improvements ($150K CDOT)		700,000
26	Public Works	6th & Rood Pedestrian Improvements		70,000
27	Public Works	Alley Improvement Districts ($300,000 Assessment Revenues)		900,000
28	Public Works	Bridge Repairs (guardrails, lighting, paint, etc.)		95,000
29	Public Works	Colorado River Levee Renovations		100,000
30	Public Works	Contract Street Maintenance, Chip Seal, Crackfill		3,525,000
31	Public Works	Curb, Gutter, Sidewalk Safety Repairs		420,000
32	Public Works	Downtown - Main to Trains Connector - 2nd Street Promenade		100,000
33	Public Works	North Avenue Enhanced Transit Corridor (study 2021, project 2022 CDOT $1.35 million)		2,150,500
34	Public Works	Ranchman's Ditch Trail		100,000
35	Public Works	Rapid Flash Beacon Crosswalk Equipment (3 crosswalks)		70,000
36	Public Works	Riverfront Trail Bank Stabilization-Ice Rink Phase II		400,000
37	Public Works	Riverside Parkway at Highway 50 Retaining Wall Improvements		1,000,000
38	Public Works	SRTS - 27 Road South of Highway 50 to B 1/2 Road (CDBG $99,501)		140,000
39	Public Works	SRTS - Rocket Park Crosswalk (CDBG Funded)		40,000
40	Public Works	Street Lights		80,000
41	Public Works	Traffic Signal Upgrade		271,000
42	Public Works	Union Pacific Railroad Downtown Quiet Zone		620,000

CITY OF Grand Junction COLORADO

2023 Recommended Capital Projects Listing
City Council Meeting, First Reading
December 7, 2022

Line Ref #	Department	Project Title		2023 Recommended Budget
		Total Public Works	**$**	**10,861,500**
		Total .75% Sales Tax Capital Projects	**$**	**17,835,146**
Storm Drainage Fund				
43	Public Works	Drainage System Improvements	$	30,000
44	Public Works	Three Arrows/Halandras Development Drainage Replacement and Upgrades (GVDD $300K)		1,800,000
		Total Drainage Projects	**$**	**1,830,000**
Transportation Capacity Fund				
45	Public Works	31 Road N/O Orchard along Lewis Wash	$	200,000
46	Public Works	Broadway at Reed Mesa Left Turn Lane (Mesa County $75K, Magnus Development $75K)		400,000
47	Public Works	Crosby Avenue 25 1/2 Road to Main Street ($1M CDOT)		2,500,000
48	Public Works	F 1/2 Parkway, 23 1/2 Road to 24 Road		2,550,000
49	Public Works	G Road at 26 Road Intersection Improvements		70,000
50	Public Works	Highway 50 at Palmer Street Intersection Improvements		461,500
51	Public Works	I-70 Interchange @ 29 Road 1601 and Environmental Assessment (City Share $1.2M, $2.4 M total project)		418,119
52	Public Works	Patterson Road Access Control Plan Implementation		200,000
53	Public Works	Riverside Parkway at Deseo Drive (Dos Rios) Intersection Improvements		550,000
54	Public Works	Tour of Moon/S. Broadway Improvements (project MOU with County)		300,000
		Total Transportation Capacity Fee Funded Projects	**$**	**7,649,619**
55	Public Works	24 1/2 Road, Patterson Road to G 1/4 Road ($5.25M 2024)	$	500,000
56	Public Works	24 Road and Riverside Parkway Interchange ($5.3M 2024)		240,000
57	Public Works	26 1/2 Road, Horizon to Summerhill Way ($12M 2024-2026)		1,000,000
58	Public Works	B 1/2 Road, 29 Road to 29 1/2 Road ($3.2M)		2,900,000
59	Public Works	D 1/2 Road, 29 to 30 Road		2,900,000
60	Public Works	F 1/2 Parkway, Market Street to Patterson Road ($7.3M in 2024)		9,000,000
61	Public Works	F 1/2 Road, 30 Road to Persigo Boundary ($2.9M in 2024)		400,000
62	Public Works	Horizon Drive at G Road and 27 1/2 Road ($4M in 2024) (Highway Safety Imp Funds $1.5M)		300,000
63	Public Works	Patterson Road Capacity Improvements (5 intersections)		200,000
		Total Roadway Expansion-Bond Funded Projects	**$**	**17,440,000**
		Total Transportation Capacity Capital Projects	**$**	**25,089,619**
Water Fund				
64	Utilities	Condition Inspection of Lower Kannah Creek Line (7 miles)	$	150,000
65	Utilities	Grand Mesa Reservoir Improvements		50,000
66	Utilities	Gunnison River Infrastructure		350,000
67	Utilities	Historic Water Treatment Plant Preservation (SHF grant 75%)		200,000
68	Utilities	Kannah Creek Flowline - Reeder Mesa to Whitewater Creek		150,000
69	Utilities	Lead Water Line Replacements		100,000
70	Utilities	Ranch Improvements/Sustainable Agriculture		250,000
71	Utilities	SCADA Technician Vehicle		60,000
72	Utilities	Water Line Replacements (W. Main, Chipeta, White)		2,200,000
73	Utilities	Water Meter Replacement		50,000
74	Utilities	Water Rights Infrastructure Development		100,000
75	Utilities	Water Treatment Plant Modifications		50,000

CITY OF Grand Junction COLORADO

2023 Recommended Capital Projects Listing
City Council Meeting, First Reading
December 7, 2022

Line Ref #	Department	Project Title		2023 Recommended Budget
		Total Water Projects	**$**	**3,710,000**
Solid Waste Fund				
76	General Services	Conceptual Design and Site Location Study for Material Recycling Facility	$	100,000
		Total Solid Waste Projects	**$**	**100,000**
Ridges Irrigation Fund				
77	Utilities	Distribution System Replacement	$	10,000
		Total Ridges Irrigation Projects	**$**	**10,000**
Communication Center Fund				
78	Police	800MHz Capital Improvements	$	70,000
79	Police	Air Hanger Vehicle Storage Building Upgrades (leasing space and leaving airport hanger) $50K paid for by GF $100K Total		50,000
80	Police	Microwave Replacement at radio sites		315,000
81	Police	Radio Analyst Service Monitor Replacement		65,000
82	Police	Radio Bi Direction Amplifier (BDA)		30,000
		Total Communications Center	**$**	**530,000**
Sewer Fund				
83	Utilities	Collection System Equipment	$	50,000
84	Utilities	Jetter Truck		283,520
85	Utilities	Laboratory Equipment		225,000
86	Utilities	Lift Station Elimination/Rehabilitation (Carryforward)		5,842,000
87	Utilities	Sewer Capacity Projects - Central Grand Valley Basin		814,000
88	Utilities	Sewer Improvement Districts		1,000,000
89	Utilities	Sewer Line Replacements/Rehabilitation		3,696,000
90	Utilities	Wastewater Treatment Plant Expansion Projects		5,245,000
91	Utilities	Wastewater Treatment Plant Improvements and Asset Replace		700,000
		Total Sewer	**$**	**17,855,520**

TOTAL CAPITAL	**$**	**66,960,285**

2023 Recommended Capital Project Descriptions
December 7, 2022

0.75% SALES TAX CAPITAL FUND PROJECTS

Fire Department

1. **Fire Safety Training Center Props (First Responder Tax Funded), $115,000** – The Fire Department will be adding necessary propane props for required State fire certifications. These propane props will include the ability to simulate a liquid fuel fire and a vapor fuel fire. These propane props will complement the live-fire activities for recruit fire academies and annual proficiency training for current firefighters.

2. **Fire Station No. 7 Aerial Truck (ladder) Equipment, (First Responder Tax Funded), $228,373** – In anticipation of construction of Fire Station 7, the aerial ladder truck was ordered in 2022 due to the length of time necessary to build the unit. The equipment for this truck which includes fire hose, self-contained breathing apparatus, and medical equipment, will be purchased in 2023. The final equipment purchase will be in 2024 for the ambulance.

3. **Fire Station No. 7 Ambulance, $260,273** - This ambulance is a new purchase that is part of the Fire Station 7 project. This apparatus is a medical response and transport vehicle identical to the other ambulances in the fleet.

4. **Fire Station No. 7 Land Acquisition (First Responder Tax Funded), $500,000** – With the passage of the First Responder Tax in 2019, the third of three fire stations will be built in the northwest area of the response district. Capital funds for the land purchase are in the 2023 budget and funds for construction are planned for 2024.

5. **Rescue Boat (First Responder Tax Funded), $100,000** – This boat is a replacement for an older boat that is no longer safe to operate on the river. This new boat will be a jet boat with the capabilities to operate in shallow water, deploy rapidly, and transport up to 6 personnel.

GENERAL SERVICES

6. **Property Acquisition – $1,500,000** – Acquisition for additional office space.

INFORMATION TECHNOLOGY

7. **Carrier Neutral Location for Broadband (DOLA Grant $250,000) $500,000** – The State of Colorado Broadband Office and Grand Valley regional governments are collaborating to bring more high quality, resilient, cost-effective broadband to our region via middle-mile fiber networks and strategically located Carrier Neutral Location (CNL) Broadband Facilities. The Grand Valley regional broadband plan calls for a CNL in Grand Junction. Working with Corey Bryndal, Colorado Regional Broadband Director, the IT team has identified appropriate facility space in City Hall to construct and implement a GJ CNL at an approximate cost of $500,000. IT anticipates a high likelihood of receiving DOLA EIAF grant funding (requiring 50% match) for the implementation of a GJ CNL. The GJ CNL will provide the City of Grand Junction with abundant high quality, resilient, cost-effective broadband for City operations and will facilitate local Internet Service Providers (ISPs) in delivering better broadband to our community and region. Mesa County summarizes: “The goals of these middle-mile upgrades would be to increase capacity, reduce cost and improve the reliability of Internet and data services for all homes, businesses, and government entities within the County”.

2023 Recommended Capital Project Descriptions
December 7, 2022

PARKS & RECREATION

8. **5th Street Plaza Restrooms (DDA Share $200,000), $400,000** – The 5th Street Bathroom off Main Street is highly problematic. It is subjected to repeated instances of vandalism and high volumes of trash. Despite efforts to keep it clean, it is generally an unpleasant place to visit and consequently sees limited use from downtown shoppers and dinners. Staff propose a solution that has had success in other communities such as Colorado Springs: a minimalist, self-cleaning bathroom. On August 11th, the Downtown Development Authority approved a $200,000 contribution from its capital budget to provide half of the cost for this facility. It is expected the new facility will much better serve the public that is shopping and dining downtown as well as reducing maintenance issues currently plaquing the antiquated 5th street bathroom. This includes repeated plumbing issues when items are flushed in the toilets including used needles, towels etc.

9. **Canyon View Park Asphalt Parking Lot Renovations, $1,200,000** – Aside from some patching, the Canyon View parking lot is original since the 1997 construction. This project repairs the deteriorating roadways interior to the park on all sides. With G road being closed, major construction traffic and resident traffic have caused additional wear and tear. This renovation provides a full overlay to support the heavy traffic and high level of year-round utilization at Canyon View Park.

10. **Chipeta Playground Renovations, $245,000** – One of the six, intergovernmental agreement schools, the City maintains these school grounds which then double as a public park. the City also uses this site for a summer camp site as well as for youth basketball. The limited field space for this large school causes the field to be beat down and turned to mud within the first few months of the school year. The field is then reseeded each summer and is unavailable for use by the City's summer camp. The plan would be to install an artificial turf field to ensure year-round use, install shade trees and shade shelters for two playgrounds.

11. **Downtown Electrical Outlet Replacements (DDA $10,000), $50,000** – The original design of the electrical system downtown makes a large portion of electrical outlets available all at once, with minimal ability to limit access. This has been highly problematic when attempting to manage positive use and deterring unwanted activity. Holiday lights, for example, makes power available all day through the holidays season and creates loitering issues and camping situations. The conversion of outlets eliminates the need for staff to be on site to manage power for different events and uses. The DDA will cover $10,000 of this cost making the City's share $40,000.

12. **Emerson Park Destination Skate Park Design, $100,000** – Leaders of the skate parks community meet quarterly with Parks & Recreation, meetings that have revealed an increasing need for an advanced skate park. The community has two 20+ year old skate parks, which only provide beginner and intermediate features, which means advanced middle school, high school and beyond skaters lose interest once they are at an advanced level. The project involves completing a Master Plan for Emerson Park, the site of this advanced skate park per the 2021 PROS Master Plan. The site was selected due to its limited access other than active transportation as well as the need to reinvent this park that is increasingly taken over by the unhoused in the community. Design will include cost estimates for construction.

13. **Las Colonias Large Shade Shelters for River and Dog Parks (Parkland Funded), $130,000** – Along with Canyon View and Lincoln Park, Las Colonias has emerged as a regional park. The park sees heavy traffic from concert goers, river park users, dog park users, bikers, boaters, and walkers. Being a newly developed park, the trees are not yet mature. Therefore, there is a shortage of shade, especially in the River Park and in the dog parks. This capital project builds shelters in these two popular park destinations.

14. **Lincoln Park Pool Boiler (Conservation Trust Funds), $50,000** – The current boiler has had significant issues and therefore the Lincoln Park Pool struggles to maintain comfortable temperatures. Replacing the boiler, along with the pool plaster project, will elevate the temperatures that are often too cold for users, especially younger children.

15. **Lincoln Park Pool Replaster (Conservation Trust Funds), $325,000** – With the Community Recreation Center (CRC) planning centered at Matchett, Lincoln Park pool is planned to continue serving in its current configuration for the foreseeable future. This requires additional investment to ensure functionality and longevity. Making these improvements now also send the message that the City is committed to maintaining what it has when new facilities are being pursued. Along these lines, the most urgent needs at Lincoln Park pool are proposed as a part of the 2023 budget. At the top of the list is the re-plaster of the pool shell. Currently, thousands of gallons of treated and heated water is lost due to leaks in the pool shell caused by the deteriorating plaster at the end of its useable life. This replaster fully fixes the remaining leaks, which will save on water, chemical, and utility costs.

16. **Pine Ridge Restroom Enclosure, $25,000** – The four dedicated and two shared pickleball courts (painted on one tennis court) makes for a high level of regular traffic at Pine Ridge. This makes a portable toilet necessary. Complaints from an adjacent residential development caused the location of this to move. Given the need for near year-round service, staff plans to improve the aesthetic by providing this restroom enclosure. This will balance the need for maintaining a beautiful landscape while also providing needed restroom facilities.

17. **Playground Repair and Replacement (Conservation Trust Funds), $100,000** – The 25 playgrounds in the system were audited internally and the list of repairs and replacements has grown. Consequently, the parts and repair budget increases in the short term to ensure user safety.

18. **Riverfront Trail Widening at Broadway & Colorado River, $400,000** - The Riverfront Trail segment over the Broadway Bridge is very narrow at only 5 1/2 feet between the concrete barrier and the 6-foot chain link fence. This makes it very difficult for two bikes to pass going opposite directions without slowing down significantly or stopping. The popularity of bike trailers for kids/dogs as well recumbent tricycles also makes it difficult to use this long narrow corridor. This project proposes to reconstruct the concrete barrier 24 inches to the south and then reconstruct the chain link fence to attach to the side of the bridge deck instead of the top of the bridge deck gaining 6-8 inches more. This project will be subject to CDOT approval.

19. **Skate Park Improvements-Eagle Rim, $60,000** – Eagle Rim is one of the two skate parks in Grand Junction, and it has seen tremendous usage in its two plus decades of service. There are many

"trip hazards" and modifications needed to improve safety of users and usability of the park. This replacement will coincide with other area improvements including the Zipline projected to be complete by the end of 2022. In the Fall of 2022, a new mural program will address the graffiti issue that has proliferated. The murals will be tightly packed together to discourage any graffiti. Murals produced by artists who earn compensation for their work are much less likely to be tagged by others, which preserves the art and avoids offensive messaging. The skate community will continue to advise so that the new features provided by this short-term renovation are strongly desired by the skating community. This visible and immediate improvement will complement the design and planning of Emerson Skate Park, the construction of which will be in a future budget cycle.

20. **Tour of the Moon/Jurassic Flats Restroom Vault, Grading, $80,000** – The Tour of the Moon is one of the Grand Junction Area's signature road bike rides. This project develops a more formal trailhead for the Tour of the Moon on the route. The trailhead at the northwest corner of South Camp and Monument Road will also be at the end of the Monument Trail Phase II. This final link in the 10-mile Redlands Loop will be constructed in 2023. The project entails installation of a vault toilet, grading of the parking lot and placement of asphalt millings supplied by the City as well as post and cable fencing around the perimeter. This will provide parking for road bikers and reduce congestion in the Lunch Loop trailhead, which is an increasing issue that will continue with the construction of Monument Trail Phase II.

21. **Trails-Asphalt Trail Replacements (Parkland), $500,000** – The City has over 9.2 miles of asphalt trails all over 25 years old in various states of disrepair. This includes various trail locations along the Ridges, South Camp, Redlands Parkway, Junior Service League, Riverfront, and the South Rim Access to State Park. This program will utilize Project Team staff to replace trails with concrete over a four-year period (which began in 2022) for a total of $1.5 million for materials. Performing in-house provides an estimated 60% savings on the project compared to contracting out.

22. **Water Conservation Projects – Turf to Native, $75,000** – Several areas in our parks system have turf that has a very low level of utilization. To conserve water and save on maintenance resources while still preserving an attractive aesthetic, the parks department uses this funding to covert manicured turf to native areas. The native areas employ local florae including shrubs and trees, along with other attractive landscaping elements.

23. **Watson Island Disc Golf Revegetation, $30,000 -** Watson Island is another key area linking Las Colonias and Dos Rios. Improvement and protection of this natural space for recreation is one goal in the 2021 PROS Master Plan. As part of the continued effort to revitalize the riverfront, native plantings will occur around Watson Island. This is important to out-compete invasive tree species such as Tamarisk and Russian Olive. It will also improve the aesthetic of the highly popular disc golf course. This is also a segment visible from and adjacent to the town run route for kayaks, rafts, and other watercraft. This highly accessible town run goes from the Las Colonias Boat Ramp to the Blue Heron Boat Ramp.

2023 Recommended Capital Project Descriptions
December 7, 2022

PUBLIC WORKS

24. **23 3/4 Road Mosaic Factor Development, $80,000** – As part of the Mosaic Factory construction at Three Arrows development, the west side of 23 ¾ Road is required to be constructed by the developer. This project will reimburse the developer to construct the east half of the street between Leland Avenue and F ½ Road.

25. **4th and 5th Street Design and Improvements, $700,000 ($3.35 million 2024-2027)** – The 4th- 5th Street One-way to Two-way Feasibility study included alternatives for both an enhanced one-way design as well as a two-way configuration. City Council and DDA concurred with moving forward with improvements that will maintain the one-way configuration however will enhance safety, improve walkability and bikeability, activate economic development and optimize traffic circulation. 2023 will have pop-up elements such as bollards and striping will "set" both corridors into the final configuration. For 2024 through 2027, permanent improvements are proposed to approximately two blocks each year.

26. **6th and Rood Pedestrian Improvements, $70,000** – This intersection has been a source of concern for downtown users for years. Diagonal parking on all four corners, limits sight distance for both motorists and pedestrians. The current wide lanes allows for higher speeds for east west movement. This project will construct bulb outs on all four corners to help narrow the street as well as provide pedestrians a safer place to view on-coming traffic for drivers to be able to see the pedestrians intending to cross.

27. **Alley Improvement Districts, $900,000 (Assessment Revenue $300K)** – The proposed funding in 2023 will replace two alleys. This program is a partnership with adjacent property owners where residential properties pay 10% of the cost, multifamily 15%, and commercial 50%. Alleys will be reviewed and selected based on previous interest. The first alley proposed for 2023 include the Grand Junction High School (GJHS) Alley ($650,000 with $250,000 revenue) which coincides with the new Grand Junction High School construction project. The second alley planned for 2023 is located between Pinyon Avenue and Walnut Avenue from 13th Street to 15th Street with an estimated total cost of $250,000 with estimated $50,000 in contribution revenue.

28. **Bridge Repairs (guardrails, lighting, paint, etc.), $95,000 ($105,000 planned for 2024)** – The City has 43 major (>20 ft. span) bridges and 46 minor (<20 ft. span) bridges to maintain. This item pays for materials for City crews to address maintenance items on some of the bridges to assure they remain in a state of good repair. These items include crack filling, abutment repairs, expansion joint gland replacements, and debris removal from around bridge piers.

29. **Colorado River Levee Renovations, $100,000** – The City of Grand Junction's levee was constructed in 1996 by the Army Corp of Engineers. It extends from the Union Pacific Railroad (UPRR) Railroad Bridge to the Las Colonias Amphitheater and protects most of lower downtown. The Army Corp of Engineers had deactivated the levee until several encroachments and culverts/discharge pipes can be corrected to meet current standards. City crews can complete the work so the budget is for materials only except for the relief/toe drains which will be contracted out.

30. **Contract Street Maintenance, Chip Seal, Crackfill $3,525,000** – Street Maintenance requires an ongoing annual commitment to maintain the City's $266 million worth of street assets. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the pavement condition for major streets include ride quality, structural adequacy, and surface distress. The City is divided into 12 Street Maintenance Areas (SMAs) with an area scheduled to receive a chip seal each year. However, each of the streets in an SMA are analyzed for the proper treatment, whether that be a fog seal, chip seal, microsurface, overlay or total reconstruction. In 2023, the City's street maintenance efforts will focus on:
    - Contract Street Maintenance – The annual program includes contracting for street maintenance using treatments such as hot mix asphalt overlays, asphalt patching, high density mineral bond (HA5), and street reconstructions.
    - Chip Seal/Crackfill – The City's crackfill program aims to fill cracks in all the road surfaces that are planned for chip seal, microsurface or other light maintenance activity. Chipseal enhances safety by providing good skid resistance. They provide an effective moisture barrier for the underlying pavement against water intrusion and prevent deterioration of the asphalt surface from the effects of aging and oxidation due to water and sun.

31. **Curb, Gutter, and Sidewalk Safety Repairs, $420,000 ($441,000 planned for 2024)** – This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given highest priority. Concrete replacement locations are determined from field surveys and citizen complaints. Each location is rated and prioritized according to the type of problem and degree of hazard. The benefits include keeping curb, gutter, and sidewalks in a state of good repair providing a reliable surface for non-motorized users and conveyance of stormwater without standing water.

32. **Downtown – Main to Trains Connector – 2nd Street Promenade, $100,000 ($900,000 planned for 2024)** – The Downtown Development Authority's Plan of Development identified 2nd Street as a key connection between the Entertainment and Hotels District on Main Street, train depot, and ultimately to Dos Rios. The vision of the corridor is a corridor that still allows for vehicles but emphasizes wide pedestrian friendly spaces. Design is proposed for 2023 with construction as part of CDOT's I-70B corridor improvements.

33. **North Avenue Enhanced Transit Corridor, $2,150,500 (CDOT $1.35 Million)** – In 2022, the City provided the matching funds for the Grand Valley Regional Transportation Planning Office' North Avenue Enhanced Transit Corridor Study. The study evaluated pedestrian access analysis, traffic safety analysis, bus stop amenities analysis, transit speed and reliability analysis, detailed review of transit signal prioritization, and multimodal path analysis. The study helped identify and prioritize a series of projects. The highest priority project is to provide detached multi-modal sidewalks along the north side of North Avenue between 28 ½ Road and 29 Road. The second highest priority was the segment along the south side of North Avenue between 29 Road and 29 ½ Road. This project will design both segments and will construct the highest priority segment and as much of the second priority segment as budget allows. Mesa County has secured transit funds through CDOT subject to the City providing the matching funds as confirmed by City Council on September 1, 2021, Memorandum of Understanding.

34. **Ranchman's Ditch Trail, $100,000 ($1.4 Million planned for 2024)** – The City has been working with Grand Valley Irrigation Company on a section of canal that could be used as a pilot project for trails on the canals. The selected reach is on Ranchman's Ditch which runs in large pipes along the south side of Patterson between 24 ½ Road and 25 ½ Road. Design in 2023 with construction slated for 2024.

35. **Rapid Flash Beacon Crosswalk Equipment, $70,000** – To enhance pedestrian conspicuity and increase driver awareness at uncontrolled, marked crosswalks, transportation agencies can install a pedestrian actuated Rectangular Rapid Flashing Beacon (RRFB) to accompany a pedestrian warning sign. RRFBs consist of two, rectangular- shaped yellow indications, each with a light-emitting diode (LED)-array-based light source. RRFBs flash with an alternating high frequency when activated to enhance conspicuity of pedestrians at the crossing to drivers. This project will provide the materials for rectangular rapid flash beacons (RRFB) to be constructed at Orchard Avenue near the CMU track, West Main Street at Spruce Street, and Horizon Drive on the north side of the northern roundabout.

36. **Riverfront Trail Bank Stabilization – Ice Rink Phase II, $400,000** – In 2020, city crews restored a segment of riverbank and riverfront trail that had washed away in 2018. Another 600-foot section, just south of this repair is in jeopardy of washing out with erosion encroaching near the trail. Emergency repairs were made to a small section of this reach in 2022. This will stabilize the balance of bank that is at risk.

37. **Riverside Parkway at Highway 50 Retaining Wall Improvements, $1,000,000 ($1M planned for 2024)** – The Riverside Parkway interchange was constructed with tall mechanically stabilized earth (MSE) walls. These walls have settled and moved over the last 15 years since it was constructed. While the walls are still currently safe, this project will stabilize the walls with geotechnical soil nails in 2023 ensuring longevity of the structures. In 2024, reconstruction of much of the curb, gutter, sidewalks, medians, and road surface is proposed to repair the infrastructure damaged by the differential settlement.

38. **SRTS – 27 Road South of Highway 50 to B 1/2 Road, $140,000 (CDBG $99,501)** – This project will This project will add 620 feet of sidewalk to the west side of 27 Road between Highway 50 and B ½ Road tying sidewalks on B ½ Road into signalized crossing of Highway 50. The project was recommended by the Urban Trail Committee.

39. **SRTS – Rocket Park Crosswalk, $40,000 (CDBG $40,000)** – Orchard Avenue is a busy east-west collector road. This project will construct ramps and cross walk across Orchard Avenue at Rocket Park near N. 26th Street. This project was recommended by the Urban Trails Committee to provide a safer crossing of Orchard for residents north of Orchard to Rocket Park.

40. **Street Lights, $80,000** – This project relocates and replaces the often-hit streetlights at the 12th Street and Horizon Drive Roundabout.

41. **Traffic Signal Upgrades, $271,000** – The City currently owns 52 traffic signals with electronic controllers of varying age and functionality and operates the 46 state highway signals inside the

City limits under a maintenance contract. Upgrades to signal equipment are required for safety and compliance with Federal requirements. This is an on-going replacement/upgrade program for traffic signal controllers and other equipment. Maintaining a replacement cycle for signal controllers and equipment is necessary, primarily because of the limited-service life of the equipment which is exposed to in-the-field conditions. It is also necessary to keep pace with current technology supporting traffic signal coordination, vehicle detection, and emergency pre-emption systems; all of which contribute to safer and less congested roadways.

42. **Union Pacific Railroad Downtown Quiet Zone, $620,000** – Currently trains must sound horns at both the 7th Street and 9th Street crossings through downtown. The DDA and The City hired a consultant to evaluate the feasibility of developing a quiet zone. With the construction of additional safety measures including improved signal circuitry, additional arms, and median work, UPRR would not be required to sound horns at each of the crossings increasing quality of life for all downtown residents, businesses, and visitors. Design for $100,000 is proposed for late 2022 with construction slated for 2023.

STORM DRAINAGE FUND CAPITAL PROJECTS

43. **Drainage System Improvements, $30,000** – Many small drainage improvements are constructed by City crews. This funding buys materials for Public Works Stormwater Division to install.

44. **Three Arrows/Halandras Development Drainage Replacement and Upgrades (Grand Valley Drainage District, $300,000), $1,800,000** – As part of the Three Arrows development, a new signalized intersection will be constructed at I-70B and F ½ Parkway. Grand Valley Drainage District (GVDD) has an aging, undersized, facility under I-70B, UPRR, and River Road that needs replaced prior to the intersection improvements.

TRANSPORATION CAPACITY FUND CAPITAL PROJECTS

TRANSPORTATION CAPACITY

45. **31 Road North of Orchard along Lewis Wash, $200,000** – As part of the development of Grand Valley Estates west of Central High School, this project will reimburse the developer to construct the western 16 feet of 1200 feet of 31 Road.

46. **Broadway at Reed Mesa Left Turn Lane, $400,000 (Mesa County $75,000, Magnus Dev. $75,000)** – As part of the Magnus Court Subdivision State Highway 340 (Broadway) access approval from CDOT, a left turn lane is needed at Reed Mesa. This project will widen Broadway to accommodate a west bound left turn lane as well as relocated the existing pedestrian signal west of the intersection. The work is proposed in the summer of 2023 to avoid school. As the turn lane is benefits existing subdivisions, Mesa County is contributing $75,000 for the project. The developer is participating $75,000 in addition to payment of transportation impact fees. Originally budgeted for 2022 construction, the development was postponed until 2023 and therefore the City similarly postponed the turn lane construction.

47. **Crosby Avenue 25 ½ Road to Main Street, $2,500,000 ($1M CDOT Revitalizing Main Streets Grant)** – Crosby Avenue serves as an extension of Main Street to significant retail shopping and both existing and burgeoning residential areas. The high-return, timely project will substantially improve safety, economic opportunity, and active transportation access in the heart of the community. Crosby Avenue would transform from a narrow local street with no bicycle or pedestrian facilities to a robust multimodal corridor with safer facilities, landscaping, and lighting tying into the existing bicycle-pedestrian bridge over the Union Pacific Railroad tracks between the Riverside neighborhood and the rest of Downtown. The City received a CDOT Revitalizing Main Street grant in the amount of $1.0 million for the project.

48. **F 1/2 Parkway, 23 ½ Road to 24 Road (Halandras), $2,550,000** – The metro district for the Three Arrows development will be constructing F ½ Parkway from I-70B to 23 ¾ Road. This project will design and build the balance of the quarter-mile section of Parkway to connect to 24 Road. This 5-lane, multimodal arterial will provide an alternative route around congested Patterson Road and serve the developing area.

49. **G Road at 26 Road Intersection Improvements (Roundabout), $70,000 ($320,000 planned for 2024 and $1.6 million planned for 2025)** – The G Road at 26 Road Intersection will be reconstructed, and the existing four-way stop controlled intersection will be replaced with a single-lane roundabout as a capacity and safety improvement. 2023 is slated for design, 2024 for right-of-way acquisition and 2025 for construction.

50. **Highway 50 at Palmer Street Intersection Improvements, $461,500** – As part of Tracy Village Subdivision development, per TCP policy, the City will fund intersection improvements at Highway 50 and Palmer Street, Highway 50 at Linden Avenue for completion of CDOT subdivision requirements.

51. **I-70 Interchange 1601 @ 29 Road and Environmental Assessment (City Share), $418,119** – In 2019 the City and County partnered with Mesa County on a Planning and Environmental Linkages (PEL) study that was the first phase of environmental documentation for the construction of a new interchange on I-70 at 29 Road. The completion of the documentation for CDOT's policy directive 1601 and the accompanying environmental assessment for a total of $2.4 million which began in 2021, is being split evenly with Mesa County and is planned to be completed in 2023.

52. **Patterson Road Access Control Plan Implementation, $200,000** – Implementation of the Patterson Road Access Control Plan will require that adjacent properties, as they develop, construct median improvements to limit the access to that proposed in the plan to maintain corridor volumes and increase safety. The City agreed to partner on these improvements for 50%. There are four projects that are currently working through Community Development that will require median improvements: Burkey Park, Panda Express, 28 1/4 Road car wash, and Rivertown Center.

53. **Riverside Parkway at Deseo Drive (Dos Rios) Intersection Improvements, $550,000** – As part of the buildout of the Riverfront at Dos Rios, a new signal is warranted at the intersection of Riverside Parkway and Deseo Drive which will serve as the primary entrance in and out of the development as well as serve 2600 Riverside Parkway on the east side. The project will create a median break, left-turn lane and construct the signal.

54. **Tour of the Moon/South Broadway Improvements (MOU with Mesa County), $300,000** – Mesa County and City of Grand Junction staff have been working together on improving infrastructure as follow-up to citizen concerns for the popular Tour of the Moon bike route through much of the Redlands. Mesa County has agreed to match the City's investments in widening key segments of South Broadway to improve safety for motorists and bicyclists. Proposed for late 2022-2023 is the westbound climbing lane and trail improvements on South Broadway just east of Tiara Rado.

ROADWAY EXPANSION PROJECTS

55. **24 1/2 Road, Patterson to G 1/4 Road, $500,000 ($5.25M planned for 2024)** – *Bond Funded Project* – 24 1/2 Road will be widened to a three-lane collector including center turn lane, curb, gutter, sidewalks, and streetlights from Patterson Road to G 1/4 Road. Design in 2023 with construction in 2024.

56. **24 Road and Riverside Parkway Interchange, $240,000 ($5.3M planned for 2024)** – *Bond Funded Project* – Intersection improvements are proposed to improve circulation and make interchange more intuitive. This project also constructs bike path connecting Riverfront Trail to Mesa Mall and on to Canyon View Park. For 2023, the funding will design the intersection improvements.

57. **26 1/2 Road, Horizon Drive to Summerhill Way, $1,000,000 ($12M planned 2024 through 2026)** – *Bond Funded Project* 26 1/2 Road will be widened to a three-lane collector road including center turn lane, curb, gutter, sidewalks, and streetlights from Horizon Drive to Summerhill Way including a new pedestrian bridge over I-70. Design proposed in 2023 with ROW acquisition in 2024 followed by two phases of construction in 2025 and 2026.

58. **B 1/2 Road, 29 Road to 29 1/2 Road, $2,900,000** – *Bond Funded Project* – B 1/2 Road will be widened to a three-lane collector road including turn lane, curb, gutter, sidewalk, and streetlights from 29 Road to 29 3/4 Road providing safer routes for kids to get to and from school at Lincoln Orchard Mesa Elementary.

59. **D 1/2 Road, 29 to 30 Road, $2,900,000** – *Bond Funded Project* – D 1/2 Road will be widened to a three-lane collector including center turn lane, curb, gutter, sidewalk, and streetlights from 29 1/4 Road to 30 Road providing safer routes for kids to get to school at Pear Park Elementary.

60. **F 1/2 Parkway, Market to Patterson $9,000,000 ($7.3M planned for 2024)** – *Bond Funded Project* – The creation of the F 1/2 Parkway from 24 Road to Patterson Road. This 5-lane, multimodal arterial will provide an alternative route around congested Patterson Road and serve rapidly developing area. Split into two construction phases between 2023 and 2024.

61. **F 1/2 Road, 30 Road to Persigo Boundary, $400,000 ($2.9M planned for 2024)** – *Bond Funded Project* – F 1/2 Road will be widened to a three-lane collector road including center turn lane, curb, gutter, sidewalk, and streetlights from 30 Road to east of Thunder Mountain Elementary providing safer routes for kids to get to and from school. Right of way acquisition in 2023 with construction planned for 2024.

62. **Horizon Drive at G Road and 27 1/2 Road, $300,000 ($4.0M planned for 2024)** – *Bond Funded Project* – The Horizon Drive and G Road Intersection will be reconstructed, and the existing signalized intersection will be replaced with a two-lane roundabout as a safety improvement. Roundabouts have been proven nationally, across the state, and locally to provide significant safety improvements. The roundabout will help set the context for the corridor as the transition from a more rural Horizon Drive into the dense commercial space. The City has received a $1.5M grant from CDOT's Highway Safety Improvement Program for State FY2023. $300,000 for ROW acquisition and final design in 2023 with construction in 2024.

63. **Patterson Road Capacity Improvements (5 intersections), $200,000 ($300,000 planned for 2024)** – *Bond Funded Project* – With the volume of cars using Patterson Road higher now than ever before, there has been an observed degradation in the level of service and vehicle delays experienced at key intersections along the corridor due to traffic volume growth. The increases in vehicle delay and degradation in level of service cannot be solved with traffic signal timing optimization; it requires roadway expansion. One way to expand roadway capacity is by adding turn lanes at signalized intersections. An analysis of all the traffic signals on Patterson Road was performed to identify which intersections, and specifically which intersection approaches, would benefit the most from adding right turn lanes. In some instances, by adding turn lanes to side streets and reducing the amount of time required for north-south travel, it can provide more time for east-west travel on Patterson Road and thus increase capacity. The following represent the "Top 5": 25 Road eastbound to southbound; 12th Street southbound to westbound; 28 1/4 Road eastbound to south bound, 29 Road eastbound to southbound, 29 Road southbound to westbound.

WATER FUND

64. **Condition Inspection of Lower Kannah Creek Line (7 Miles), $150,000** – The lower 7 miles of the Kannah Creek Flowline will be tested for pipe integrity and wall thickness to determine remaining useful life.

65. **Grand Mesa Reservoir Improvements, $50,000** – These funds will be utilized to replace the spillway on Raber-Click Reservoir as well as other minor improvements at the City's reservoirs on the Grand Mesa recommended by the State Dam Safety Engineer based on annual inspections.

66. **Gunnison River Infrastructure (CO Water Plan Grant, $265,000), $350,000 (multiple year project)** – Feasibility study and preliminary engineering design for the conversion of two gravel pits along the Gunnison River into water storage impoundments to supplement the City's water supply. In addition to the gravel pit conversion, work will also involve replacement of the existing Gunnison River Pumpstation, connection to the existing pipeline to the water treatment plant, a

new pipeline to the Orchard Mesa Irrigation District to supplement irrigation supplies, and solar technology to offset pump station energy demands.

67. **Historic Water Treatment Plant Preservation (State Historical Fund grant $150,000), $200,000 ($450,000 planned for 2024)** – Design of the stabilization, rehabilitation and adaptive reuse of the Historic Water Treatment Plant based on the Historic Structure Assessment and Preservation Plan developed in 2019. The City listed this building and associated structures on its Register of Historic Sites, Structures and Districts in early 2019 with the intent to preserve the building for future generations.

68. **Kannah Creek Flowline - Reeder Mesa to Whitewater Creek, $150,000 ($2.75M planned for 2024)** – Design of replacement of the segment of Kannah Creek Flowline from Reeder Mesa to Whitewater Creek.

69. **Lead Water Line Replacements, $100,000** – Funding will be utilized to continue a lead service line replacement program. This program includes replacement of the municipal service lines as well private service lines for properties that qualify for Community Development Block Grant (CDBG) funding.

70. **Ranch Improvements/Sustainable Agriculture (GOCO $95,000, NRCS $100,000), $250,000 ($100,000 planned in 2024)** – City Lessee plans to install gated pipe on the Anderson Ranch to improve irrigation for cattle ranching. Also, in partnership with City Lessee, a master plan will be developed for the Hallenbeck that will present plans for a public access trail, fishing, wildlife viewing, and sustainable agriculture education.

71. **SCADA Technician Vehicle, $60,000** – Purchase of work truck for new SCADA technician position.

72. **Water Line Replacements, $2,200,000** – Water Line Replacements in the distribution system. Most of the lines to be replaced are 4" to 12" cast iron lines that have been in service more than 50 years and have a recent history of breaks or are in areas targeted to increase flow capacity to meet fire protection requirements. All lines will be replaced with Polyvinyl Chloride (PVC) pipe, thereby eliminating the possibility of external corrosion. The existing cast iron pipe materials are highly susceptible to external corrosion. Selection of project areas is based on pipe condition as well as street overlay and reconstruction schedules. The 2023 project area will include lines between Orchard and Bunting Avenues east of 21st Street. In addition, water line replacements are planned to improve flow capacity to the Riverfront at Dos Rios development.

73. **Water Meter Replacement, $50,000** – Replacement of manual read meters with radio read meters was completed in 2022. Starting in 2023, funding will be used to upgrade meter pits and replace previously retrofitted meters that have connectivity issues with our advanced metering infrastructure (AMI) system.

74. **Water Rights Infrastructure Development, $100,000** – Funding will facilitate acquisition of agricultural irrigation water rights as they become available.

75. **Water Treatment Plant Modifications, $50,000** – These funds are used for replacement of equipment and upgrades at the water treatment plant. In 2023, expenditures will address recommendations from the Risk and Resilience Assessment in areas of improving security.

SOLID WASTE FUND

76. **Conceptual Design and Site Location Study for Material Recycling Facility, $100,000** – A Materials Recovery Facility (MRF) is a facility that uses both machines and people to remove and sort recyclables from the waste stream. In anticipation of building a MRF for the expanding recycling program, a site evaluation will be conducted to ensure that the structure is located on a property that will accommodate the building as well as parking, loading docks and future building expansion. A conceptual design will also be completed that will broadly establish the framework/concept of the building prior to engaging in a final a design phase.

RIDGES IRRIGATION FUND

77. **Ridges Distribution System Replacement, $10,000** – This will continue an incremental replacement plan of the distribution system at the Ridges Subdivision.

COMMUNICATIONS CENTER FUND

78. **800MHz Capital Improvements, $70,000 (annually)** –This item is budgeted annually and covers emergency repairs for the 800MHz radio infrastructure that are unanticipated in the budgeting cycle (such as a lightning strike to a tower).

79. **Air Hanger Vehicle Storage Building Upgrades ($50,000 paid for by Police General Fund budget) $100,000 Total –** This item is to address anticipated upgrades to the building that the Mobile Communications Vehicle is housed in when location is moved.

80. **Microwave Replacement at Radio Sites, $315,000** – This item addresses needed upgrades to equipment at several radio sites to maintain compatibility with the statewide 800MHz radio network.
81. **Radio Analyst Service Monitor Replacement, $65,000** – This item is to cover replacement cost for a necessary piece of equipment to maintain functionality of the radios and the radio system. The current service monitor is at end-of-life.

82. **Radio Bi-Direction Amplifier (BDA), $30,000** – The bi-direction amplifier is needed to address communication challenges for officers within the police department building.

JOINT SEWER FUND

83. **Collection System Equipment, $50,000 ($50,000 planned for 2024)** –These funds are recommended to purchase specialty equipment needed to efficiently operate and maintain the sewer collection system. Funds in 2023-2024 are planned for upgrading to cellular telemetry across all 26 lift stations.

84. **Jetter Truck, $283,520** – The Jetter Truck will be used for sewer cleaning maintenance and will be an addition to the existing sewer cleaning truck fleet. It will be operated by a new two-person crew. The combination of the new equipment and personnel will improve the frequency of sewer system cleaning to align with the targeted maintenance frequency.

85. **Laboratory Equipment, $225,000** – Replacement of ICP-MS laboratory equipment to perform inorganics analysis. The Environmental Laboratory previously performed inorganics analysis inhouse but when the equipment was past its useful life, it was not replaced, and the analysis has been outsourced. Due to increased costs of contract services, the lack of a local laboratory to perform regulatory analysis on a quick turnaround, and a decline in shipping reliability, replacing the equipment so inorganics analysis can be performed inhouse is recommended. Current workload for inorganics analysis is expected to increase for biosolids, watershed monitoring, industrial pretreatment, and lead and copper regulations. In addition, several smaller western slope wastewater utilities also have a need for this service.

86. **Lift Station Elimination/Rehabilitation, $5,842,000** – The 2023 requested funds will be used to replace the Ridges #1 Lift Station. This lift station has surpassed its design life and it is recommended to be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. Design and easement acquisition for the new Power Road Lift station and associated sewer pipelines will be completed in 2022 and construction will be completed in 2023. Funding planned for 2023 also includes rehabilitation of lift stations that were identified in poor condition during a condition inspection conducted in 2022.

87. **Sewer Capacity Projects - Central Grand Valley Basin, $814,000 ($2.98M planned for 2024)** – The Wastewater Basin Masterplan identified several capacity deficiencies in the sewer collection system under current and future flows. Funds budgeted in 2023 are to construct a flow balance structure on the Riverside interceptors.

88. **Sewer Improvement Districts, $1,000,000 ($1M planned in 2024)** – In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,550 properties that remain on septic systems within the Persigo 201 sewer boundary. Recommended funding for 2023 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 17 years as recommended in the 2020 Wastewater Basin Study Update. There are several proposed sewer improvements district that homeowners have requested to be initiated in 2023, these include Bookcliffs Ranch SID, Rosevale South SID, Connect Lakes SID, and Canary Lane/Red Mesa Heights SID.

89. **Sewer Line Replacements/Rehabilitation, $3,696,000 ($3.69M planned in 2024)** – Funds are budgeted to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. Since 2015, 30 miles of pipe have been replaced and 170 miles of pipe have been identified for replacement based on pipe materials. Annual condition assessments are conducted to prioritize replacements based on condition.

90. Wastewater Treatment Plant Rehabilitation/Expansion Projects, $5,245,000 ($28.5M planned in 2024) – 2023 funding will be used for the construction manager/general contractor (GM/GC) fee during design phase and early procurement of blowers, UV system, large bubble mixing system, centrifuge, screens, washer/compactor, and grit classifier.

91. Wastewater Treatment Plant Imp and Asset Replace, $700,000 ($700,000 planned in 2024) – These expenditures are associated with wastewater treatment plant improvements and replacement of aging infrastructure. The funds planned for 2023 will be used for rehabilitation of the medium voltage electrical loop at the plant, as well as replacing the forcemain on the in-plant waste pump station.

CITY OF Grand Junction COLORADO

Capital Plan 2023-2027, Future Projects 2028-2032
.75% Sales Tax, Drainage,Transportation, Communications Center, and Enterprise Funds
December 7, 2022

Line #	Description Ref #	Title	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Future Projects 2028-2032
.75% Sales Tax Capital (Fund 201)								
Fire Department			**$ 1,203,646**	**$ 7,331,168**	**$ -**	**$ -**	**$ -**	**$ 53,475,000**
1	1	Fire Safety Training Center Props (Fully Funded First Responder Tax-FRT)	115,000	-	-	-	-	-
2		Fire Station No 10 Ambulance	-	-	-	-	-	300,000
3		Fire Station No 10 Ambulance Equipment	-	-	-	-	-	225,000
4		Fire Station No 10 Construction	-	-	-	-	-	10,000,000
5		Fire Station No 10 Engine	-	-	-	-	-	900,000
6		Fire Station No 10 Engine Equipment	-	-	-	-	-	250,000
7		Fire Station No 10 Land Acquisition	-	-	-	-	-	500,000
8		Fire Station No 2 - Ladder Truck Equipment	-	-	-	-	-	200,000
9		Fire Station No 2 - Ladder Truck Equipment	-	-	-	-	-	1,100,000
10		Fire Station No 2 - Remodel and Addition	-	-	-	-	-	3,000,000
11		Fire Station No 9 Ambulance	-	-	-	-	-	275,000
12		Fire Station No 9 Ambulance Equipment	-	-	-	-	-	200,000
13		Fire Station No 9 Construction	-	-	-	-	-	8,500,000
14		Fire Station No 9 Engine	-	-	-	-	-	800,000
15		Fire Station No 9 Engine Equipment	-	-	-	-	-	225,000
16		Fire Station No 9 Land Acquisition	-	-	-	-	-	500,000
17		Fire Station No. 7 (23 & H Road)(Fully Funded First Responder Tax)	-	7,150,000	-	-	-	-
18	2	Fire Station No. 7 Aerial Truck (Ladder) Equipment (Fully Funded FRT)	228,373	-	-	-	-	-
19	3	Fire Station No. 7 Ambulance (Fully Funded First Responder Tax)	260,273	-	-	-	-	-
20		Fire Station No. 7 Ambulance Equipment (Fully Funded First Responder Tax)	-	181,168	-	-	-	-
21	4	Fire Station No. 7 Land Acquisition(Fully Funded First Responder Tax)	500,000	-	-	-	-	-
22		Fire Training Center Asphalt Driving	-	-	-	-	-	500,000
23		Fire Training Center Public Safety Classroom Bldg (Partner with CMU)	-	-	-	-	-	3,000,000
24		Police Department Annex Building (Fully Funded First Responder Tax)	-	-	-	-	-	23,000,000
25	5	Rescue Boat	100,000	-	-	-	-	-
GENERAL SERVICES			**$ 1,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
26	6	Property Acquisition	1,500,000					
INTERNAL SERVICE FUNDS			**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
27	7	Information Technology-Carrier Neutral Location for Broadband (DOLA Grant $250k)	500,000		-	-	-	-
PARKS AND RECREATION			**$ 3,770,000**	**$ 2,660,000**	**$ 4,037,000**	**$ 502,500**	**$ 285,000**	**$ 115,978,078**
28	8	5th Street Plaza Restrooms (DDA Revenue $200k)	400,000	-	-	-	-	-
29		Blue Heron Boat Ramp and River Trail Replacement (Parkland)	-	-	-	-	-	200,000
30		Botanical GaRoadens Master Plan (Parkland)	-	125,000	-	-	-	-
31		Botanical GaRoadens Renovation and Greenhouses (GOCO $800K)	-	-	-	-	-	1,200,000
33		Canyon View Baseball Field Lights.	-	-	-	-	-	400,000
34		Canyon View Field Lighting	-	-	-	-	-	400,000
35	9	Canyon View Park Asphalt Parking Lot Renovations	1,200,000	-	-	-	-	-
36		Canyon View Park Baseball Field Uplift	-	-	-	-	-	500,000
37		Canyon View Park Playground Repair/Replacement	-	-	-	-	-	300,000
38		Canyon View Pour in Place Playground Surfacing Replacement	-	-	-	-	-	300,000
39		Canyon View Tennis Court Improvements, 2 more courts and Paving of Pkg Lot)	-	-	-	-	-	2,500,000
40		Cemetery Irrigation Full Replacement	-	-	-	-	-	1,500,000
41	10	Chipeta Playground Renovations	245,000	-	-	-	-	-
42		Columbine Park Renovation	-	-	-	-	-	500,000

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43		Crown Point Cemetery Columbarium	-	-	-	-	55,000	-
44		Dog Park at Jr. Service League (Parkland)	-	-	50,000	-	-	-
45	11	Downtown Electrical Outlet Replacement (DDA $10k for labor)	50,000	-	-	-	-	-
46	12	Emerson Park Destination Skate Park and improvements at other parks	100,000	-	-	-	-	1,500,000
47		Fiber Acquisition	-	-	-	-	-	250,000
48		Flint Park Construction	-	-	-	-	-	1,752,000
49		Flint Park Master Plan	-	-	-	-	-	50,000
50		Founder's Colony Construction	-	-	-	-	-	560,000
51		Horizon park Construction	-	-	-	-	-	5,531,235
52		Kronkright Batting Cage/Pitching Lanes	-	-	-	-	65,000	-
53	13	Las Colonias Large Shade Shelters for River and Dog Park (Parkland)	130,000	-	-	-	-	-
54		Lincoln Park Office Improvements	-	-	-	-	-	100,000
55	14	Lincoln Park Pool Boiler (Conservation Trust Funds)	50,000	-	-	-	-	-
56		Lincoln Park Pool Circulation Pump(Conservation Trust Funds)	-	-	25,000	-	-	-
57		Lincoln Park Pool Deck Furniture Replacement (Conservation Trust Funds)	-	-	35,000	-	-	-
58		Lincoln Park Pool Diving BoaRoads (Conservation Trust Funds)	-	-	27,000	-	-	230,000
59	15	Lincoln Park Pool Replaster (Conservation Trust Funds)	325,000	-	-	-	-	-
60		Matchett Park Backbone Infrastructure	-	-	-	-	-	12,816,250
61		Matchett Park Central Phase	-	-	-	-	-	24,808,385
62		Matchett Park Eastern Edge	-	-	-	-	-	3,349,195
63		Matchett Park Southern Phase	-	-	-	-	-	10,387,105
64		Miramonte Parking Lot	-	-	-	-	-	200,000
65		Monument Road/Parking Area for Climbers-Painted Bowl Bouldering Area	-	-	-	-	-	75,000
66		Pine Ridge Park Renovation	-	-	-	-	-	250,000
67	16	Pine Ridge Restroom Enclosure	25,000	-	-	-	-	-
68	17	Playground Repair and Replacement (Conservation Trust Funds)	100,000	50,000	100,000	50,000	50,000	250,000
69		Playground Replacement, Hawthorn in 2024, Columbine 2026 (CTF)	-	240,000	-	262,500	-	868,908
70		Redlands Tailrace River Park (Design w/Parkland Funding; Construction 2028 with GOCO $1M)	-	260,000	-	-	-	1,800,000
71		River Park Phase II Las Colonias to Dos Rios (Parkland)	-	-	-	-	-	500,000
72		River Trail Expansion, C 1/2 Road Gap (GOCO $1M, County $300K, One Riverfront $100K and CTF $150K)	-	1,700,000	-	-	-	-
73	18	Riverfront Trail Widening at Broadway & Colorado River	400,000	-	-	-	-	-
74		Riverside Parkway Improvements (Landscaping)	-	-	400,000	-	-	-
75		Riverside Parkway Irrigation Connection	-	35,000	-	-	-	-
76		Saccomonno Park Construction	-	-	-	-	-	6,000,000
77		Saccomonno Park Master Plan	-	-	-	-	-	50,000
78	19	Skate Park Improvements-Eagle Rim	60,000	-	-	-	15,000	-
79		Stadium Master Plan Improvements	-	-	-	-	-	23,600,000
80		Stadium Suplizio Field Artificial Turf ($425K partners)	-	-	2,300,000	-	-	-
81	20	Tour of the Moon/Jurassic Flats Restroom Vault, Grading	80,000	-	-	-	-	-
82		Trail Repair (Parkland)	-	-	100,000	100,000	100,000	500,000
83	21	Trails - Asphalt Trail Replacements (project team) ($1.5M Total Project) ($1.3m Parkland)	500,000	250,000	250,000	-	-	-
84		Turf Replacement Stocker ($250K partner participation)	-	-	750,000	-	-	-
85		Velodrome (total of $11.7M: CMU, $4M; City, $4M; $3.7M fundraising)	-	-	-	-	-	11,700,000
86	22	Water Conservation Projects-Turf to Native	75,000	-	-	-	-	-

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87	23	Watson Island Disc Golf Revegetation	30,000	-	-	-	-	-
88		Wayfinding and Signage	-	-	-	-	-	300,000
89		Westlake Skate Park Renovations (CTF)	-	-	-	90,000	-	-
90		Whitman Park Improvements	-	-	-	-	-	750,000
PUBLIC WORKS			**$ 10,861,500**	**$ 10,075,130**	**$ 6,150,554**	**$ 7,512,332**	**$ 7,265,526**	**$ 85,504,885**
91	24	23 3/4 Road Mosaic Factory Development	80,000	-	-	-	-	-
92		23 Road Sidewalk (Hwy 340 to South Rim)	-	-	-	-	-	300,000
93		25 1/2 Road Reconstruction F to G	-	-	-	-	-	995,000
94	25	4th & 5th Street Design and Improvements ($150K CDOT)	700,000	800,000	750,000	900,000	900,000	-
95	26	6th & Rood Pedestrian Improvements	70,000	-	-	-	-	-
96	27	Alley Improvement Districts ($300k assessment revenues)	900,000	250,000	250,000	250,000	250,000	1,250,000
97	28	Bridge Repair	95,000	105,000	-	80,000	-	-
98		Bridge Replacement GRJM-21.25-D.7- South Broadway over Limekiln Gulch	-	800,000	-	-	-	-
99		Bridge Replacement, GRJM 21.7-G.4 - River Road at Persigo Wash	-	-	-	700,000	-	-
100		Bridge Replacement, Horizon Dr. GRJ-F.4-26.7	-	-	-	-	-	2,125,000
101	29	Colorado River Levee Renovations	100,000	-	-	-	-	-
102	30	Contract Street Maintenance, Chip Seal, Crackfill	3,525,000	4,000,000	4,400,000	4,800,000	5,200,000	31,625,000
103	31	Curb, Gutter, and Sidewalk Safety Repairs	420,000	441,000	463,050	486,203	510,513	2,961,950
104		D Road Bridge at Lewis Wash	-	-	-	-	-	1,840,000
105	32	Downtown - Main to Trains Connector - 2nd Street Promenade	100,000	900,000	-	-	-	-
106		Downtown - Spruce to 1st reconstruction (roundabout)	-	-	-	-	-	2,300,000
107		Downtown to Dos Rios Bike/Ped Bridge	-	-	-	-	-	8,400,000
108		Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	-	3,000,000
109		Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	3,000,000
110		GVWUA/BOR Trail-Visitors Way to 28 Road	-	-	-	-	-	500,000
111		Horizon Drive Improvements G Road to I-70 Phase II	-	-	-	-	-	4,300,000
112		Horizon Drive Improvements Phase III	-	-	-	-	-	7,200,000
113		Horizon Drive Trail-G Road to I-70	-	-	-	-	-	1,500,000
114		Horizon Trail-South	-	-	-	-	-	2,100,000
116		Mill Tailing Repository Removal (DOLA Funded 100%)	-	100,000	-	-	100,000	-
117	33	North Avenue Enhanced Transit Corridor (CDOT $1.35 million)	2,150,500	-	-	-	-	-
118		North Avenue Streetscape Improve (with donated right of way)	-	-	-	-	-	10,440,000
119	34	Ranchman's Ditch Trail	100,000	1,400,000	-	-	-	-
120	35	Rapid Flash Beacon Crosswalk Equipment (3 crosswalks)	70,000	-	-	-	-	-
121	36	Riverfront Trail Bank Stabilization-Ice Rink Phase II	400,000	-	-	-	-	-
122	37	Riverside Parkway at Hwy 50 Retaining Wall	1,000,000	1,000,000	-	-	-	-
123	38	SRTS - 27 Road South of Hwy 50 to B 1/2 Road (CDBG $99,501)	140,000	-	-	-	-	-
124	39	SRTS - Rocket Park Crosswalk (CDBG Funded)	40,000	-	-	-	-	-
125	40	Street Lights	80,000	-	-	-	-	-
126	41	Traffic Signal Upgrade	271,000	279,130	287,504	296,129	305,013	1,667,935
127	42	Union Pacific Railroad Downtown Quiet Zone (design '22, const. '23)	620,000	-	-	-	-	-
128		**Total .75% Sales Tax Capital (Fund 201)**	**$ 17,835,146**	**$ 20,066,298**	**$ 10,187,554**	**$ 8,014,832**	**$ 7,550,526**	**$ 254,957,963**
Storm Drainage (Fund 202)								
129		**EXPENSES**						
130	43	Drainage System Improvements	$ 30,000	$ 20,000	$ 10,000	$ 15,000	$ 15,000	$ 75,000

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131		Sherwood Park Storm Drain	-	-	200,000	-	-	-
132	44	Three Arrows/Halandras Development Drainage Replacement and Upgrades ($1.5M Sales Tax CIP, $300,000 Grand Valley Drainage District)	1,800,000	-				
133		**Total Storm Drainage (Fund 202)**	**$ 1,830,000**	**$ 20,000**	**$ 210,000**	**$ 15,000**	**$ 15,000**	**$ 75,000**
Transportation Capacity (TCP) (Fund 207)								
Projects Funded By TCP Fees			**$ 7,649,619**	**$ 1,840,000**	**$ 1,743,000**	**$ -**	**$ 2,480,000**	**$ 19,070,000**
134		28 1/4 Road Extension from North Avenue to I70B	-	-	-	-	-	4,500,000
135		28 Road and Orchard Avenue Intersection Improvements	-	-	-	-	-	750,000
136		29 1/2 Road from F Road to G Road	-	-	-	-	500,000	4,500,000
137	45	31 Road North of Orchard Road along Lewis Wash	200,000	-	-	-	-	-
138	46	Broadway at Reed Mesa Left Turn Lane (Mesa County $75K, Magnus Development $75K)	400,000	-	-	-	-	-
139		Community Lane Project	-	-	-	-	-	2,000,000
140	47	Crosby Avenue 25 1/2 Road to Main Street (CDOT $1M)	2,500,000	-	-	-	-	-
141	48	F 1/2 Parkway, 23 1/2 to 24 Road	2,550,000	-	-	-	-	-
142		F 1/2 Road, Connect 29 1/2 to Broken Spoke	-	-	-	-	1,200,000	-
143		G Road at 23 1/2 Road Intersection Improvements	-	1,400,000	-	-	-	-
144	49	G Road at 26 Road Intersection Improvements	70,000	320,000	1,623,000	-	-	-
145		Heritage Estates	-	-	-	-	600,000	-
146	50	Hwy 50 at Palmer Street Intersection Improvements	461,500	-	-	-	-	-
147	51	I-70 Interchange @ 29 Road 1601 and Environmental Assessment (50/50 split with Mesa County)	418,119	-	-	-	-	-
148	52	Patterson Road Access Control Plan Implementation	200,000	-	-	-	-	-
149		Redlands 360 Development Redlands Parkway/South Camp Road Intersection Improvements	-	-	-	-	-	2,500,000
150	53	Riverside Parkway at Deseo Drive (Dos Rios) Intersection Improvements	550,000	-	-	-	-	-
151		Sugar Beet Right turn lanes (2)	-	120,000	120,000	-	-	-
152	54	Tour of Moon/S. Broadway Improvements (project with County)	300,000	-	-	-	-	-
153		Westside Industrial - 22 Road RR Xing (RR Revenue & CDOT HSIP)	-	-	-	-	180,000	4,820,000
Roadway Expansion Projects Funded By Bond Proceeds			**$ 17,440,000**	**$ 27,050,000**	**$ 5,250,000**	**$ 5,000,000**	**$ -**	**$ -**
154	55	24 1/2 Road, Patterson to G 1/4 Road	500,000	5,250,000	-	-	-	-
155	56	24 Road and Riverside Parkway Interchange	240,000	5,300,000	-	-	-	-
156		25 1/2 Road Right Turn Lane	-	-	250,000	-	-	-
157	57	26 1/2 Road, Horizon Drive to Summerhill Way	1,000,000	2,000,000	5,000,000	5,000,000	-	-
158	58	B 1/2 Road, 29 Road to 29 1/2 Road	2,900,000	-	-	-	-	-
159	59	D 1/2 Road, 29 to 30 Road	2,900,000	-	-	-	-	-
160	60	F 1/2 Parkway, Market Street to Patterson Road	9,000,000	7,300,000	-	-	-	-
161	61	F 1/2 Road, 30 Road to Persigo Boundary	400,000	2,900,000	-	-	-	-
162	62	Horizon at G Road and 27 1/2 (Highway Safety Imp Funds $1.5M)	300,000	4,000,000	-	-	-	-
163	63	Patterson Road Capacity Improvements (5 intersections)	200,000	300,000	-	-	-	-
Roadway Expansion Projects Unfunded			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 188,600,000**
164		23 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	3,000,000
165		23 Road	-	-	-	-	-	4,771,000
166		24 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	3,000,000

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167		25 Road F 1/2 to G 3/8 Road	-	-	-	-	-	3,115,000
168		25 Road Widening I-70 B to Patterson Road	-	-	-	-	-	10,000,000
169		26 Road from Patterson Road to H Road	-	-	-	-	-	8,366,000
170		27 1/2 Road, Hwy 50 to Unaweep	-	-	-	-	-	1,807,000
171		27 1/2, B 1/2, Unaweep Intersections	-	-	-	-	-	900,000
172		27 Road I-70 Bike/Pedestrian Bridge	-	-	-	-	-	3,000,000
173		27 Road, Horizon Drive to H Road	-	-	-	-	-	4,720,000
174		B 1/2 Road, Hwy 50 to 29 1/4 Road	-	-	-	-	-	3,920,000
175		Broadway and Redlands Parkway Roundabout Capacity Expansion	-	-	-	-	-	2,500,000
176		Broadway and Ridges Blvd Intersection Improvements	-	-	-	-	-	4,500,000
177		Broadway Capacity Improvements - Redlands	-	-	-	-	-	15,600,000
178		D 1/2 Road and 30 Road Intersection	-	-	-	-	-	760,000
179		D Road & 30 Road Intersection	-	-	-	-	-	760,000
180		D Road & 31 Road Intersection	-	-	-	-	-	760,000
181		D Road, 29 Road to 32 Road	-	-	-	-	-	9,589,000
182		E Road, 29 Road to 30 Road	-	-	-	-	-	2,560,000
183		F 1/2 Road and 30 Road Intersection	-	-	-	-	-	450.000
184		F 1/2 Road Matchett	-	-	-	-	-	4,383,000
185		F 1/4 Road 24 1/2 to 25 Road	-	-	-	-	-	1,300,000
186		G Road and 27 Road Intersection	-	-	-	-	-	1,400,000
187		G Road Improvements 23 to 23 1/2; 24 1/2 to Horizon Drive	-	-	-	-	-	11,464,000
188		I-70 Interchange at 29 Road, 29 Road Widening (1/2 County)	-	-	-	-	-	70,000,000
189		Redlands Parkway Capacity Expansion - Broadway to 24 Road	-	-	-	-	-	12,000,000
190		South Broadway	-	-	-	-	-	3,975,000
191		**Total Transportation Capacity (TCP) (Fund 207)**	**$ 25,089,619**	**$ 28,890,000**	**$ 6,993,000**	**$ 5,000,000**	**$ 2,480,000**	**$ 207,670,000**
Water (Fund 301)								
192	64	Condition Inspection of Lower Kannah Creek Line (7 miles)	$ 150,000		$ -	$ -	$ -	$ 10,000,000
193	65	Grand Mesa Reservoir Improvements	50,000	50,000	50,000	50,000	50,000	250,000
194	66	Gunnison River Infrastructure	350,000	600,000	5,000,000	100,000	600,000	13,600,000
195	67	Historic Water Treatment Plant Preservation (State Historical Fund grant $150k)	200,000	450,000	-	-	-	-
196		Kannah Creek Water system improvements	-	-	-	1,500,000	-	1,000,000
197	68	Kannah Creek Flowline - Reeder Mesa to WW Creek	150,000	2,750,000	-	-	-	-
198		Kannah Creek Flowline - Upper & WW Creek to WW Hill	-	-	1,500,000	-	-	-
199	69	Lead Water Line Replacements	100,000	100,000	100,000	100,000	100,000	300,000
200	70	Ranch Improvements/Sustainable Agriculture	250,000	100,000	100,000	25,000	25,750	140,812
201	71	SCADA Technician Vehicle	60,000	-	-	-	-	-
202	72	Water Line Replacements (W. Main, Chipeta, White)	2,200,000	1,350,000	1,390,500	1,432,215	1,475,181	8,066,898
203	73	Water Meter Replacement	50,000	50,000	50,000	50,000	50,000	250,000
204	74	Water Rights Infrastructure Development	100,000	100,000	100,000	100,000	100,000	500,000
205	75	Water Treatment Plant Modifications	50,000	100,000	100,000	100,000	100,000	500,000
206		**Total Water (Fund 301)**	**$ 3,710,000**	**$ 5,650,000**	**$ 8,390,500**	**$ 3,457,215**	**$ 2,500,931**	**$ 34,607,710**
Solid Waste (Fund 302)								

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207	76	Conceptual Design and Site Location Study for Material Recycling Facility	100,000	-	-	-	-	-
208		Hopper Refuse Truck for Dual Stream Pickup		410,000		410,000	-	-
209		**Total Solid Waste Fund (Fund 302)**	**$ 100,000**	**$ 410,000**	**$ -**	**$ 410,000**	**$ -**	**$ -**
Ridges Irrigation (Fund 309)								
210	77	Ridges Distribution System Replacement	$ 10,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 90,000
211		**Total Ridges Irrigation (Fund 309)**	**$ 10,000**	**$ 30,000**	**$ 30,000**	**$ 30,000**	**$ 30,000**	**$ 90,000**
Communications Center (Fund 405)								
212	78	800MHz Capital Improvements	$ 70,000	$ 70,000	$ 70,000	$ 70,000	$ 70,000	$ 70,000
213		9-1-1 Telephone Upgrade	-	600,000	-	-	-	-
214	79	Air Hanger Vehicle Storage Building Upgrades ($50K in Police General Fund budget)	50,000	-	-	-	-	-
215		Back Up Comm Center/Training Center	-	1,000,000	-	-	-	-
216		Black Ridge- Tower & Building replacement/Site work (25 Years old)	-	-	-	-	-	400,000
217		Workstation replacement	-	-	-	-	1,000,000	-
218		Computer-Aided Dispatch (CAD) system upgrade	-	-	-	-	-	400,000
219		DTR Radio System Site Equipment Upgrade	-	-	-	150,000	-	-
220		Far Pond Radio Tower		-	-	1,200,000	-	-
221		Lee's Point Tower & Building replacement/Site work (25 Years old)	-	-	-	-	-	500,000
222		Lenna Peak Radio Tower	-	-		-	-	1,200,000
223		Logging RecoRoader	-	-	-	350,000	-	-
224		MCC 7500 Dispatch Console Replacements	-	-	750,000	-	-	100,000
225		Mesa Point-Tower & Building Replacement/Site Work	-	-	-	-	250,000	-
226	80	Microwave Replacement at radio sites	315,000	150,000	-	-	-	-
227		Motorola GTR 8000 Radio Site Transmitters Replacements Project (7 Year project starting	-	-	-	-	-	2,500,000
228		Plateau Creek Tower		-	-	-	-	1,200,000
229	81	Radio Analyst Service Monitor Replacement	65,000	-	-	-	-	-
230	82	Radio Bi-Direction Amplifier (BDA)	30,000	-	-	-	-	-
231		Uncompahgre radio site solar panel replacement	-	-	200,000	-	-	-
232		**Total Communications Center (Fund 405)**	**$ 530,000**	**$ 1,820,000**	**$ 1,020,000**	**$ 1,770,000**	**$ 1,320,000**	**$ 6,370,000**
Sewer (Fund 902)								
233	83	Collection System Equipment	$ 50,000	$ 50,000	$ -	$ -	$ -	$ -
234	84	Jetter Truck	283,520	-	-	-	-	-
235	85	Laboratory Equipment	225,000	-	-	-	-	-
236	86	Lift Station Elimination/Rehabilitation	5,842,000	92,000	92,000	92,000	92,000	460,000
237		Odor Control Improvements	-	600,000	150,000	-	-	-
238		Persigo Plant Studies	-	-	350,000	665,000	100,000	900,000
239	87	Sewer Capacity Projects - Central Grand Valley Basin	814,000	2,984,000	2,984,000	-	-	-
240		Sewer Capacity Projects - Goat Wash Sewer Basin (GW-1)	-	-	-	-	-	2,982,000
241		Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-1)	-	1,988,000	7,403,000	-	-	-

CITY OF Grand Junction COLORADO

Capital Plan 2023-2027, Future Projects 2028-2032
.75% Sales Tax, Drainage,Transportation, Communications Center, and Enterprise Funds
December 7, 2022

Line #	Description Ref #	Title	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Future Projects 2028-2032
242		Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-2)	-	-	400,000	3,503,000	-	-
243		Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-3)	-	-	-	210,000	1,894,000	-
244		Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-4)	-	-	-	-	-	625,000
245		Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-5)	-	-	-	-	-	543,000
246		Sewer Capacity Projects - River Road North Sewer Basin	-	-	-	-	-	1,714,000
247	88	Sewer Improvement Districts	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
248	89	Sewer Line Replacements/Rehabilitation	3,696,000	3,696,000	4,500,000	4,500,000	4,500,000	22,500,000
249	90	Wastewater Treatment Plant Rehabilitiation/Expansion Projects	5,245,000	28,526,000	10,986,000	7,627,000	14,225,000	53,515,000
250	91	Wastewater Treatment Plant Improvement and Asset Replacement	700,000	700,000	736,000	773,000	812,000	4,687,000
251		**Total Sewer (Fund 902)**	**$ 17,855,520**	**$ 39,636,000**	**$ 28,601,000**	**$ 18,370,000**	**$ 22,623,000**	**$ 92,926,000**

CITY OF Grand Junction COLORADO

2023 Recommended Operating Budget
By Department, By Fund, By Account Classification
December 7, 2022

Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
1	**City Council**						
2	**100 General Fund**	**$ 2,574,320**	**$ 2,885,636**	**$ 3,546,261**	**$ 1,151,585**	**$ 2,797,666**	**$ 265,621**
3	**Revenue**	**$ (68)**	**$ 200,000**	**$ 200,000**	**$ 20,000**	**$ 20,000**	**$ -**
4	Charges for Service	(68)	-	-	-	-	-
5	Intergovernmental	-	200,000	200,000	20,000	20,000	-
6	**Expenses**	**$ 2,574,253**	**$ 3,085,636**	**$ 3,746,261**	**$ 1,171,585**	**$ 2,817,666**	**$ 265,621**
7	**Labor and Benefits**	**$ 51,644**	**$ 54,972**	**$ 53,895**	**$ 41,654**	**$ 53,877**	**$ 53,899**
8	Seasonal	42,750	45,938	45,000	34,638	45,000	45,000
9	Benefits	3,665	3,908	3,829	2,947	3,758	3,829
10	Insurance	69	86	26	79	79	30
11	Other Compensation	5,160	5,040	5,040	3,990	5,040	5,040
12	**Operating**	**$ 2,277,205**	**$ 2,735,016**	**$ 3,634,521**	**$ 1,083,327**	**$ 2,705,944**	**$ 146,426**
13	Charges and Fees	313	-	-	-	-	-
14	Contract Services	595	21,795	16,356	48,401	87,779	13,678
15	Grants and Contributions	2,106,108	2,618,436	3,495,279	924,732	2,495,279	10,355
16	Operating Supplies	9,477	13,951	11,900	7,279	11,900	11,900
17	Professional Development	160,712	80,834	110,986	102,915	110,986	110,493
18	**Interfund Charges**	**$ 26,904**	**$ 42,359**	**$ 57,845**	**$ 46,604**	**$ 57,845**	**$ 65,296**
19	Information Technology	26,904	42,359	57,845	46,604	57,845	65,296
20	**Capital Outlay**	**$ 218,500**	**$ 253,289**	**$ -**	**$ -**	**$ -**	**$ -**
21	Land	218,500	253,289	-	-	-	-
22	**201 Sales Tax CIP Fund**	**$ 2,351,663**	**$ 2,238,441**	**$ 2,558,790**	**$ 1,938,094**	**$ 2,558,790**	**$ -**
23	**Revenue**	**$ 14,385**	**$ 39,769**	**$ 45,000**	**$ 45,000**	**$ 45,000**	**$ -**
24	Intergovernmental	14,385	39,769	45,000	45,000	45,000	-
25	**Expenses**	**$ 2,366,048**	**$ 2,278,210**	**$ 2,603,790**	**$ 1,983,094**	**$ 2,603,790**	**$ -**
26	**Operating**	**$ 2,366,048**	**$ 2,277,254**	**$ 2,603,790**	**$ 1,983,094**	**$ 2,603,790**	**$ -**
27	Grants and Contributions	2,366,048	2,277,254	2,603,790	1,983,094	2,603,790	-
28	**Capital Outlay**	**$ -**	**$ 956**	**$ -**	**$ -**	**$ -**	**$ -**
29	Land	-	956	-	-	-	-
30	**Total City Council Expenditures**	**$ 4,940,301**	**$ 5,363,847**	**$ 6,350,051**	**$ 3,154,679**	**$ 5,421,456**	**$ 265,621**
31	**City Manager's Office**						
32	**100 General Fund**	**$ 811,657**	**$ 859,010**	**$ 1,135,670**	**$ 586,800**	**$ 1,064,247**	**$ 3,224,270**
33	**Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,000**
34	Intergovernmental	-	-	-	-	-	23,000
35	**Expenses**	**$ 811,657**	**$ 859,010**	**$ 1,135,670**	**$ 586,800**	**$ 1,064,247**	**$ 3,247,270**
36	**Labor and Benefits**	**$ 579,837**	**$ 626,127**	**$ 647,146**	**$ 388,199**	**$ 647,146**	**$ 500,021**
37	Full Time	446,924	476,753	499,296	298,648	499,296	399,493
38	Benefits	113,455	135,324	140,232	84,206	140,232	93,567
39	Insurance	5,634	829	1,015	626	1,015	960
40	Other Compensation	13,824	13,221	6,603	4,719	6,603	6,001
41	**Operating**	**$ 101,951**	**$ 95,037**	**$ 104,830**	**$ 45,724**	**$ 104,830**	**$ 2,291,826**
42	Charges and Fees	1,611	1,939	-	1,642	1,642	-
43	Contract Services	85,887	73,324	72,049	35,626	70,407	1,248
44	Grants and Contributions	-	-	-	-	-	2,268,478
45	Equipment	-	3,826	8,231	-	8,231	-
46	Operating Supplies	5,613	7,328	7,850	3,321	7,850	6,600
47	Professional Development	8,840	8,620	16,700	5,135	16,700	15,500
48	**Interfund Charges**	**$ 129,869**	**$ 137,846**	**$ 183,694**	**$ 152,877**	**$ 183,694**	**$ 155,423**
49	Facility	42,797	37,818	45,922	38,268	45,922	29,542
50	Information Technology	34,308	46,341	57,242	47,501	57,242	29,245
51	Liability Insurance	52,764	53,687	80,530	67,108	80,530	96,636
52	**Contingency**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 128,577**	**$ 300,000**
53	Contingency	-	-	200,000	-	128,577	300,000
54	**201 Sales Tax CIP Fund**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,056,158**
55	**Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 48,380**
56	Intergovernmental	-	-	-	-	-	48,380
57	**Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,104,538**
58	**Operating**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 5,104,538**
59	Grants and Contributions	-	-	-	-	-	5,104,538

CITY OF Grand Junction COLORADO

2023 Recommended Operating Budget
By Department, By Fund, By Account Classification
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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
60	**Total City Manager's Office Expenditures**	**$ 811,657**	**$ 859,010**	**$ 1,135,670**	**$ 586,800**	**$ 1,064,247**	**$ 8,351,808**
61	**City Attorney**						
62	**100 General Fund**	**$ 754,892**	**$ 958,439**	**$ 1,050,375**	**$ 825,462**	**$ 1,050,745**	**$ 1,321,549**
63	**Revenue**	**$ 2,400**	**$ 3,520**	**$ 6,300**	**$ 4,140**	**$ 6,300**	**$ 6,300**
64	Charges for Service	2,400	3,520	6,300	4,140	6,300	6,300
65	**Expenses**	**$ 757,292**	**$ 961,959**	**$ 1,056,675**	**$ 829,602**	**$ 1,057,045**	**$ 1,327,849**
66	**Labor and Benefits**	**$ 682,007**	**$ 882,130**	**$ 912,238**	**$ 707,278**	**$ 912,238**	**$ 1,100,522**
67	Full Time	537,323	695,841	719,006	541,856	719,006	840,669
68	Benefits	126,748	176,655	186,979	160,610	186,979	253,041
69	Insurance	6,823	1,189	1,451	1,118	1,451	2,010
70	Other Compensation	11,113	8,445	4,802	3,694	4,802	4,802
71	**Operating**	**$ 36,070**	**$ 32,061**	**$ 81,460**	**$ 69,975**	**$ 81,830**	**$ 124,315**
72	Charges and Fees	69	510	893	30	893	893
73	Contract Services	9,076	19,862	18,479	13,941	17,299	18,479
74	Equipment	-	-	-	-	-	33,480
75	Operating Supplies	597	1,623	2,245	3,795	3,795	2,245
76	Professional Development	3,443	7,279	9,843	6,331	9,843	19,218
77	Insurance and Claims	22,885	2,787	50,000	45,878	50,000	50,000
78	**Interfund Charges**	**$ 39,215**	**$ 47,768**	**$ 62,977**	**$ 52,349**	**$ 62,977**	**$ 103,012**
79	Facility	-	-	-	-	-	29,542
80	Information Technology	39,215	47,768	62,977	52,349	62,977	73,470
81	**Total City Attorney Expenditures**	**$ 757,292**	**$ 961,959**	**$ 1,056,675**	**$ 829,602**	**$ 1,057,045**	**$ 1,327,849**
82	**City Clerk**						
83	**100 General Fund**	**$ 499,173**	**$ 547,604**	**$ 800,100**	**$ 449,949**	**$ 800,842**	**$ 674,790**
84	**Revenue**	**$ 99,931**	**$ 108,799**	**$ 99,350**	**$ 48,782**	**$ 99,350**	**$ 98,500**
85	Taxes	52,779	53,543	53,000	17,157	53,000	53,000
86	Licenses and Permits	27,776	30,275	27,950	24,384	27,950	30,500
87	Charges for Service	17,105	24,981	18,400	7,240	18,400	15,000
88	Fines and Forfeitures	2,271	-	-	-	-	-
89	**Expenses**	**$ 599,104**	**$ 656,402**	**$ 899,450**	**$ 498,731**	**$ 900,192**	**$ 773,290**
90	**Labor and Benefits**	**$ 347,488**	**$ 376,833**	**$ 550,389**	**$ 245,260**	**$ 550,389**	**$ 447,134**
91	Full Time	259,744	287,014	407,478	184,917	407,478	347,679
92	Seasonal	3,663	-	-	-	-	-
93	Overtime	266	47	-	54	54	-
94	Benefits	78,487	86,915	141,491	59,651	141,437	98,031
95	Insurance	3,447	490	820	382	820	823
96	Other Compensation	1,881	2,367	600	256	600	601
97	**Operating**	**$ 90,532**	**$ 122,113**	**$ 183,988**	**$ 116,174**	**$ 184,730**	**$ 200,734**
98	Charges and Fees	329	357	300	232	300	300
99	Contract Services	51,765	102,870	94,600	102,062	102,062	166,955
100	Equipment	26,120	5,717	66,088	8,213	59,368	-
101	Operating Supplies	8,887	5,425	3,100	1,909	3,100	16,695
102	Professional Development	3,431	7,744	19,900	3,758	19,900	16,784
103	**Interfund Charges**	**$ 161,084**	**$ 157,456**	**$ 165,073**	**$ 137,297**	**$ 165,073**	**$ 125,422**
104	Facility	17,385	14,545	17,662	14,718	17,662	21,101
105	Information Technology	143,699	142,911	147,411	122,579	147,411	104,321
106	**Total City Clerk Expenditures**	**$ 599,104**	**$ 656,402**	**$ 899,450**	**$ 498,731**	**$ 900,192**	**$ 773,290**
107	**Communications & Engagement**						
108	**100 General Fund**	**$ -**	**$ -**	**$ -**	**$ 101,118**	**$ 101,118**	**$ 723,284**
109	**Expenses**	**$ -**	**$ -**	**$ -**	**$ 101,118**	**$ 101,118**	**$ 723,284**
110	**Labor and Benefits**	**$ -**	**$ -**	**$ -**	**$ 99,824**	**$ 99,824**	**$ 434,292**
111	Full Time	-	-	-	80,176	80,176	335,910
112	Benefits	-	-	-	19,087	19,087	96,381
113	Insurance	-	-	-	161	161	801
114	Other Compensation	-	-	-	400	400	1,200
115	**Operating**	**$ -**	**$ -**	**$ -**	**$ 1,160**	**$ 1,160**	**$ 160,600**
116	Contract Services	-	-	-	847	847	126,100
117	Equipment	-	-	-	-	-	1,000
118	Grants and Contributions	-	-	-	-	-	20,000

CITY OF Grand Junction COLORADO

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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
119	Operating Supplies	-	-	-	313	313	1,000
120	Professional Development	-	-	-	-	-	12,500
121	**Interfund Charges**	**$ -**	**$ -**	**$ -**	**$ 134**	**$ 134**	**$ 128,392**
122	Facility	-	-	-	-	-	29,542
123	Information Technology	-	-	-	134	134	98,850
124	**Total Communications & Engagement Expenditures**	**$ -**	**$ -**	**$ -**	**$ 101,118**	**$ 101,118**	**$ 723,284**
125	**Community Development**						
126	**100 General Fund**	**$ 1,235,460**	**$ 1,421,824**	**$ 3,464,411**	**$ 1,850,035**	**$ 3,220,308**	**$ 6,071,757**
127	**Revenue**	**$ 254,764**	**$ 315,351**	**$ 208,050**	**$ 144,823**	**$ 208,050**	**$ 135,050**
128	Charges for Service	254,764	285,351	208,050	144,823	208,050	135,050
129	Other	-	30,000	-	-	-	-
130	**Expenses**	**$ 1,490,224**	**$ 1,737,175**	**$ 3,672,461**	**$ 1,994,858**	**$ 3,428,358**	**$ 6,206,807**
131	**Labor and Benefits**	**$ 980,669**	**$ 1,085,584**	**$ 2,095,977**	**$ 1,205,872**	**$ 2,096,874**	**$ 2,287,150**
132	Full Time	742,474	790,216	1,496,120	883,407	1,496,120	1,623,121
133	Seasonal	146	45,756	104,924	35,556	104,924	54,080
134	Overtime	750	1,263	2,643	7,717	7,717	10,893
135	Benefits	214,370	236,894	485,212	274,525	481,035	577,998
136	Insurance	9,467	1,419	3,626	2,150	3,626	4,053
137	Other Compensation	13,462	10,036	3,452	2,517	3,452	17,005
138	**Operating**	**$ 82,333**	**$ 227,584**	**$ 1,172,197**	**$ 454,017**	**$ 927,197**	**$ 3,548,501**
139	Charges and Fees	7,621	9,490	8,200	5,279	8,200	8,000
140	Contract Services	52,934	187,833	1,032,500	363,522	787,500	590,500
141	Equipment	1,200	299	33,800	21,686	33,800	191,699
142	Grants and Contributions	430	2,555	20,000	8,801	20,000	2,599,350
143	Operating Supplies	10,929	13,267	9,800	7,570	9,800	33,600
144	Professional Development	7,731	14,140	64,897	47,161	64,897	123,852
145	Rent	1,488	-	3,000	-	3,000	1,500
146	**Interfund Charges**	**$ 427,222**	**$ 424,007**	**$ 404,287**	**$ 334,969**	**$ 404,287**	**$ 371,156**
147	Facility	52,673	46,545	56,519	47,099	56,519	71,743
148	Information Technology	341,828	341,657	310,173	256,541	310,173	250,730
149	Liability Insurance	28,811	35,805	37,595	31,329	37,595	45,114
150	Fleet	3,910	-	-	-	-	3,569
151	**104 CDBG Fund**	**$ -**	**$ -**	**$ -**	**$ 328,811**	**$ 44,305**	**$ -**
152	**Revenue**	**$ 717,326**	**$ 642,223**	**$ 469,557**	**$ 63,859**	**$ 478,170**	**$ 441,451**
153	Intergovernmental	717,326	642,223	469,557	63,859	478,170	441,451
154	**Expenses**	**$ 717,326**	**$ 642,223**	**$ 469,557**	**$ 392,670**	**$ 522,475**	**$ 441,451**
155	**Operating**	**$ 326,035**	**$ 577,792**	**$ 289,198**	**$ 342,116**	**$ 342,116**	**$ 276,950**
156	Contract Services	-	44,750	-	-	-	-
157	Grants and Contributions	325,999	533,042	289,198	342,116	342,116	276,950
158	Operating Supplies	36	-	-	-	-	-
159	**Transfers Out**	**$ 391,291**	**$ 64,431**	**$ 180,359**	**$ 50,554**	**$ 180,359**	**$ 164,501**
160	Transfers Out	391,291	64,431	180,359	50,554	180,359	164,501
161	**116 Affordable Housing Fund**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
162	**Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
163	Taxes	-	-	-	-	-	1,063,000
164	**Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
165	**Transfers Out**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
166	Transfers out	-	-	-	-	-	1,063,000
167	**201 Sales Tax CIP Fund**	**$ 41,885**	**$ 10,665**	**$ -**	**$ (19,960)**	**$ 89,875**	**$ 70,000**
168	**Revenue**	**$ 37,500**	**$ (10,665)**	**$ -**	**$ 19,960**	**$ 110,125**	**$ 70,000**
169	Intergovernmental	37,500	(10,665)	-	19,960	110,125	70,000
170	**Expenses**	**$ 79,385**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ 140,000**
171	**Operating**	**$ 79,385**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ 140,000**
172	Contract Services	79,385	-	-	-	200,000	-
173	Equipment	-	-	-	-	-	140,000
174	**Total Community Development Expenditures**	**$ 2,286,935**	**$ 2,379,398**	**$ 4,142,018**	**$ 2,387,528**	**$ 4,150,833**	**$ 7,851,258**
175	**Finance**						
176	**100 General Fund**	**$ 1,647,860**	**$ 1,591,623**	**$ 2,811,283**	**$ 1,774,122**	**$ 2,793,727**	**$ 2,781,801**
177	**Revenue**	**$ 270,398**	**$ 322,605**	**$ 337,500**	**$ 228,379**	**$ 337,500**	**$ 330,550**

CITY OF Grand Junction COLORADO

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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
178	Charges for Service	30,174	39,613	63,000	20,639	63,000	42,250
179	Intergovernmental	428	495	-	-	-	-
180	Fines and Forfeitures	239,796	282,497	274,500	207,740	274,500	288,300
181	**Expenses**	**$ 1,918,258**	**$ 1,914,228**	**$ 3,148,783**	**$ 2,002,501**	**$ 3,131,227**	**$ 3,112,351**
182	**Labor and Benefits**	**$ 1,078,820**	**$ 1,241,160**	**$ 1,836,035**	**$ 1,195,451**	**$ 1,837,067**	**$ 2,028,652**
183	Full Time	700,860	872,907	1,290,309	849,149	1,290,309	1,441,581
184	Seasonal	75,385	74,741	105,915	57,230	105,915	79,950
185	Overtime	-	-	4,233	283	4,233	2,500
186	Benefits	281,008	287,151	427,957	282,195	427,957	496,193
187	Insurance	12,934	1,601	2,820	1,868	2,820	3,626
188	Other Compensation	8,633	4,760	4,801	4,726	5,833	4,802
189	**Operating**	**$ 252,213**	**$ 119,378**	**$ 258,086**	**$ 182,901**	**$ 239,498**	**$ 246,670**
190	Charges and Fees	300	3,304	315	4,238	5,315	5,815
191	Contract Services	195,380	80,153	123,209	83,436	99,621	173,040
192	Equipment	35,748	11,327	70,700	61,169	70,700	7,000
193	Operating Supplies	13,398	15,896	23,005	16,673	23,005	20,790
194	Professional Development	7,237	8,573	39,357	17,385	39,357	39,525
195	Repairs	150	125	1,500	-	1,500	500
196	**Interfund Charges**	**$ 587,225**	**$ 510,205**	**$ 749,662**	**$ 624,149**	**$ 749,662**	**$ 837,029**
197	Facility	78,120	81,461	89,325	74,438	89,325	140,438
198	Information Technology	509,105	428,744	660,337	549,711	660,337	696,591
199	**Capital Outlay**	**$ -**	**$ 43,485**	**$ 305,000**	**$ -**	**$ 305,000**	**$ -**
200	Computer Systems	-	43,485	305,000	-	305,000	-
201	**106 Lodgers Tax Increase Fund**	**$ 117,903**	**$ (128,843)**	**$ -**	**$ (61,437)**	**$ 149,832**	**$ -**
202	**Revenue**	**$ 1,072,214**	**$ 1,888,840**	**$ 1,864,219**	**$ 1,534,035**	**$ 2,213,733**	**$ 2,412,969**
203	Taxes	1,072,214	1,886,959	1,864,219	1,533,643	2,213,733	2,412,969
204	Interest	-	1,881	-	391		-
205	**Expenses**	**$ 1,190,117**	**$ 1,759,997**	**$ 1,864,219**	**$ 1,472,598**	**$ 2,363,565**	**$ 2,412,969**
206	**Operating**	**$ 705,812**	**$ 1,026,665**	**$ 1,087,461**	**$ 675,685**	**$ 1,378,746**	**$ 1,407,565**
207	Grants and Contributions	705,812	1,026,665	1,087,461	675,685	1,378,746	1,407,565
208	**Transfers Out**	**$ 484,305**	**$ 733,332**	**$ 776,758**	**$ 796,913**	**$ 984,819**	**$ 1,005,404**
209	Transfers Out	484,305	733,332	776,758	796,913	984,819	1,005,404
210	**Total Finance Expenditures**	**$ 3,108,375**	**$ 3,674,225**	**$ 5,013,002**	**$ 3,475,099**	**$ 5,494,792**	**$ 5,525,320**
211	**Fire**						
212	**100 General Fund**	**$ 11,146,565**	**$ 9,731,206**	**$ 10,504,194**	**$ 8,559,397**	**$ 10,716,842**	**$ 11,295,205**
213	**Revenue**	**$ 8,111,186**	**$ 10,009,042**	**$ 10,338,550**	**$ 7,303,164**	**$ 10,125,932**	**$ 10,441,059**
214	Licenses and Permits	113,438	140,975	131,000	130,707	131,000	131,000
215	Charges for Service	7,389,124	8,749,831	9,581,227	6,397,465	9,365,395	9,682,351
216	Intergovernmental	605,626	1,113,697	625,823	772,378	628,423	626,708
217	Interest	1,698	1,919	-	614	614	-
218	Other	1,300	2,620	500	2,000	500	1,000
219	**Expenses**	**$ 19,257,750**	**$ 19,740,249**	**$ 20,842,744**	**$ 15,862,560**	**$ 20,842,774**	**$ 21,736,264**
220	**Labor and Benefits**	**$ 15,094,878**	**$ 14,838,506**	**$ 15,577,259**	**$ 11,721,883**	**$ 15,582,099**	**$ 16,230,391**
221	Full Time	9,920,571	9,470,337	9,837,464	7,158,499	9,837,464	10,592,921
222	Seasonal	19,214	18,101	62,445	21,606	62,445	80,954
223	Overtime	1,011,864	1,195,817	1,165,724	1,242,972	1,165,724	810,751
224	Benefits	3,248,038	3,196,076	3,451,930	2,533,245	3,451,930	3,563,400
225	Insurance	297,899	474,789	588,133	459,702	588,133	722,532
226	Other Compensation	89,280	85,051	54,413	20,302	59,253	34,833
227	Pensions	508,012	398,335	417,150	285,557	417,150	425,000
228	**Operating**	**$ 1,224,595**	**$ 1,261,498**	**$ 1,893,889**	**$ 1,332,534**	**$ 1,881,463**	**$ 1,975,564**
229	Charges and Fees	75,120	141,158	143,720	70,078	143,720	154,720
230	Contract Services	287,344	386,735	377,342	281,766	377,342	467,780
231	Equipment	380,215	29,325	538,554	355,010	538,554	283,621
232	Grants and Contributions	-	-	2,100	-	2,100	-
233	Operating Supplies	283,002	352,075	377,446	313,835	377,446	469,072
234	Professional Development	88,315	96,114	266,971	162,914	266,971	348,685
235	Repairs	31,565	46,389	32,740	39,292	39,292	43,740
236	Utilities	18,509	17,894	16,355	13,303	16,355	16,188

2023 Recommended Operating Budget
By Department, By Fund, By Account Classification
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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
237	Rent	-	-	2,812	-	2,812	2,812
238	Fuel	3,733	9,013	1,600	433	1,600	1,600
239	System Maintenance	13,194	7,452	8,000	6,178	8,000	8,000
240	Uniforms and Gear	43,598	175,343	126,249	89,725	107,271	179,346
241	**Interfund Charges**	**$ 2,847,558**	**$ 2,835,836**	**$ 3,346,790**	**$ 2,808,143**	**$ 3,354,407**	**$ 3,530,309**
242	Facility	228,335	266,499	268,082	223,402	268,082	306,681
243	Information Technology	729,024	783,344	942,831	776,526	942,831	1,235,627
244	Liability Insurance	32,496	142,351	199,291	166,076	199,291	239,149
245	Fleet	1,246,763	984,999	1,263,728	1,053,107	1,263,728	945,987
246	Fuel Charges	97,903	156,062	117,340	130,101	130,101	184,750
247	Comm Center	507,948	497,452	555,518	458,931	550,374	618,115
248	Departmental Services	5,089	5,129	-	-	-	-
249	**Capital Outlay**	**$ 90,719**	**$ 804,408**	**$ 24,806**	**$ -**	**$ 24,806**	**$ -**
250	Capital Equipment	90,719	804,408	24,806	-	24,806	-
251	**107 First Responder Tax Fund**	**$ 795,000**	**$ 2,442,130**	**$ 5,641,470**	**$ 4,067,645**	**$ 7,727,726**	**$ 6,528,147**
252	**Revenue**	**$ -**	**$ -**	**$ 1,750,804**	**$ -**	**$ 1,606,650**	**$ 2,306,610**
253	Intergovernmental	-	-	1,750,804	-	1,606,650	2,306,610
254	**Expenses**	**$ 795,000**	**$ 2,442,130**	**$ 7,392,274**	**$ 4,067,645**	**$ 9,334,376**	**$ 8,834,757**
255	**Labor and Benefits**	**$ 480,202**	**$ 2,251,487**	**$ 6,200,329**	**$ 3,263,451**	**$ 6,201,149**	**$ 6,796,299**
256	Full Time	346,096	1,436,465	4,184,711	2,322,637	4,184,711	4,657,220
257	Overtime	22,224	165,358	233,145	75,447	233,145	200,615
258	Benefits	104,379	481,661	1,550,393	734,472	1,547,296	1,629,795
259	Insurance	4,659	72,207	231,779	126,677	231,779	301,718
260	Other Compensation	2,844	95,796	301	4,218	4,218	6,951
261	**Operating**	**$ 265,234**	**$ 60,726**	**$ 985,278**	**$ 631,832**	**$ 1,207,037**	**$ 1,396,598**
262	Contract Services	246	5,099	59,062	45,835	59,062	26,438
263	Equipment	162,269	13,669	590,753	219,836	349,809	1,251,047
264	Operating Supplies	47,244	13,047	30,994	48,697	48,697	12,766
265	Professional Development	38,899	4,547	56,842	9,150	56,842	7,966
266	Repairs	1,560	10,519	6,876	1,066	6,876	3,407
267	Utilities	486	4,673	3,000	2,460	3,000	9,324
268	Uniforms and Gear	14,530	9,172	237,751	304,788	682,751	85,650
269	**Interfund Charges**	**$ (26,110)**	**$ 129,918**	**$ 206,667**	**$ 172,363**	**$ 206,667**	**$ 641,860**
270	Facility	(26,110)	26,110	30,710	25,592	30,710	30,146
271	Information Technology	-	1,002	22,555	19,549	22,555	471,379
272	Fleet	-	102,806	133,187	110,989	133,187	122,936
273	Fuel Charges	-	-	20,215	16,233	20,215	17,399
274	**Capital Outlay**	**$ 75,674**	**$ -**	**$ -**	**$ -**	**$ 1,719,523**	**$ -**
275	Capital Equipment	75,674	-	-	-	1,719,523	-
276	**115 Public Safety Impact Fee Fund**	**$ -**	**$ -**	**$ 340,307**	**$ 181,327**	**$ 340,307**	**$ 265,857**
277	**Revenue**	**$ -**	**$ -**	**$ 340,307**	**$ 181,327**	**$ 340,307**	**$ 265,857**
278	Charges for Service	-	-	340,307	181,327	340,307	265,857
279	**201 Sales Tax CIP Fund**	**$ 4,759,054**	**$ 2,604,862**	**$ 1,334,326**	**$ 6,004,231**	**$ 10,937,436**	**$ 1,203,647**
280	**Revenue**	**$ 23,085**	**$ 78,184**	**$ -**	**$ 166,643**	**$ 166,643**	**$ -**
281	Intergovernmental	23,085	78,184	-	166,643	166,643	-
282	**Expenses**	**$ 4,782,139**	**$ 2,683,046**	**$ 1,334,326**	**$ 6,170,874**	**$ 11,104,078**	**$ 1,203,647**
283	**Operating**	**$ 98,466**	**$ 4,564**	**$ -**	**$ 3,744**	**$ -**	**$ -**
284	Contract Services	8,976	2,087	-	-	-	-
285	Equipment	78,820	2,477	-	3,634	-	-
286	Operating Supplies	10,530	-	-	110	-	-
287	Repairs	(1,649)	-	-	-	-	-
288	Utilities	1,789	-	-	-	-	-
289	**Capital Outlay**	**$ 4,683,673**	**$ 2,678,481**	**$ 1,334,325**	**$ 6,167,129**	**$ 11,104,077**	**$ 1,203,646**
290	Capital Equipment	-	690,486	589,325	116,270	589,325	588,646
291	Facilities	4,683,673	1,987,995	745,000	6,050,859	10,514,752	115,000
292	Land	-	-	-	-	-	500,000
293	**Total Fire Expenditures**	**$ 24,834,890**	**$ 24,865,424**	**$ 29,569,344**	**$ 26,101,079**	**$ 41,281,228**	**$ 31,774,668**
294	**General Services**						
295	**100 General Fund**	**$ 1,503,738**	**$ 3,009,015**	**$ 3,393,014**	**$ 1,895,843**	**$ 3,389,518**	**$ 3,750,796**

CITY OF Grand Junction COLORADO

2023 Recommended Operating Budget
By Department, By Fund, By Account Classification
December 7, 2022

Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
296	**Revenue**	**$ 197,092**	**$ 190,225**	**$ 140,000**	**$ 51,934**	**$ 146,228**	**$ 65,000**
297	Charges for Service	182,334	186,801	138,500	44,206	138,500	63,500
298	Capital Proceeds	14,758	3,424	1,500	7,728	7,728	1,500
299	**Expenses**	**$ 1,700,830**	**$ 3,199,240**	**$ 3,533,014**	**$ 1,947,777**	**$ 3,535,746**	**$ 3,815,796**
300	**Labor and Benefits**	**$ 1,386,771**	**$ 1,579,070**	**$ 1,870,070**	**$ 1,420,445**	**$ 1,872,730**	**$ 2,306,458**
301	Full Time	986,026	1,149,791	1,339,510	993,471	1,327,430	1,592,465
302	Seasonal	12,635	6,175	-	1,611	1,611	-
303	Overtime	13,068	6,397	7,000	17,558	17,558	30,000
304	Benefits	323,909	350,891	442,784	342,642	442,784	572,445
305	Insurance	30,329	49,506	77,467	59,283	77,467	100,898
306	Other Compensation	20,804	16,310	3,309	5,880	5,880	10,650
307	**Operating**	**$ 145,030**	**$ 390,248**	**$ 1,396,892**	**$ 260,690**	**$ 1,121,964**	**$ 1,032,430**
308	Contract Services	4,026	193,388	300	11,244	11,244	400
309	Equipment	10,462	24,992	1,253,682	118,547	955,407	862,800
310	Grants and Contributions	-	-	-	-	-	12,500
311	Operating Supplies	101,126	109,601	108,500	92,598	108,500	105,250
312	Cost of Goods Sold	3,363	3,267	4,750	3,915	4,750	4,750
313	Professional Development	7,719	20,147	23,810	17,847	23,810	38,200
314	Repairs	14,867	888	1,500	2,221	2,221	1,500
315	System Maintenance	365	33,438	-	11,682	11,682	-
316	Uniforms and Gear	3,102	4,527	4,350	2,636	4,350	7,030
317	**Interfund Charges**	**$ 119,478**	**$ 223,896**	**$ 266,052**	**$ 213,406**	**$ 266,052**	**$ 476,908**
318	Facility	32,425	30,835	27,586	22,988	27,586	76,979
319	Information Technology	52,449	68,450	112,834	81,852	112,834	238,577
320	Liability Insurance	-	27,837	15,158	12,632	15,158	18,189
321	Fleet	16,301	72,811	78,589	65,491	78,589	99,055
322	Fuel Charges	18,303	23,963	31,885	30,443	31,885	44,108
323	**Capital Outlay**	**$ 49,551**	**$ 1,006,027**	**$ -**	**$ 53,236**	**$ 275,000**	**$ -**
324	Capital Equipment	49,551	-	-	-	-	-
325	Facilities	-	1,006,027	-	53,236	275,000	-
326	**201 Sales Tax CIP Fund**	**$ 55,328**	**$ (50,000)**	**$ 400,000**	**$ 1,343,601**	**$ 1,651,438**	**$ 1,500,000**
327	**Revenue**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 740,845**	**$ 850,000**	**$ -**
328	Intergovernmental	-	-	-	740,845	800,000	-
329	Other	-	50,000	50,000	-	50,000	-
330	**Expenses**	**$ 55,328**	**$ -**	**$ 450,000**	**$ 2,084,445**	**$ 2,501,438**	**$ 1,500,000**
331	**Operating**	**$ -**	**$ -**	**$ -**	**$ 1,438**	**$ 1,438**	**$ -**
332	Charges and Fees	-	-	-	1,334	1,334	-
333	Utilities	-	-	-	104	104	-
334	**Capital Outlay**	**$ 55,328**	**$ -**	**$ 450,000**	**$ 2,083,008**	**$ 2,500,000**	**$ 1,500,000**
335	Facilities	55,328	-	450,000	2,083,008	2,500,000	1,500,000
336	**302 Solid Waste Removal Fund**	**$ (146,148)**	**$ (585,512)**	**$ (219,676)**	**$ (251,715)**	**$ 21,119**	**$ 913,886**
337	**Revenue**	**$ 4,803,574**	**$ 5,087,750**	**$ 5,088,404**	**$ 4,097,918**	**$ 5,232,459**	**$ 5,445,868**
338	Charges for Service	4,785,582	5,076,318	5,080,000	4,052,519	5,180,000	5,321,862
339	Intergovernmental	-	-	-	33,721	33,721	89,600
340	Interest	17,992	11,432	8,404	11,678	18,738	34,406
341	**Expenses**	**$ 4,657,426**	**$ 4,502,238**	**$ 4,868,728**	**$ 3,846,203**	**$ 5,253,578**	**$ 6,359,754**
342	**Labor and Benefits**	**$ 1,049,721**	**$ 1,104,722**	**$ 1,275,625**	**$ 1,268,555**	**$ 1,598,168**	**$ 2,286,694**
343	Full Time	720,538	729,157	835,778	873,978	1,058,603	1,541,572
344	Seasonal	-	-	30,000	10,119	36,518	3,400
345	Overtime	19,438	11,630	9,759	3,938	9,759	13,377
346	Benefits	274,459	275,139	321,736	298,017	394,145	554,199
347	Insurance	33,527	60,518	78,043	82,390	98,834	174,146
348	Other Compensation	1,759	28,278	309	113	309	-
349	**Operating**	**$ 1,561,772**	**$ 1,672,685**	**$ 1,825,245**	**$ 762,902**	**$ 1,491,029**	**$ 1,906,183**
350	Charges and Fees	707,661	775,431	840,300	523,955	840,300	911,726
351	Contract Services	785,821	802,677	829,820	112,298	450,030	113,584
352	Equipment	47,034	72,580	120,000	47,740	120,000	488,700
353	Equipment Maintenance	-	-	-	629	629	10,500
354	Operating Supplies	4,053	5,457	10,075	50,518	50,518	316,408

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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
355	Professional Development	556	-	5,000	6,212	7,505	12,500
356	Repairs	15,605	13,972	17,050	17,964	17,964	43,250
357	Uniforms and Gear	1,042	2,568	3,000	3,586	4,083	9,515
358	**Interfund Charges**	**$ 1,678,119**	**$ 1,425,222**	**$ 1,515,858**	**$ 1,205,109**	**$ 1,522,744**	**$ 1,846,877**
359	Administrative Overhead	344,258	352,005	365,505	274,129	365,505	401,720
360	Facility	20,462	10,713	19,376	16,147	19,376	22,706
361	Information Technology	24,369	27,237	28,733	24,064	28,733	244,446
362	Liability Insurance	44,927	36,921	38,767	32,306	38,767	46,520
363	Fleet	881,147	649,234	710,821	592,351	710,821	751,776
364	Fuel Charges	128,941	104,113	104,125	79,714	111,011	127,335
365	Utility Services	234,015	244,999	248,531	186,398	248,531	252,374
366	**Capital Outlay**	**$ 76,725**	**$ -**	**$ 32,000**	**$ 389,637**	**$ 421,637**	**$ 100,000**
367	Capital Equipment	76,725	-	-	-	-	-
368	Facilities	-	-	32,000	389,637	421,637	100,000
369	**Debt Service**	**$ 96,991**	**$ 99,610**	**$ -**	**$ -**	**$ -**	**$ -**
370	Principal	96,991	99,610	-	-	-	-
371	**Transfers Out**	**$ 194,098**	**$ 200,000**	**$ 220,000**	**$ 220,000**	**$ 220,000**	**$ 220,000**
372	Transfers Out	194,098	200,000	220,000	220,000	220,000	220,000
373	**303 Grand Junction Convention Center Fund**	**$ 29,430**	**$ 34,673**	**$ -**	**$ 193,927**	**$ -**	**$ -**
374	**Revenue**	**$ 591,152**	**$ 313,795**	**$ 431,761**	**$ 228,364**	**$ 431,761**	**$ 452,884**
375	Charges for Service	145	2,096	25,000	732	25,000	25,000
376	Intergovernmental	391,007	111,699	206,761	127,632	206,761	227,884
377	Transfers In	200,000	200,000	200,000	100,000	200,000	200,000
378	**Expenses**	**$ 620,582**	**$ 348,468**	**$ 431,761**	**$ 422,291**	**$ 431,761**	**$ 452,884**
379	**Operating**	**$ 314,986**	**$ 184,427**	**$ 225,000**	**$ 249,991**	**$ 227,252**	**$ 225,600**
380	Charges and Fees	600	100	-	560	560	600
381	Contract Services	265,134	183,960	225,000	226,692	226,692	225,000
382	Operating Supplies	(3,755)	(924)	-	22,739	-	-
383	Equipment	53,007	-	-	-	-	-
384	Repairs	-	1,291	-	-	-	-
385	**Interfund Charges**	**$ 178,358**	**$ 164,041**	**$ 206,761**	**$ 172,301**	**$ 204,509**	**$ 227,284**
386	Facility	132,469	158,469	185,874	154,895	183,622	221,532
387	Liability Insurance	13,814	(0)	14,758	12,298	14,758	-
388	Fleet	7,173	5,572	6,129	5,108	6,129	5,752
389	Departmental Services	24,901	-	-	-	-	-
390	**Capital Outlay**	**$ 127,237**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
391	Facilities	127,237	-	-	-	-	-
392	**305 Golf Courses Fund**	**$ (131,829)**	**$ (271,636)**	**$ (64,825)**	**$ (209,764)**	**$ (68,206)**	**$ 40,968**
393	**Revenue**	**$ 2,255,007**	**$ 2,412,861**	**$ 2,419,870**	**$ 2,018,955**	**$ 2,424,389**	**$ 2,628,728**
394	Charges for Service	2,120,337	2,274,395	2,281,150	1,944,651	2,281,150	2,483,710
395	Interest	1,690	3,490	-	2,817	4,519	10,618
396	Other	12,980	14,976	18,720	11,487	18,720	14,400
397	Transfers in	120,000	120,000	120,000	60,000	120,000	120,000
398	**Expenses**	**$ 2,123,178**	**$ 2,141,225**	**$ 2,355,045**	**$ 1,809,191**	**$ 2,356,183**	**$ 2,669,696**
399	**Labor and Benefits**	**$ 871,908**	**$ 877,861**	**$ 863,125**	**$ 713,257**	**$ 864,263**	**$ 974,596**
400	Full Time	406,597	407,811	402,900	307,563	402,900	469,600
401	Seasonal	269,130	280,755	279,868	254,265	274,100	292,207
402	Overtime	1,591	447	1,990	346	1,990	1,999
403	Benefits	160,987	167,775	168,029	134,197	168,029	194,055
404	Insurance	20,583	13,238	9,133	16,039	16,039	15,682
405	Other Compensation	13,020	7,836	1,205	846	1,205	1,053
406	**Operating**	**$ 681,265**	**$ 693,552**	**$ 806,640**	**$ 618,769**	**$ 806,640**	**$ 876,106**
407	Charges and Fees	69,581	71,166	82,800	60,508	82,800	88,100
408	Contract Services	5,267	16,817	8,935	19,320	8,935	21,541
409	Equipment	115,587	115,071	166,775	113,350	166,775	176,775
410	Operating Supplies	32,535	39,106	28,850	39,773	28,850	31,925
411	Cost of Goods Sold	308,227	304,162	341,000	250,021	341,000	343,100
412	Professional Development	3,756	3,954	6,015	2,840	6,015	6,650
413	Repairs	8,509	34,198	29,250	18,518	29,250	31,750

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Line Item Ref #	By Department By Fund By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
414	Utilities	43,424	50,357	52,140	43,784	52,140	50,390
415	Rent	-	-	250	-	250	250
416	Equipment Maintenance	10,335	9,001	12,125	5,826	12,125	12,625
417	System Maintenance	82,638	49,720	77,500	64,023	77,500	111,750
418	Uniforms and Gear	1,406	-	1,000	808	1,000	1,250
419	**Interfund Charges**	**$ 482,207**	**$ 482,015**	**$ 597,482**	**$ 477,164**	**$ 597,482**	**$ 731,196**
420	Administrative Overhead	125,252	146,554	170,240	127,680	170,240	188,154
421	Facility	67,883	47,943	78,760	65,633	78,760	100,707
422	Information Technology	68,458	77,679	77,639	64,347	77,639	120,518
423	Liability Insurance	21,968	22,353	23,470	19,558	23,470	28,164
424	Fleet	176,008	172,908	229,743	191,453	229,743	269,032
425	Fuel Charges	18,412	14,577	17,630	8,493	17,630	24,621
426	Departmental Services	4,226	-	-	-	-	-
427	**Debt Service**	**$ 87,797**	**$ 87,797**	**$ 87,798**	**$ -**	**$ 87,798**	**$ 87,798**
428	Interest Expense	13,263	11,010	9,859	-	9,859	8,690
429	Principal	74,534	76,787	77,939	-	77,939	79,108
430	**308 Parking Authority Fund**	**$ (96,918)**	**$ (192,675)**	**$ (199,153)**	**$ (277,635)**	**$ (215,025)**	**$ (154,786)**
431	**Revenue**	**$ 591,511**	**$ 723,316**	**$ 751,149**	**$ 546,056**	**$ 767,212**	**$ 789,195**
432	Charges for Service	383,768	466,252	500,150	360,510	500,150	479,635
433	Fines and Forfeitures	143,700	190,558	190,000	110,574	190,000	220,000
434	Interest	8,814	4,990	4,149	3,457	5,547	13,220
435	Other	55,230	61,515	56,850	71,515	71,515	76,340
436	**Expenses**	**$ 494,594**	**$ 530,641**	**$ 551,996**	**$ 268,421**	**$ 552,187**	**$ 634,409**
437	**Labor and Benefits**	**$ 94,284**	**$ 98,244**	**$ 79,155**	**$ 64,460**	**$ 79,155**	**$ 156,227**
438	Full Time	60,836	63,578	46,842	40,538	46,842	102,060
439	Benefits	28,144	31,284	29,931	22,162	29,931	51,368
440	Insurance	3,607	1,654	1,930	1,494	1,930	2,498
441	Other Compensation	1,697	1,729	452	266	452	301
442	**Operating**	**$ 92,594**	**$ 108,737**	**$ 151,499**	**$ 132,369**	**$ 140,703**	**$ 159,500**
443	Charges and Fees	64,739	78,405	88,500	56,393	50,919	80,000
444	Contract Services	4,391	7,686	22,649	49,434	49,434	17,500
445	Equipment	1,757	3,325	20,000	19,274	20,000	40,000
446	Operating Supplies	109	1,578	5,450	95	5,450	5,800
447	Professional Development	-	-	-	-	-	1,500
448	Repairs	21,590	17,701	14,500	7,172	14,500	14,500
449	Uniforms and Gear	8	42	400	-	400	200
450	**Interfund Charges**	**$ 89,340**	**$ 79,893**	**$ 78,114**	**$ 71,593**	**$ 89,101**	**$ 74,914**
451	Administrative Overhead	55,541	53,996	55,658	41,744	55,658	58,878
452	Facility	11,527	10,649	12,567	10,473	12,567	9,954
453	Information Technology	7,014	9,609	3,092	2,577	3,092	-
454	Liability Insurance	9,625	432	453	10,865	10,865	544
455	Fleet	5,190	4,508	5,904	4,920	5,904	4,928
456	Fuel Charges	443	699	440	1,015	1,015	610
457	**Debt Service**	**$ 218,375**	**$ 243,767**	**$ 243,228**	**$ -**	**$ 243,228**	**$ 243,768**
458	Interest Expense	27,269	27,372	20,832	-	20,832	20,832
459	Principal	191,106	216,395	222,396	-	222,396	222,936
460	**402 Fleet and Equipment Fund**	**$ (1,916,852)**	**$ 247,196**	**$ 875,339**	**$ (2,295,062)**	**$ 755,409**	**$ 1,265,713**
461	**Revenue**	**$ 7,534,603**	**$ 6,857,592**	**$ 8,121,796**	**$ 6,900,954**	**$ 8,126,023**	**$ 7,817,315**
462	Charges for Service	949,872	1,028,231	942,635	692,729	942,635	950,606
463	Interfund Revenue	6,274,471	5,620,574	7,031,098	5,919,069	7,031,098	6,634,342
464	Capital Proceeds	59,680	125,620	50,000	224,429	50,000	100,000
465	Interest	41,492	28,632	27,500	19,773	31,727	50,786
466	Transfers In	209,088	54,535	70,563	44,954	70,563	81,581
467	**Expenses**	**$ 5,617,752**	**$ 7,104,787**	**$ 8,997,135**	**$ 4,605,892**	**$ 8,881,432**	**$ 9,083,028**
468	**Labor and Benefits**	**$ 1,141,670**	**$ 1,322,137**	**$ 1,443,947**	**$ 1,079,851**	**$ 1,443,947**	**$ 1,654,505**
469	Full Time	824,042	932,650	996,322	745,181	996,322	1,128,737
470	Overtime	13,187	2,590	21,176	9,107	21,176	20,058
471	Benefits	279,009	355,375	390,352	298,208	390,352	450,624
472	Insurance	21,654	27,804	35,044	26,544	35,044	46,206

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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
473	Other Compensation	3,777	3,718	1,053	811	1,053	8,880
474	**Operating**	**$ 2,012,766**	**$ 2,475,684**	**$ 2,446,698**	**$ 2,106,500**	**$ 2,446,698**	**$ 2,810,916**
475	Charges and Fees	489	410	750	342	750	750
476	Contract Services	49,976	45,754	25,380	20,171	25,380	28,800
477	Equipment	53,854	68,068	-	-	-	3,200
478	Equipment Maintenance	1,057,333	1,127,541	1,133,000	954,332	1,133,000	1,137,000
479	Operating Supplies	23,664	26,723	34,652	32,343	34,652	39,000
480	Professional Development	6,090	10,283	18,425	22,829	18,425	18,428
481	Repairs	169,598	257,760	230,000	149,569	230,000	225,500
482	Utilities	619	781	850	538	850	852
483	Uniforms and Gear	105	397	750	293	750	1,000
484	Fuel	651,040	937,967	1,002,891	926,081	1,002,891	1,356,386
485	**Interfund Charges**	**$ 324,487**	**$ 265,271**	**$ 256,490**	**$ 298,235**	**$ 340,787**	**$ 323,620**
486	Facility	83,488	77,229	73,624	61,353	73,624	53,913
487	Information Technology	50,757	78,548	99,770	83,010	99,770	187,597
488	Liability Insurance	49,571	50,439	52,960	44,133	52,960	63,552
489	Fleet	13,832	18,562	27,646	23,038	27,646	15,009
490	Fuel Charges	1,782	3,125	2,490	2,403	2,490	3,549
491	Departmental Services	125,057	37,369	-	84,297	84,297	-
492	**Capital Outlay**	**$ 2,138,829**	**$ 3,041,695**	**$ 4,650,000**	**$ 1,121,307**	**$ 4,650,000**	**$ 4,293,987**
493	Capital Equipment	2,138,829	3,041,695	4,650,000	1,121,307	4,650,000	4,293,987
494	**Contingency**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**
495	Contingency	-	-	200,000	-	-	-
496	**406 Facilities Management Fund**	**$ 110,655**	**$ 108,409**	**$ 18,327**	**$ (501,914)**	**$ 13,129**	**$ -**
497	**Revenue**	**$ 2,745,754**	**$ 2,838,540**	**$ 3,109,607**	**$ 2,595,516**	**$ 3,112,373**	**$ 3,736,807**
498	Charges for Service	161	6,346	-	2,530	2,530	-
499	Interfund Revenue	2,720,409	2,813,621	3,091,847	2,576,539	3,091,847	3,718,698
500	Interest	-	578	-	147	236	349
501	Other	25,184	17,996	17,760	16,300	17,760	17,760
502	**Expenses**	**$ 2,856,409**	**$ 2,946,949**	**$ 3,127,934**	**$ 2,093,602**	**$ 3,125,501**	**$ 3,736,807**
503	**Labor and Benefits**	**$ 510,755**	**$ 596,870**	**$ 676,409**	**$ 469,001**	**$ 676,962**	**$ 874,390**
504	Full Time	348,503	402,516	481,666	334,946	$ 481,666	617,883
505	Seasonal	4,043	-	-	553	553	-
506	Overtime	4,500	4,864	2,821	536	2,821	4,942
507	Benefits	136,434	161,982	170,640	117,827	170,640	221,135
508	Insurance	11,348	24,320	20,696	14,844	20,696	30,430
509	Other Compensation	5,925	3,188	586	294	586	-
510	**Operating**	**$ 2,159,806**	**$ 2,111,186**	**$ 2,248,927**	**$ 1,454,760**	**$ 2,245,941**	**$ 2,554,249**
511	Contract Services	300,441	210,650	306,400	244,771	288,860	264,355
512	Equipment	973	841	8,750	869	8,750	1,750
513	Operating Supplies	21,951	27,000	30,550	22,428	30,550	31,700
514	Professional Development	2,394	267	2,500	666	2,500	2,500
515	Repairs	34,560	22,047	18,100	32,654	32,654	29,486
516	Utilities	1,799,032	1,849,915	1,880,103	1,152,050	1,880,103	2,223,808
517	Uniforms and Gear	455	466	650	553	650	650
518	Rent	-	-	1,874	769	1,874	-
519	**Interfund Charges**	**$ 185,849**	**$ 238,893**	**$ 202,598**	**$ 169,841**	**$ 202,598**	**$ 308,167**
520	Facility	18,583	22,808	29,692	24,743	29,692	46,351
521	Information Technology	51,211	59,221	67,353	55,987	67,353	136,230
522	Liability Insurance	84,205	85,679	89,962	74,968	89,962	107,954
523	Fleet	14,994	15,198	13,811	11,509	13,811	13,911
524	Fuel Charges	1,547	3,539	1,780	2,633	1,780	3,721
525	Departmental Services	15,309	52,448	-	-	-	-
526	**Total General Services Expenditures**	**$ 18,126,099**	**$ 20,773,548**	**$ 24,315,613**	**$ 17,077,823**	**$ 26,637,826**	**$ 28,252,374**
527	**Human Resources**						
528	**100 General Fund**	**$ 1,537,254**	**$ 1,657,741**	**$ 2,790,660**	**$ 1,536,659**	**$ 2,251,880**	**$ 3,020,228**
529	**Expenses**	**$ 1,537,254**	**$ 1,657,741**	**$ 2,790,660**	**$ 1,536,659**	**$ 2,251,880**	**$ 3,020,228**
530	**Labor and Benefits**	**$ 908,067**	**$ 942,928**	**$ 1,501,903**	**$ 902,304**	**$ 1,462,962**	**$ 2,042,088**
531	Full Time	583,503	631,180	682,014	577,968	682,014	850,282

CITY OF Grand Junction COLORADO

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Line Item Ref #	By Department By Fund By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
532	Seasonal	100,255	98,880	297,002	120,820	296,923	357,000
533	Overtime	-	353	-	79	79	-
534	Benefits	161,688	187,854	229,987	185,891	229,987	303,972
535	Insurance	26,461	1,972	126,970	1,994	126,970	127,873
536	Other Compensation	34,144	20,778	145,770	14,782	106,829	400,855
537	Pensions	2,016	1,911	20,160	770	20,160	2,106
538	**Operating**	**$ 303,775**	**$ 382,693**	**$ 949,810**	**$ 353,302**	**$ 449,970**	**$ 644,278**
539	Contract Services	148,654	151,209	678,810	204,297	178,810	234,414
540	Equipment	9,967	18,910	15,500	21,218	21,218	51,644
541	Operating Supplies	94,342	100,325	164,300	99,750	158,742	166,150
542	Professional Development	50,805	52,999	91,200	28,037	91,200	192,070
543	Insurance and Claims	-	59,250	-	-	-	-
544	**Interfund Charges**	**$ 325,412**	**$ 332,120**	**$ 338,947**	**$ 281,053**	**$ 338,947**	**$ 333,862**
545	Facility	36,102	32,000	39,486	32,905	39,486	47,177
546	Information Technology	285,583	296,328	295,290	244,672	295,290	281,680
547	Liability Insurance	3,727	3,792	4,171	3,476	4,171	5,005
548	**404 Insurance Fund**	**$ 2,066,946**	**$ (373,556)**	**$ (344,738)**	**$ 4,480,460**	**$ (331,589)**	**$ (772,029)**
549	**Revenue**	**$ 15,580,296**	**$ 15,049,865**	**$ 15,886,875**	**$ 13,384,637**	**$ 15,900,024**	**$ 17,883,445**
550	Charges for Service	6,297	4,507	2,500	5,791	5,791	2,500
551	Intergovernmental	-	-	-	-	-	175,000
552	Interfund Revenue	13,396,287	14,468,713	15,402,681	12,931,966	15,402,681	17,251,218
553	Interest	33,537	23,634	15,194	15,613	25,052	58,534
554	Other	703,166	553,010	466,500	431,267	466,500	396,193
555	Transfers In	1,441,009	-	-	-	-	-
556	**Expenses**	**$ 13,513,350**	**$ 15,423,421**	**$ 16,231,613**	**$ 8,904,176**	**$ 16,231,613**	**$ 18,655,474**
557	**Labor and Benefits**	**$ 711,394**	**$ 1,416,925**	**$ 1,662,241**	**$ 1,084,682**	**$ 1,662,241**	**$ 1,548,599**
558	Full Time	101,167	130,356	278,119	173,458	278,119	243,112
559	Seasonal	60	7,639	-	880	-	-
560	Benefits	603,707	1,276,908	1,303,112	885,059	1,303,112	1,204,004
561	Insurance	4,435	530	559	360	559	581
562	Other Compensation	2,026	1,492	80,451	24,926	80,451	100,902
563	**Operating**	**$ 12,783,417**	**$ 13,996,337**	**$ 13,940,995**	**$ 7,794,837**	**$ 13,940,995**	**$ 16,582,248**
564	Contract Services	672,708	684,988	694,189	477,671	694,189	798,175
565	Charges and Fees	-	4,954	-	-	-	4,954
566	Equipment	-	-	3,800	-	3,800	-
567	Insurance and Claims	12,112,641	13,296,870	13,212,486	7,299,297	13,212,486	15,627,199
568	Operating Supplies	(2,241)	(3,963)	24,750	14,316	24,750	143,320
569	Professional Development	308	7,487	5,770	3,553	5,770	8,600
570	Repairs	-	6,000	-	-	-	-
571	**Interfund Charges**	**$ 18,538**	**$ 10,160**	**$ 28,377**	**$ 24,657**	**$ 28,377**	**$ 24,627**
572	Information Technology	18,538	10,160	28,377	24,657	28,377	24,627
573	**Contingency**	**$ -**	**$ -**	**$ 600,000**	**$ -**	**$ 600,000**	**$ 500,000**
574	Contingency	-	-	600,000	-	600,000	500,000
575	**Total Human Resources Expenditures**	**$ 15,050,604**	**$ 17,081,162**	**$ 19,022,273**	**$ 10,440,835**	**$ 18,483,493**	**$ 21,675,702**
576	**Information Technology**						
577	**401 Information Technology Fund**	**$ (237,124)**	**$ (128,070)**	**$ 840,853**	**$ 744,551**	**$ 1,282,734**	**$ 931,928**
578	**Revenue**	**$ 7,587,918**	**$ 7,642,721**	**$ 9,174,098**	**$ 7,213,369**	**$ 8,892,125**	**$ 10,460,519**
579	Charges for Service	76,535	111,077	152,480	-	152,480	110,105
580	Interfund Revenue	7,478,212	7,514,835	9,004,618	7,202,125	8,721,604	10,323,210
581	Interest	33,171	16,809	17,000	11,244	18,041	27,204
582	**Expenses**	**$ 7,350,795**	**$ 7,514,651**	**$ 10,014,951**	**$ 7,957,920**	**$ 10,174,859**	**$ 11,392,447**
583	**Labor and Benefits**	**$ 2,604,028**	**$ 2,682,634**	**$ 3,108,376**	**$ 2,269,639**	**$ 3,112,094**	**$ 3,198,767**
584	Full Time	1,899,343	1,998,268	2,320,704	1,632,941	2,320,704	2,351,498
585	Benefits	613,555	649,376	781,811	554,007	781,811	773,167
586	Insurance	25,452	3,423	4,659	3,513	4,659	5,727
587	Other Compensation	65,678	31,567	1,202	79,178	4,920	68,375
588	**Operating**	**$ 4,075,225**	**$ 4,203,663**	**$ 5,492,950**	**$ 5,214,787**	**$ 5,842,950**	**$ 6,755,369**
589	Contract Services	2,872,456	2,860,479	4,033,994	3,818,396	4,033,994	4,756,335
590	Equipment	689,796	684,844	1,024,076	951,154	1,374,076	1,325,882

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Line Item Ref #	By Department By Fund By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
591	Operating Supplies	45,683	19,257	38,000	33,218	38,000	35,000
592	Professional Development	25,887	53,268	85,000	42,663	85,000	87,000
593	Repairs	-	488	-	-	-	-
594	Utilities	441,403	585,216	311,880	369,356	311,880	551,152
595	System Maintenance	-	109	-	-	-	-
596	**Interfund Charges**	**$ 255,965**	**$ 261,930**	**$ 613,625**	**$ 253,970**	**$ 613,625**	**$ 188,311**
597	Facility	64,943	66,909	81,247	67,706	81,247	52,968
598	Information Technology	186,351	190,590	527,889	182,353	527,889	129,800
599	Liability Insurance	1,305	1,328	2,656	2,213	2,656	3,187
600	Fleet	3,324	2,929	1,593	1,328	1,593	2,054
601	Fuel Charges	42	174	240	370	240	302
602	**Capital Outlay**	**$ 415,577**	**$ 366,424**	**$ 800,000**	**$ 219,524**	**$ 606,190**	**$ 1,250,000**
603	Capital Equipment	203,360	34,120	800,000	219,524	606,190	1,250,000
604	Computer Systems	212,217	332,304	-	-	-	-
605	**201 Sales Tax CIP Fund**	**$ 1,009,385**	**$ 2,352,604**	**$ 2,229,515**	**$ 2,070,780**	**$ 2,549,639**	**$ 2,912,311**
606	**Revenue**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**
607	Intergovernmental	-	-	-	-	-	250,000
608	**Expenses**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**
609	**Capital Outlay**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**
610	Capital Equipment	-	-	-	-	-	500,000
611	**Total Information Technology Fund Expenditures**	**$ 7,350,795**	**$ 7,514,651**	**$ 10,014,951**	**$ 7,957,920**	**$ 10,174,859**	**$ 11,892,447**
612	**Parks_Recreation and Recreation**						
613	**100 General Fund**	**$ 7,553,969**	**$ 7,587,606**	**$ 9,222,622**	**$ 6,989,072**	**$ 8,848,160**	**$ 10,082,228**
614	**Revenue**	**$ 1,009,385**	**$ 2,352,604**	**$ 2,229,515**	**$ 2,070,780**	**$ 2,549,639**	**$ 3,162,311**
615	Licenses and Permits	2,045	1,500	1,600	1,050	1,600	1,200
616	Charges for Service	835,388	1,849,213	1,831,369	1,719,314	2,161,369	2,863,243
617	Intergovernmental	157,069	354,201	371,671	333,439	361,795	271,743
618	Other	14,883	147,690	24,875	16,977	24,875	26,125
619	**Expenses**	**$ 8,563,354**	**$ 9,940,210**	**$ 11,452,137**	**$ 9,059,852**	**$ 11,397,799**	**$ 13,244,539**
620	**Labor and Benefits**	**$ 5,208,350**	**$ 5,796,411**	**$ 6,834,075**	**$ 5,245,923**	**$ 6,713,328**	**$ 7,826,468**
621	Full Time	2,711,881	2,878,182	3,442,319	2,445,083	3,313,319	3,857,337
622	Seasonal	1,166,957	1,375,840	1,622,772	1,425,495	1,622,772	2,046,590
623	Overtime	33,743	62,590	65,805	76,604	76,604	59,444
624	Benefits	1,121,650	1,183,615	1,454,652	1,040,270	1,427,110	1,509,723
625	Insurance	128,949	217,333	207,121	192,069	207,121	313,711
626	Other Compensation	45,170	78,851	41,406	66,402	66,402	39,663
627	**Operating**	**$ 1,579,890**	**$ 2,189,746**	**$ 2,483,085**	**$ 2,049,442**	**$ 2,545,584**	**$ 2,994,501**
628	Charges and Fees	7,155	4,381	6,675	7,558	7,558	6,979
629	Contract Services	224,005	466,924	550,784	446,774	623,106	666,334
630	Equipment	75,621	98,652	264,955	100,184	173,145	788,928
631	Grants and Contributions	3,833	128,627	145,680	106,640	106,640	10,680
632	Operating Supplies	195,093	232,907	241,816	252,024	309,692	284,452
633	Cost of Goods Sold	10,345	28,664	29,779	53,903	53,903	30,145
634	Professional Development	14,594	26,614	39,489	31,841	42,489	46,381
635	Insurance and Claims	-	-	5,700	-	5,700	5,700
636	Repairs	44,085	93,615	74,588	86,932	86,932	96,288
637	Utilities	748,193	775,904	737,078	647,192	741,678	662,777
638	System Maintenance	235,165	295,378	351,773	285,836	358,773	354,552
639	Uniforms and Gear	14,636	25,927	24,374	23,930	25,574	31,151
640	Equipment Maintenance	7,165	12,153	10,394	6,628	10,394	10,134
641	**Interfund Charges**	**$ 1,723,766**	**$ 1,829,861**	**$ 2,106,977**	**$ 1,764,486**	**$ 2,110,887**	**$ 2,423,570**
642	Facility	417,676	522,886	533,788	444,823	533,788	589,832
643	Information Technology	469,651	501,158	636,305	533,859	640,215	943,685
644	Liability Insurance	55,239	102,665	107,796	89,830	107,796	129,354
645	Fleet	690,175	583,635	744,806	620,672	744,806	653,604
646	Fuel Charges	66,509	95,000	84,282	75,302	84,282	107,095
647	Departmental Services	24,516	24,517	-	-	-	-
648	**Capital Outlay**	**$ 51,348**	**$ 124,193**	**$ 28,000**	**$ -**	**$ 28,000**	**$ -**
649	Capital Equipment	51,348	124,193	28,000	-	28,000	-

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Line Item Ref #	By Department / By Fund / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
650	**201 Sales Tax CIP Fund**	**$ 1,685,622**	**$ 4,144,099**	**$ 4,059,199**	**$ 7,624,761**	**$ 13,947,363**	**$ 3,484,999**
651	**Revenue**	**$ 191,250**	**$ -**	**$ 150,000**	**$ 719**	**$ 550,719**	**$ 210,000**
652	Charges for Service	-	-	-	719	719	-
653	Intergovernmental	56,250	-	-	-	400,000	-
654	Other	135,000	-	150,000	-	150,000	210,000
655	**Expenses**	**$ 1,876,872**	**$ 4,144,099**	**$ 4,209,199**	**$ 7,625,480**	**$ 14,498,082**	**$ 3,694,999**
656	**Operating**	**$ 433,155**	**$ 106,551**	**$ 100,000**	**$ -**	**$ -**	**$ -**
657	Contract Services	94,667	87,300	100,000	-	-	-
658	Equipment	29,345	-	-	-	-	-
659	Repairs	309,143	19,251	-	-	-	-
660	**Capital Outlay**	**$ 1,443,717**	**$ 4,037,550**	**$ 4,109,200**	**$ 7,625,481**	**$ 14,498,083**	**$ 3,695,000**
661	Facilities	427,567	10,514	-	-	598,000	375,000
662	Land	130,981	5,079	-	2,766	2,766	-
663	Other Projects	-	-	-	-	-	555,000
664	Parks	885,169	4,021,957	4,109,200	7,622,715	13,897,317	2,765,000
665	**Total Parks_Recreation and Recreation Expenditures**	**$ 10,440,226**	**$ 14,084,310**	**$ 15,661,336**	**$ 16,685,332**	**$ 25,895,880**	**$ 16,939,538**
666	**Police**						
667	**100 General Fund**	**$ 24,244,263**	**$ 25,026,695**	**$ 27,210,366**	**$ 20,557,353**	**$ 27,186,913**	**$ 29,921,988**
668	**Revenue**	**$ 1,506,102**	**$ 1,189,881**	**$ 1,801,252**	**$ 1,188,883**	**$ 1,715,725**	**$ 1,721,981**
669	Licenses and Permits	1,125	525	1,500	825	1,500	957
670	Charges for Service	637,226	747,980	876,538	775,098	876,538	905,302
671	Intergovernmental	838,166	416,331	891,114	407,569	805,537	787,281
672	Fines and Forfeitures	23,085	18,766	32,000	5,241	32,000	28,441
673	Other	-	6,279	100	150	150	-
674	Capital Proceeds	6,500	-	-	-	-	-
675	**Expenses**	**$ 25,750,365**	**$ 26,216,577**	**$ 29,011,618**	**$ 21,746,236**	**$ 28,902,638**	**$ 31,643,969**
676	**Labor and Benefits**	**$ 17,038,664**	**$ 17,873,725**	**$ 19,441,314**	**$ 14,051,186**	**$ 19,457,263**	**$ 22,142,766**
677	Full Time	11,586,244	11,843,506	12,956,293	9,201,873	12,956,293	14,801,933
678	Seasonal	34,430	51,703	47,295	8,100	47,295	-
679	Overtime	1,147,806	1,386,427	1,365,077	1,157,518	1,365,077	1,499,999
680	Benefits	3,716,999	3,950,590	4,378,573	3,134,986	4,374,862	4,873,222
681	Insurance	296,579	453,284	625,073	460,046	625,073	809,847
682	Other Compensation	256,606	188,215	69,003	88,663	88,663	157,765
683	**Operating**	**$ 2,195,084**	**$ 2,339,551**	**$ 2,577,435**	**$ 1,887,014**	**$ 2,475,438**	**$ 2,919,947**
684	Charges and Fees	1,214	1,285	525	1,217	1,217	700
685	Contract Services	637,182	660,537	1,046,920	747,955	1,046,920	818,433
686	Equipment	722,755	659,172	554,407	287,722	452,410	1,014,110
687	Grants and Contributions	12,568	6,408	17,575	4,675	17,575	24,654
688	Operating Supplies	257,371	248,486	230,826	226,546	230,826	286,491
689	Professional Development	315,906	487,741	410,865	423,640	410,865	440,835
690	Insurance and Claims	-	1,000	-	1,553	1,553	-
691	Repairs	28,034	(2,859)	21,616	5,216	21,616	22,016
692	Rent	92,878	90,339	90,188	108,233	108,233	112,058
693	Equipment Maintenance	55	1,413	2,550	3,555	3,555	2,550
694	Uniforms and Gear	127,121	186,029	201,963	76,702	180,668	198,100
695	**Interfund Charges**	**$ 6,330,373**	**$ 6,000,282**	**$ 6,788,869**	**$ 5,640,530**	**$ 6,765,937**	**$ 6,581,256**
696	Facility	467,418	424,375	512,795	431,472	512,795	644,237
697	Information Technology	2,213,717	2,167,165	2,415,708	1,993,982	2,415,708	2,098,639
698	Liability Insurance	259,834	271,251	305,157	254,298	305,157	366,188
699	Fleet	732,312	647,372	925,567	771,306	925,567	779,833
700	Fuel Charges	130,384	184,040	153,045	143,477	153,045	206,154
701	Comm Center	2,526,708	2,306,079	2,476,597	2,045,995	2,453,665	2,486,205
702	**Capital Outlay**	**$ 186,244**	**$ 3,019**	**$ 204,000**	**$ 167,506**	**$ 204,000**	**$ -**
703	Capital Equipment	134,582	3,019	160,000	157,951	160,000	-
704	Facilities	51,662	-	44,000	9,555	44,000	-
705	**107 First Responder Tax Fund**	**$ 860,795**	**$ 335,450**	**$ 2,379,458**	**$ 481,547**	**$ 2,381,637**	**$ 1,867,584**
706	**Expenses**	**$ 860,795**	**$ 335,450**	**$ 2,379,458**	**$ 481,547**	**$ 2,381,637**	**$ 1,867,584**
707	**Labor and Benefits**	**$ 254,463**	**$ 319,924**	**$ 1,868,650**	**$ 254,756**	**$ 1,869,024**	**$ 1,117,595**
708	Full Time	213,312	261,292	1,306,423	200,705	1,306,423	816,771

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709	Overtime	1,375	3,351	-	2,402	2,402	-
710	Benefits	38,561	52,123	480,155	47,438	478,127	272,820
711	Insurance	886	2,707	49,621	3,863	49,621	27,553
712	Other Compensation	329	450	32,451	348	32,451	451
713	**Operating**	**$ 52,710**	**$ 13,461**	**$ 89,246**	**$ 34,724**	**$ 91,051**	**$ 470,496**
714	Contract Services	-	-	-	-	-	200,000
715	Equipment	52,710	13,461	19,704	23,163	23,163	200,954
716	Operating Supplies	-	-	18,960	380	17,306	18,960
717	Professional Development	-	-	29,000	-	29,000	29,000
718	Uniforms and Gear	-	-	21,582	11,181	21,582	21,582
719	**Interfund Charges**	**$ 1,008**	**$ 5,451**	**$ 240,662**	**$ 192,067**	**$ 240,662**	**$ 279,493**
720	Information Technology	1,008	5,451	68,937	56,705	68,937	126,335
721	Fleet	-	-	129,850	108,208	129,850	138,606
722	Fuel Charges	-	-	41,875	27,153	41,875	14,552
723	**Capital Outlay**	**$ 552,614**	**$ (3,386)**	**$ 180,900**	**$ -**	**$ 180,900**	**$ -**
724	Capital Equipment	552,614	(3,386)	180,900	-	180,900	-
725	**115 Public Safety Impact Fee Fund**	**$ -**	**$ -**	**$ 145,755**	**$ 77,887**	**$ 145,755**	**$ 114,051**
726	**Revenue**	**$ -**	**$ -**	**$ 145,755**	**$ 77,887**	**$ 145,755**	**$ 114,051**
727	Charges for Service	-	-	145,755	77,887	145,755	114,051
728	**201 Sales Tax CIP Fund**	**$ 65,902**	**$ 940,163**	**$ -**	**$ (658)**	**$ (658)**	**$ -**
729	**Revenue**	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**
730	Intergovernmental	-	150,000	-	-	-	-
731	**Expenses**	**$ 65,902**	**$ 1,090,163**	**$ -**	**$ (658)**	**$ (658)**	**$ -**
732	**Capital Outlay**	**$ 65,902**	**$ 1,090,163**	**$ -**	**$ (658)**	**$ (658)**	**$ -**
733	Facilities	65,902	1,090,163	-	(658)	(658)	-
734	**308 Parking Authority Fund**	**$ 96,033**	**$ 62,221**	**$ 135,548**	**$ 96,975**	**$ 135,585**	**$ 215,911**
735	**Expenses**	**$ 96,033**	**$ 62,221**	**$ 135,548**	**$ 96,975**	**$ 135,585**	**$ 215,911**
736	**Labor and Benefits**	**$ 87,675**	**$ 52,629**	**$ 105,081**	**$ 73,183**	**$ 105,118**	**$ 172,157**
737	Full Time	44,481	42,792	82,577	54,779	80,362	108,174
738	Seasonal	22,765	-	-	-	-	-
739	Overtime	-	511	-	2,252	2,252	-
740	Benefits	18,845	7,640	18,250	13,134	18,250	57,595
741	Insurance	1,584	1,686	4,254	3,019	4,254	6,388
742	**Interfund Charges**	**$ 8,359**	**$ 9,592**	**$ 30,467**	**$ 23,792**	**$ 30,467**	**$ 43,754**
743	Information Technology	3,120	4,790	23,934	18,348	23,934	43,754
744	Fleet	5,239	4,802	6,533	5,444	6,533	-
745	**405 Communications Center Fund**	**$ (588,670)**	**$ 52,271**	**$ 537,614**	**$ 468,329**	**$ 660,203**	**$ 422,610**
746	**Revenue**	**$ 7,555,682**	**$ 6,813,129**	**$ 7,482,618**	**$ 5,268,830**	**$ 7,440,873**	**$ 8,016,341**
747	Charges for Service	2,101,375	2,148,548	2,236,715	1,832,644	2,217,124	2,359,646
748	Intergovernmental	14,703	65,898	35,000	-	35,000	-
749	Interfund Revenue	3,034,656	2,803,531	3,032,115	2,504,926	3,004,039	3,104,320
750	Interest	10,891	10,175	4,166	6,287	10,088	23,877
751	Other	40,611	90,810	93,400	76,100	93,400	90,600
752	Transfers In	2,353,445	1,694,167	2,081,222	848,873	2,081,222	2,437,898
753	**Expenses**	**$ 6,967,012**	**$ 6,865,401**	**$ 8,020,232**	**$ 5,737,159**	**$ 8,101,076**	**$ 8,438,951**
754	**Labor and Benefits**	**$ 4,461,407**	**$ 4,547,809**	**$ 5,359,171**	**$ 3,709,009**	**$ 5,359,760**	**$ 5,755,425**
755	Full Time	2,776,336	2,875,163	3,420,632	2,188,550	3,399,311	3,647,509
756	Seasonal	3,299	-	-	-	-	-
757	Overtime	644,719	599,892	717,017	680,337	717,017	742,353
758	Benefits	957,728	1,022,199	1,213,216	809,907	1,213,216	1,355,172
759	Insurance	44,208	5,955	8,306	22,971	22,971	10,391
760	Other Compensation	35,118	44,600	-	7,245	7,245	-
761	**Operating**	**$ 707,521**	**$ 437,662**	**$ 474,562**	**$ 290,123**	**$ 474,569**	**$ 507,521**
762	Contract Services	62,187	100,211	98,229	56,921	98,229	79,343
763	Equipment	441,900	49,161	75,293	17,560	75,293	125,293
764	Grants and Contributions	121	1,196	1,470	488	1,470	1,470
765	Operating Supplies	39,907	39,429	33,574	24,832	33,387	34,888
766	Professional Development	44,166	82,731	99,762	76,316	99,762	101,600
767	Repairs	5,527	14,057	27,467	3,634	27,467	27,460

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768	Utilities	74,127	123,211	92,567	63,977	92,567	91,267
769	Rent	39,585	27,665	46,200	46,394	46,394	46,200
770	**Interfund Charges**	**$ 1,629,728**	**$ 1,483,397**	**$ 1,496,499**	**$ 1,246,061**	**$ 1,496,499**	**$ 1,646,005**
771	Administrative Overhead	344,109	350,130	356,168	296,807	356,168	394,026
772	Facility	60,316	40,529	27,096	22,580	27,096	62,039
773	Information Technology	1,156,854	1,043,918	1,050,773	874,688	1,050,773	1,121,520
774	Liability Insurance	8,212	8,356	8,773	7,311	8,773	10,528
775	Fleet	59,050	38,710	51,804	43,170	51,804	55,320
776	Fuel Charges	1,188	1,754	1,885	1,505	1,885	2,572
777	**Capital Outlay**	**$ 168,355**	**$ 396,532**	**$ 690,000**	**$ 491,966**	**$ 770,248**	**$ 530,000**
778	Communication Systems	168,355	396,532	690,000	491,966	770,248	530,000
779	**Total Police Expenditures**	**$ 33,740,107**	**$ 34,569,811**	**$ 39,546,856**	**$ 28,061,260**	**$ 39,520,279**	**$ 42,166,415**
780	**Public Works**						
781	**100 General Fund**	**$ 7,911,131**	**$ 8,148,018**	**$ 10,097,424**	**$ 7,468,696**	**$ 10,021,919**	**$ 12,220,144**
782	**Revenue**	**$ 598,559**	**$ 703,791**	**$ 549,698**	**$ 451,860**	**$ 603,698**	**$ 441,726**
783	Licenses and Permits	21,001	25,214	20,000	14,580	20,000	25,000
784	Charges for Service	577,558	678,577	529,698	437,280	583,698	416,726
785	**Expenses**	**$ 8,509,689**	**$ 8,851,809**	**$ 10,647,122**	**$ 7,920,555**	**$ 10,625,617**	**$ 12,661,870**
786	**Labor and Benefits**	**$ 4,043,970**	**$ 4,088,949**	**$ 5,040,374**	**$ 3,593,228**	**$ 5,042,157**	**$ 5,750,552**
787	Full Time	2,765,413	2,831,344	3,336,597	2,405,901	3,336,597	3,834,033
788	Seasonal	154,336	96,283	253,461	160,499	253,461	342,681
789	Overtime	67,835	71,238	88,171	68,396	88,171	87,509
790	Benefits	894,537	927,789	1,195,490	820,388	1,195,490	1,265,236
791	Insurance	102,518	102,948	143,208	111,461	141,855	206,710
792	Other Compensation	59,331	59,347	23,447	26,583	26,583	14,383
793	**Operating**	**$ 2,570,266**	**$ 2,744,228**	**$ 3,193,591**	**$ 2,298,270**	**$ 3,170,303**	**$ 4,353,959**
794	Charges and Fees	92,420	91,546	101,912	103,276	103,276	110,880
795	Contract Services	468,035	475,896	844,064	526,124	772,002	1,116,188
796	Equipment	13,152	68,887	66,308	61,083	71,083	609,852
797	Operating Supplies	32,787	44,630	49,896	45,278	43,621	53,222
798	Cost of Goods Sold	-	-	-	-	-	1,400
799	Professional Development	7,515	21,433	60,183	34,361	60,183	61,000
800	Insurance and Claims	1,153	-	-	-	-	-
801	Repairs	193,423	270,913	197,818	251,148	251,148	310,120
802	Utilities	1,516,507	1,541,647	1,583,848	1,025,983	1,583,848	1,644,100
803	Rent	33,180	36,865	35,700	33,140	41,205	42,500
804	System Maintenance	209,779	186,654	246,615	209,449	234,115	389,700
805	Uniforms and Gear	1,868	4,741	6,577	5,181	6,577	9,327
806	Equipment Maintenance	447	1,016	670	3,245	3,245	5,670
807	**Interfund Charges**	**$ 1,895,453**	**$ 2,018,632**	**$ 2,413,157**	**$ 2,029,057**	**$ 2,413,157**	**$ 2,557,359**
808	Facility	123,275	121,317	134,738	112,282	134,738	275,329
809	Information Technology	465,410	533,659	581,724	483,290	581,724	613,002
810	Liability Insurance	84,330	206,343	278,562	232,135	278,562	334,274
811	Fleet	1,094,819	975,529	1,238,730	1,032,275	1,238,730	1,139,149
812	Fuel Charges	119,070	149,499	156,453	138,301	156,453	172,655
813	Utility Services	8,550	32,286	22,950	30,774	22,950	22,950
814	**201 Sales Tax CIP Fund**	**$ 5,247,163**	**$ 5,327,105**	**$ 9,047,099**	**$ 2,999,831**	**$ 8,556,563**	**$ 8,862,821**
815	**Revenue**	**$ 6,347,607**	**$ 5,206,075**	**$ 2,273,679**	**$ 152,203**	**$ 773,679**	**$ 2,073,679**
816	Charges for Service	146,808	168,893	85,000	54,278	85,000	85,000
817	Intergovernmental	1,601,761	121,465	1,908,679	58,679	558,679	1,558,679
818	Other	4,599,039	4,915,717	280,000	39,246	130,000	430,000
819	**Expenses**	**$ 11,594,770**	**$ 10,533,179**	**$ 11,320,778**	**$ 3,152,034**	**$ 9,330,242**	**$ 10,936,500**
820	**Labor and Benefits**	**$ -**	**$ 1,217**	**$ -**	**$ -**	**$ -**	**$ -**
821	Full Time	-	951	-	-		-
822	Benefits	-	263	-	-		-
823	Insurance	-	4	-	-		-
824	**Operating**	**$ 1,253,294**	**$ 1,097,608**	**$ -**	**$ 835,761**	**$ 835,761**	**$ -**
825	Contract Services	40,004	122,413	-	16,152	16,152	-
826	Equipment	82,705	219,364	-	-	-	-

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Line Item Ref #	By Department By Fund By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
827	Operating Supplies	123,697	553	-	-	-	-
828	Repairs	353,958	9,780	-	-	-	-
829	Rent	22,841	14,378	-	15,331	15,331	-
830	System Maintenance	630,090	731,120	-	804,278	804,278	-
831	**Capital Outlay**	**$ 10,341,475**	**$ 9,434,354**	**$ 11,320,778**	**$ 2,316,273**	**$ 8,494,482**	**$ 10,936,500**
832	Land	5,779,152	5,017,526	-	133,780	664,891	-
833	Other Projects	23,692	-	675,000	354,157	825,000	790,000
834	Street Infrastructure	4,181,734	4,371,034	8,745,778	1,702,553	4,823,381	9,646,500
835	Utility Systems	-	71	-	273	273	-
836	Facilities	39,381	-	-	341	-	-
837	Parks	317,516	45,724	1,900,000	125,170	2,180,937	500,000
838	**202 Storm Drainage Fund**	**$ (14,982)**	**$ (2,115)**	**$ 15,000**	**$ (2,061)**	**$ 15,000**	**$ 15,000**
839	**Revenue**	**$ 19,982**	**$ 448,341**	**$ 515,000**	**$ 14,107**	**$ 515,000**	**$ 1,815,000**
840	Charges for Service	19,982	18,259	15,000	8,263	15,000	15,000
841	Other	-	-	-	-	-	300,000
842	Transfers In	-	430,082	500,000	5,844	500,000	1,500,000
843	**Expenses**	**$ 5,000**	**$ 446,226**	**$ 530,000**	**$ 12,046**	**$ 530,000**	**$ 1,830,000**
844	**Labor and Benefits**	**$ -**	**$ 136**	**$ -**	**$ -**	**$ -**	**$ -**
845	Full Time	-	106	-	-	-	-
846	Benefits	-	31	-	-	-	-
847	**Operating**	**$ -**	**$ 16,037**	**$ -**	**$ -**	**$ -**	**$ -**
848	Contract Services	-	16,008	-	-	-	-
849	Operating Supplies	-	29	-	-	-	-
850	**Capital Outlay**	**$ 5,000**	**$ 430,053**	**$ 530,000**	**$ 12,046**	**$ 530,000**	**$ 1,830,000**
851	Utility Systems	5,000	430,053	530,000	12,046	530,000	1,830,000
852	**207 Transportation Capacity Fund**	**$ (51,852,855)**	**$ (173,942)**	**$ 24,832,630**	**$ 2,567,446**	**$ 18,601,154**	**$ 19,833,718**
853	**Revenue**	**$ 52,942,474**	**$ 4,036,733**	**$ 2,905,370**	**$ 1,834,947**	**$ 3,557,336**	**$ 5,255,901**
854	Charges for Service	2,426,485	3,946,288	2,700,000	1,602,076	2,700,000	3,805,901
855	Capital Proceeds	50,277,796	-	-	-	-	-
856	Interest	238,193	90,445	55,370	232,871	457,336	-
857	Intergovernmental	-	-	-	-	400,000	1,300,000
858	Other	-	-	150,000	-	-	150,000
859	**Expenses**	**$ 1,089,619**	**$ 3,862,790**	**$ 27,738,000**	**$ 4,402,393**	**$ 22,158,490**	**$ 25,089,619**
860	**Operating**	**$ 205,442**	**$ 38,358**	**$ -**	**$ 4,700**	**$ 18,500**	**$ -**
861	Contract Services	205,442	38,358	-	4,700	18,500	-
862	**Capital Outlay**	**$ 884,177**	**$ 3,824,433**	**$ 27,738,000**	**$ 4,397,693**	**$ 22,139,990**	**$ 25,089,619**
863	Street Infrastructure	884,177	3,824,433	27,738,000	4,397,693	22,139,990	25,089,619
864	**301 Water Fund**	**$ 1,743,083**	**$ 239,959**	**$ 180,406**	**$ 136,094**	**$ 203,704**	**$ 356,641**
865	**Expenses**	**$ 1,743,083**	**$ 239,959**	**$ 180,406**	**$ 136,094**	**$ 203,704**	**$ 356,641**
866	**Labor and Benefits**	**$ 133,835**	**$ 112,535**	**$ 180,406**	**$ 112,865**	**$ 180,476**	**$ 356,641**
867	Full Time	97,249	85,535	121,811	86,006	121,811	253,252
868	Seasonal	4,354	-	20,801	-	20,801	20,802
869	Benefits	30,150	25,509	36,620	25,850	36,620	80,177
870	Insurance	1,089	283	600	360	594	1,444
871	Other Compensation	993	1,207	574	650	650	966
872	**Operating**	**$ 17,205**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
873	Equipment	87	-	-	-	-	-
874	Operating Supplies	3,493	-	-	-	-	-
875	Repairs	13,626	-	-	-	-	-
876	**Capital Outlay**	**$ 1,592,043**	**$ 127,424**	**$ -**	**$ 23,229**	**$ 23,229**	**$ -**
877	Utility Systems	1,592,043	127,424	-	23,229	23,229	-
878	**900 Joint Sewer Fund**	**$ 1,693,443**	**$ 127,358**	**$ 251,110**	**$ 163,169**	**$ 250,900**	**$ 426,549**
879	**Revenue**	**$ 24,810**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
880	Other	24,810	-	-	-	-	-
881	**Expenses**	**$ 1,718,253**	**$ 127,358**	**$ 251,110**	**$ 163,169**	**$ 250,900**	**$ 426,549**
882	**Labor and Benefits**	**$ 104,922**	**$ 123,440**	**$ 251,110**	**$ 159,938**	**$ 250,900**	**$ 426,549**
883	Full Time	79,511	97,658	182,014	128,899	182,014	301,061
884	Seasonal	4,559	-	20,801	-	20,801	20,802
885	Overtime	-	-	5,127	-	5,127	5,360

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886	Benefits	19,057	23,994	40,651	29,686	40,651	96,141
887	Insurance	577	357	1,505	545	1,499	2,190
888	Other Compensation	1,218	1,432	1,012	808	808	995
889	**Operating**	**$ 18,275**	**$ 3,918**	**$ -**	**$ 3,231**	**$ -**	**$ -**
890	Contract Services	2,827	3,918	-	3,231	-	-
891	Equipment	-	-	-	-	-	-
892	Operating Supplies	(3,312)	-	-	-	-	-
893	Repairs	18,760	-	-	-	-	-
894	**Capital Outlay**	**$ 1,595,056**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
895	Utility Systems	1,595,056	-	-	-	-	-
896	**Total Public Works Expenditures**	**$ 24,660,414**	**$ 24,061,322**	**$ 50,667,416**	**$ 15,786,291**	**$ 43,098,953**	**$ 51,301,179**
897	**Water Utilities**						
898	**301 Water Fund**	**$ (1,674,466)**	**$ 598,863**	**$ 2,480,424**	**$ 4,307,518**	**$ (742,191)**	**$ 517,709**
899	**Revenue**	**$ 10,168,211**	**$ 11,252,827**	**$ 20,375,571**	**$ 8,250,320**	**$ 25,194,060**	**$ 11,070,767**
900	Capital Proceeds	215,340	409,197	10,714,000	226,100	15,214,000	214,000
901	Charges for Service	8,389,811	8,583,342	8,692,280	7,175,804	8,692,280	9,130,969
902	Intergovernmental	114,439	1,041,999	37,500	153,919	337,500	646,449
903	Interfund Revenue	784,527	862,307	838,479	627,336	838,479	860,628
904	Interest	72,032	40,606	34,800	33,764	53,289	153,259
905	Other	50,718	62,561	58,512	33,396	58,512	65,462
906	Transfers In	541,345	252,815	-	-	-	-
907	**Expenses**	**$ 8,493,745**	**$ 11,851,690**	**$ 22,855,995**	**$ 12,557,838**	**$ 24,451,869**	**$ 11,588,476**
908	**Labor and Benefits**	**$ 2,988,522**	**$ 3,157,257**	**$ 3,448,206**	**$ 2,381,579**	**$ 3,448,206**	**$ 3,733,904**
909	Full Time	2,019,569	2,125,728	2,303,902	1,591,448	2,303,902	2,499,016
910	Seasonal	16,158	-	-	-	-	-
911	Overtime	101,933	105,849	119,235	79,377	119,235	122,362
912	Benefits	764,937	827,356	921,342	636,558	921,342	965,296
913	Insurance	57,732	77,660	96,690	69,376	96,690	125,413
914	Other Compensation	28,192	20,663	7,037	4,819	7,037	21,817
915	**Operating**	**$ 1,063,714**	**$ 1,055,928**	**$ 1,318,557**	**$ 911,521**	**$ 1,318,557**	**$ 1,485,487**
916	Charges and Fees	-	350	10,449	2,326	10,449	770
917	Contract Services	256,434	293,156	229,337	125,111	229,337	266,928
918	Equipment	72,705	90,695	98,700	51,734	98,700	111,835
919	Grants and Contributions	17,421	18,100	22,650	10,159	22,650	22,800
920	Operating Supplies	276,416	262,585	320,515	226,187	320,515	374,107
921	Professional Development	17,591	22,991	47,752	29,347	47,752	42,607
922	Repairs	110,700	60,637	74,124	45,406	74,124	79,935
923	Utilities	16,159	17,276	14,884	11,479	14,884	18,840
924	Rent	15,984	13,751	48,260	25,111	48,260	32,180
925	System Maintenance	277,094	273,334	447,500	382,046	447,500	528,300
926	Uniforms and Gear	3,209	3,054	4,386	2,615	4,386	7,185
927	**Interfund Charges**	**$ 1,490,635**	**$ 1,558,843**	**$ 1,656,926**	**$ 1,334,959**	**$ 1,656,926**	**$ 1,814,708**
928	Administrative Overhead	680,489	662,578	670,447	502,835	670,447	717,277
929	Facility	100,514	112,754	121,902	101,585	121,902	82,636
930	Information Technology	366,441	392,820	427,522	355,625	427,522	554,276
931	Liability Insurance	89,727	91,118	95,673	79,728	95,673	114,808
932	Fleet	209,874	224,266	276,447	230,373	276,447	255,355
933	Fuel Charges	43,590	75,306	64,935	64,814	64,935	90,356
934	**Capital Outlay**	**$ 2,313,562**	**$ 5,444,409**	**$ 15,430,000**	**$ 7,464,170**	**$ 17,394,540**	**$ 3,710,000**
935	Capital Equipment	57,549	6,049	31,000	-	-	-
936	Utility Systems	2,256,012	5,438,360	15,399,000	7,464,170	17,394,540	3,710,000
937	**Debt Service**	**$ 637,313**	**$ 635,254**	**$ 1,002,306**	**$ 465,610**	**$ 633,640**	**$ 844,377**
938	Interest Expense	128,738	114,521	126,689	59,019	92,523	121,795
939	Principal	508,575	520,733	875,617	406,591	541,117	722,582
940	**309 Ridges Irrigation Fund**	**$ 22,471**	**$ (384)**	**$ 24,999**	**$ 64,652**	**$ 55,052**	**$ 4,537**
941	**Revenue**	**$ 311,973**	**$ 334,120**	**$ 513,056**	**$ 293,548**	**$ 513,620**	**$ 365,403**
942	Capital Proceeds	1,560	2,600	176,500	1,560	176,500	1,300
943	Charges for Service	309,307	330,755	336,142	291,378	336,142	362,398
944	Interest	1,106	764	414	609	978	1,705

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945	**Expenses**	**$ 334,444**	**$ 333,735**	**$ 538,055**	**$ 358,200**	**$ 568,672**	**$ 369,940**
946	**Labor and Benefits**	**$ 123,295**	**$ 109,639**	**$ 127,553**	**$ 87,447**	**$ 127,714**	**$ 123,339**
947	Full Time	84,415	74,587	89,904	64,352	89,904	90,899
948	Overtime	2,056	3,082	-	1,882	1,882	3,216
949	Benefits	29,523	28,659	33,086	18,031	31,365	24,140
950	Insurance	6,987	3,099	4,034	3,028	4,034	4,881
951	Other Compensation	314	212	529	155	529	203
952	**Operating**	**$ 36,128**	**$ 47,222**	**$ 23,826**	**$ 13,984**	**$ 23,826**	**$ 59,970**
953	Contract Services	1,925	2,583	1,500	740	1,500	21,700
954	Equipment	-	-	2,500	-	2,500	2,500
955	Operating Supplies	1,039	393	1,000	931	1,000	1,000
956	Repairs	29,471	38,837	13,300	8,036	13,300	26,300
957	Utilities	695	713	626	392	626	570
958	System Maintenance	2,998	4,696	4,700	3,885	4,700	7,900
959	Equipment Maintenance	-	-	200	-	200	-
960	**Interfund Charges**	**$ 147,160**	**$ 147,619**	**$ 171,483**	**$ 137,183**	**$ 171,483**	**$ 160,469**
961	Administrative Overhead	22,778	23,592	24,887	18,665	24,887	27,436
962	Facility	106,782	106,069	127,965	106,638	127,965	114,474
963	Liability Insurance	1,090	1,109	1,164	970	1,164	1,397
964	Fleet	4,583	4,663	3,960	3,300	3,960	3,484
965	Fuel Charges	1,909	1,913	2,735	1,326	2,735	2,738
966	Utility Services	10,018	10,274	10,772	6,284	10,772	10,940
967	**Capital Outlay**	**$ 27,862**	**$ 29,254**	**$ 205,000**	**$ 119,586**	**$ 245,649**	**$ 10,000**
968	Utility Systems	27,862	29,254	205,000	119,586	245,649	10,000
969	**Debt Service**	**$ -**	**$ -**	**$ 10,193**	**$ -**	**$ -**	**$ 16,162**
970	Interest Expense	-	-	2,625	-	-	3,235
971	Principal	-	-	7,568	-	-	12,927
972	**Total Water Utilities Expenditures**	**$ 8,828,189**	**$ 12,185,425**	**$ 23,394,050**	**$ 12,916,037**	**$ 25,020,541**	**$ 11,958,416**
973	**900 Joint Sewer Fund**	**$ (9,423,817)**	**$ (6,693,382)**	**$ 12,736,967**	**$ (4,007,877)**	**$ 16,371,321**	**$ 7,649,698**
974	**Revenue**	**$ 19,455,809**	**$ 20,908,691**	**$ 19,082,872**	**$ 14,310,120**	**$ 19,086,742**	**$ 20,322,234**
975	Capital Proceeds	3,932,766	5,809,126	3,392,350	2,464,215	3,392,350	3,570,336
976	Charges for Service	14,406,309	14,629,231	15,243,668	11,657,401	15,243,668	16,031,547
977	Intergovernmental	540,000	-	-	-	-	-
978	Fines and Forfeitures	1,250	-	1,000	500	1,000	1,000
979	Interfund Revenue	137,976	162,777	174,154	15,611	174,154	179,686
980	Interest	435,459	279,435	271,700	171,749	274,926	539,665
981	Other	2,049	28,122	-	644	644	-
982	**Expenses**	**$ 10,031,992**	**$ 14,215,309**	**$ 31,819,839**	**$ 10,302,243**	**$ 35,458,063**	**$ 27,971,932**
983	**Labor and Benefits**	**$ 3,539,320**	**$ 3,631,994**	**$ 4,045,820**	**$ 2,836,804**	**$ 4,045,820**	**$ 4,343,694**
984	Full Time	2,512,956	2,587,151	2,844,159	1,992,473	2,844,159	3,039,355
985	Seasonal	34,641	3,045	29,690	-	29,690	-
986	Overtime	45,654	42,979	73,273	51,082	73,273	76,019
987	Benefits	867,053	911,080	1,016,605	734,494	1,016,605	1,100,295
988	Insurance	57,082	61,274	76,735	56,776	76,735	99,162
989	Other Compensation	21,933	26,466	5,358	1,979	5,358	28,863
990	**Operating**	**$ 1,927,457**	**$ 1,580,011**	**$ 1,627,912**	**$ 1,221,782**	**$ 1,706,127**	**$ 2,153,052**
991	Charges and Fees	320,890	370,156	370,550	252,017	370,550	386,934
992	Contract Services	570,337	107,470	79,193	43,193	157,408	360,406
993	Equipment	162,692	57,606	153,718	16,885	41,350	37,000
994	Equipment Maintenance	2,158	2,239	-	303	-	-
995	Grants and Contributions	1,972	1,207	3,900	905	3,900	3,400
996	Operating Supplies	95,363	88,009	94,491	84,430	94,491	110,439
997	Professional Development	19,492	30,607	59,010	39,869	54,760	61,110
998	Rent	-	-	-	110,367	112,368	131,787
999	Repairs	546,526	660,257	432,340	383,931	372,590	443,750
1000	System Maintenance	184,008	240,599	408,330	274,593	472,330	590,010
1001	Uniforms and Gear	7,496	5,704	7,700	8,137	7,700	12,015
1002	Utilities	16,523	16,157	18,680	7,151	18,680	16,201
1003	**Interfund Charges**	**$ 2,529,436**	**$ 2,557,296**	**$ 2,710,858**	**$ 2,207,817**	**$ 2,710,858**	**$ 3,017,581**

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1004	Administrative Overhead	692,346	713,809	746,644	622,203	746,644	780,990
1005	Facility	576,274	555,115	568,381	473,651	568,381	651,284
1006	Fleet	312,295	245,974	330,560	275,467	330,560	381,422
1007	Fuel Charges	37,437	46,242	44,575	38,623	44,575	55,886
1008	Information Technology	257,572	309,075	357,473	294,973	357,473	469,826
1009	Liability Insurance	111,814	80,047	84,049	70,041	84,049	100,859
1010	Utility Services	541,699	607,034	579,176	432,859	579,176	577,314
1011	**Capital Outlay**	**$ 1,438,895**	**$ 5,848,205**	**$ 22,839,500**	**$ 3,440,091**	**$ 26,399,509**	**$ 17,855,520**
1012	Capital Equipment	49,450	32,281	67,500	55,953	67,500	508,520
1013	Utility Systems	1,389,445	5,815,923	22,772,000	3,384,138	26,332,009	17,347,000
1014	**Debt Service**	**$ 596,884**	**$ 597,802**	**$ 595,749**	**$ 595,749**	**$ 595,749**	**$ 602,085**
1015	Interest Expense	131,884	117,802	75,749	82,071	75,749	37,085
1016	Principal	465,000	480,000	520,000	513,678	520,000	565,000
1017	**Total Sewer Utilities Expenditures**	**$ 10,031,992**	**$ 14,215,309**	**$ 31,819,839**	**$ 10,302,243**	**$ 35,458,063**	**$ 27,971,932**
1018	**Visit Grand Junction**						
1019	**102 Visit Grand Junction**	**$ (304,413)**	**$ (1,083,946)**	**$ 1,543,088**	**$ (1,923,157)**	**$ 159,105**	**$ 1,350,485**
1020	**Revenue**	**$ 2,340,630**	**$ 3,549,453**	**$ 3,785,967**	**$ 3,883,513**	**$ 5,226,046**	**$ 4,514,508**
1021	Taxes	1,840,178	2,797,322	2,999,998	2,193,595	3,242,530	3,476,525
1022	Charges for Service	5,986	6,397	6,000	4,154	6,000	11,500
1023	Interest	10,161	12,401	3,211	9,994	16,036	21,079
1024	Transfers In	484,305	733,332	776,758	1,675,770	1,961,480	1,005,404
1025	**Expenses**	**$ 2,036,217**	**$ 2,465,506**	**$ 5,329,055**	**$ 1,960,356**	**$ 5,385,151**	**$ 5,864,993**
1026	**Labor and Benefits**	**$ 450,554**	**$ 276,705**	**$ 949,837**	**$ 279,792**	**$ 428,893**	**$ 954,886**
1027	Full Time	332,693	193,881	681,252	202,806	296,918	680,126
1028	Seasonal	7,142	16,726	5,400	21,330	24,990	27,300
1029	Overtime	255	-	-	-	-	-
1030	Benefits	96,005	59,119	259,401	52,756	103,972	242,608
1031	Insurance	6,807	2,869	1,383	463	612	1,699
1032	Other Compensation	7,653	4,110	2,401	2,437	2,401	3,153
1033	**Operating**	**$ 1,436,193**	**$ 1,793,772**	**$ 3,781,237**	**$ 1,419,776**	**$ 4,358,277**	**$ 4,481,230**
1034	Contract Services	1,279,423	1,579,901	3,587,767	1,253,379	4,169,076	4,255,703
1035	Equipment	88,081	96,702	81,709	88,407	88,407	87,921
1036	Grants and Contributions	916	181	1,290	796	1,290	850
1037	Operating Supplies	39,853	60,802	45,247	31,885	45,247	70,042
1038	Professional Development	17,333	25,703	53,234	29,462	36,234	54,724
1039	Repairs	6,511	26,425	7,100	13,133	13,133	7,100
1040	Utilities	4,076	4,059	4,890	2,714	4,890	4,890
1041	**Interfund Charges**	**$ 149,469**	**$ 195,029**	**$ 197,981**	**$ 160,788**	**$ 197,981**	**$ 228,877**
1042	Administrative Overhead	56,398	88,391	90,576	71,814	90,576	118,310
1043	Facility	7,073	8,250	8,750	7,292	8,750	7,845
1044	Information Technology	73,722	91,306	90,889	75,741	90,889	92,991
1045	Liability Insurance	1,879	1,911	2,006	1,672	2,006	2,407
1046	Fleet	8,207	2,929	4,645	3,871	4,645	6,988
1047	Fuel Charges	116	169	1,115	399	1,115	336
1048	Departmental Services	2,074	2,074	-	-	-	-
1049	**Transfers Out**	**$ -**	**$ 200,000**	**$ 200,000**	**$ 100,000**	**$ 200,000**	**$ 200,000**
1050	Transfers Out	-	200,000	200,000	100,000	200,000	200,000
1051	**Contingency**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 200,000**	**$ -**
1052	Contingency	-	-	200,000	-	200,000	-
1053	**Total Visit Grand Junction Expenditures**	**$ 2,036,217**	**$ 2,465,506**	**$ 5,329,055**	**$ 1,960,356**	**$ 5,385,151**	**$ 5,864,993**

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By Fund, By Classification
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Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
1	**100 General Fund**						
2	**Revenue**						
3	Taxes	$ 60,584,107	$ 70,346,017	$ 72,790,563	$ 59,671,737	$ 76,276,520	$ 79,157,530
4	Licenses and Permits	171,504	205,488	188,150	195,059	188,150	195,912
5	Charges for Service	9,937,412	12,532,908	13,257,482	9,735,598	13,496,650	14,218,022
6	Intergovernmental	7,560,619	2,263,283	2,088,608	1,595,010	1,795,755	1,708,732
7	Fines and Forfeitures	292,965	301,263	306,500	212,397	306,500	316,741
8	Interfund Revenue	2,351,962	2,421,669	2,507,485	1,993,662	2,515,462	2,717,776
9	Interest	403,513	198,463	196,000	273,102	367,345	672,307
10	Other	471,371	186,589	25,475	19,625	25,475	27,125
11	Capital Proceeds	21,258	697,630	1,500	7,728	1,500	1,500
12	Transfers In	859,657	715,190	1,004,333	621,322	909,333	3,178,040
13	**Total Fund 100 Revenues**	**$ 82,654,368**	**$ 89,868,500**	**$ 92,366,096**	**$ 74,325,238**	**$ 95,882,690**	**$ 102,193,685**
14	**Expenses**						
15	Labor and Benefits	$ 48,145,759	$ 49,394,940	$ 56,260,675	$ 44,161,169	$ 56,128,223	$ 63,050,393
16	Operating	14,072,702	13,868,224	18,027,501	10,918,642	16,159,565	20,809,990
17	Interfund Charges	14,613,559	14,560,267	16,884,330	14,198,820	16,860,164	17,688,994
18	Capital Outlay	1,058,097	2,234,421	561,806	234,512	836,806	-
19	Contingency and Reserves	-	-	200,000	-	128,577	300,000
20	Transfers Out	493,832	7,565,087	-	600,000	2,998,000	-
21	**Total Fund 100 Expenditures**	**$ 78,383,949**	**$ 87,622,939**	**$ 91,934,312**	**$ 70,113,144**	**$ 93,111,335**	**$ 101,849,377**
22	**101 Enhanced 911 Fund**						
23	**Revenue**						
24	Charges for Service	$ 2,431,984	$ 3,210,134	$ 2,900,000	$ 2,242,489	$ 3,400,000	$ 3,600,000
25	Interest	42,032	19,780	19,400	17,661	28,338	66,172
26	**Total Fund 101 Revenues**	**$ 2,474,016**	**$ 3,229,914**	**$ 2,919,400**	**$ 2,260,150**	**$ 3,428,338**	**$ 3,666,172**
27	**Expenses**						
28	Transfers Out	$ 2,853,445	$ 2,194,167	$ 2,581,222	$ 1,098,873	$ 2,581,222	$ 2,908,700
29	**Total Fund 101 Expenditures**	**$ 2,853,445**	**$ 2,194,167**	**$ 2,581,222**	**$ 1,098,873**	**$ 2,581,222**	**$ 2,908,700**
30	**102 Visit Grand Junction**						
31	**Revenue**						
32	Taxes	$ 1,840,178	$ 2,797,322	$ 2,999,998	$ 2,512,818	$ 3,242,530	$ 3,476,525
33	Charges for Service	5,986	6,397	6,000	4,154	6,000	11,500
34	Intergovernmental	-	-	-	-	-	-
35	Interest	10,161	12,401	3,211	9,994	16,036	21,079
36	Transfers In	484,305	733,332	776,758	1,773,574	1,961,480	1,005,404
37	**Total Fund 102 Revenues**	**$ 2,340,630**	**$ 3,549,453**	**$ 3,785,967**	**$ 4,300,539**	**$ 5,226,046**	**$ 4,514,508**
38	**Expenses**						
39	Labor and Benefits	$ 450,554	$ 276,705	$ 949,837	$ 292,561	$ 428,893	$ 954,886
40	Operating	1,436,193	1,793,772	3,781,237	1,644,699	4,352,181	4,481,230
41	Interfund Charges	149,469	195,029	197,981	172,128	197,981	228,877
42	Contingency and Reserves	-	-	200,000	-	200,000	-
43	Transfers Out	-	200,000	200,000	100,000	200,000	200,000
44	**Total Fund 102 Expenditures**	**$ 2,036,217**	**$ 2,465,506**	**$ 5,329,055**	**$ 2,209,388**	**$ 5,379,055**	**$ 5,864,993**
45	**104 CDBG Fund**						
46	**Revenue**						
47	Intergovernmental	$ 717,326	$ 642,223	$ 469,557	$ 63,859	469,557	$ 441,451
48	**Total Fund 104 Revenues**	**$ 717,326**	**$ 642,223**	**$ 469,557**	**$ 63,859**	**$ 469,557**	**$ 441,451**
49	**Expenses**						
50	Operating	$ 326,035	$ 577,792	$ 289,198	$ 342,208	$ 289,198	$ 276,950
51	Transfers Out	391,291	64,431	180,359	50,554	180,359	164,501
52	**Total Fund 104 Expenditures**	**$ 717,326**	**$ 642,223**	**$ 469,557**	**$ 392,763**	**$ 469,557**	**$ 441,451**
53	**105 Parkland Expansion Fund**						
54	**Revenue**						
55	Charges for Service	$ 388,764	$ 804,741	$ 950,000	$ 681,601	$ 950,000	$ 991,467

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Line Item Ref #	By Fund / By Department / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
56	Fines and Forfeitures	1,835	2,258	2,500	1,220	2,500	2,500
57	Interest	11,054	4,659	6,173	2,467	3,959	11,349
58	**Total Fund 105 Revenues**	**$ 401,654**	**$ 811,658**	**$ 958,673**	**$ 685,288**	**$ 956,459**	**$ 1,005,316**
59	**Expenses**						
60	Transfers Out	$ 838,477	$ 449,767	$ 1,464,792	$ 76,048	$ 1,364,792	$ 689,792
61	**Total Fund 105 Expenditures**	**$ 838,477**	**$ 449,767**	**$ 1,464,792**	**$ 76,048**	**$ 1,364,792**	**$ 689,792**
62	**106 Lodgers Tax Increase Fund**						
63	**Revenue**						
64	Taxes	$ 1,072,214	$ 1,886,959	$ 1,864,218	$ 1,768,719	$ 2,213,733	$ 2,412,969
65	Interest	-	1,881	-	391	627	-
66	**Total Fund 106 Revenues**	**$ 1,072,214**	**$ 1,888,839**	**$ 1,864,218**	**$ 1,769,109**	**$ 2,214,360**	**$ 2,412,969**
67	**Expenses**						
68	Operating	$ 705,812	$ 1,026,665	$ 1,087,461	$ 675,685	$ 1,378,746	$ 1,407,565
69	Transfers Out	484,305	733,332	776,758	796,913	984,819	1,005,404
70	**Total Fund 106 Expenditures**	**$ 1,190,117**	**$ 1,759,997**	**$ 1,864,219**	**$ 1,472,598**	**$ 2,363,565**	**$ 2,412,969**
71	**107 First Responder Tax Fund**						
72	**Revenue**						
73	Taxes	$ 7,927,408	$ 10,850,494	$ 11,192,539	$ 8,941,928	$ 11,735,249	$ 12,339,235
74	Intergovernmental	-	-	1,750,804	-	1,606,650	2,306,610
75	Interest	-	42,299	-	14,788	23,728	79,953
76	**Total Fund 107 Revenues**	**$ 7,927,408**	**$ 10,892,793**	**$ 12,943,343**	**$ 8,956,716**	**$ 13,365,627**	**$ 14,725,798**
77	**Expenses**						
78	Labor and Benefits	$ 734,664	$ 2,571,412	$ 8,068,979	$ 3,766,196	$ 8,068,979	$ 7,913,894
79	Operating	317,945	74,187	1,074,524	729,388	1,288,692	1,867,094
80	Interfund Charges	(25,102)	135,369	447,329	371,039	447,329	921,353
81	Capital Outlay	628,288	(3,386)	180,900	16,154	1,900,423	-
82	Transfers Out	4,674,546	6,852,083	1,108,982	832,085	1,667,572	2,639,692
83	**Total Fund 107 Expenditures**	**$ 6,330,341**	**$ 9,629,664**	**$ 10,880,714**	**$ 5,714,862**	**$ 13,372,995**	**$ 13,342,033**
84	**110 Conservation Trust Fund**						
85	**Revenue**						
86	Intergovernmental	$ 662,347	$ 788,497	$ 880,000	$ 616,524	$ 880,000	$ 906,400
87	Interest	2,237	2,155	2,096	566	908	1,649
88	**Total Fund 110 Revenues**	**$ 664,584**	**$ 790,652**	**$ 882,096**	**$ 617,090**	**$ 880,908**	**$ 908,049**
89	**Expenses**						
90	Transfers Out	$ 715,052	$ 777,985	$ 879,061	$ 326,228	$ 879,061	$ 942,564
91	**Total Fund 110 Expenditures**	**$ 715,052**	**$ 777,985**	**$ 879,061**	**$ 326,228**	**$ 879,061**	**$ 942,564**
92	**111 Cannabis Sales Tax Fund**						
93	**Revenue**						
94	Taxes	$ -	$ -	$ 1,015,000	$ -	$ -	$ 1,884,375
95	Licenses and Permits	-	-	-	120,000	167,500	75,000
96	Charges for Service	-	-	-	6,800	-	-
97	Interest	-	-	-	163	261	18,094
98	**Total Fund 111 Revenues**	**$ -**	**$ -**	**$ 1,015,000**	**$ 126,963**	**$ 167,761**	**$ 1,977,469**
99	**Expenses**						
100	Operating	$ -	$ -	$ -	$ 1,610	$ -	$ -
101	Transfers Out	-	-	1,000,000	-	105,000	113,364
102	**Total Fund 111 Expenditures**	**$ -**	**$ -**	**$ 1,000,000**	**$ 1,610**	**$ 105,000**	**$ 113,364**
103	**114 American Rescue Plan Fund**						
104	**Revenue**						
105	Intergovernmental	$ -	$ 5,242,304	$ 5,242,304	$ 5,242,304	$ 5,242,304	$ -
106	Interest	-	21,402	-	37,492	-	167,617
107	**Total Fund 114 Revenues**	**$ -**	**$ 5,263,706**	**$ 5,242,304**	**$ 5,279,796**	**$ 5,242,304**	**$ 167,617**
107	**Expenses**						
108	Operating	$ -	$ -	$ -	$ 410,469	$ 410,469	$ -
109	Transfers Out	-	-	-	976,661	976,661	-

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Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
110	**Total Fund 114 Expenditures**	**$ -**	**$ -**	**$ -**	**$ 1,387,130**	**$ 1,387,130**	**$ -**
111	**115 Public Safety Impact Fee Fund**						
112	**Revenue**						
113	Charges for Service	$ -	$ -	$ 486,062	$ 312,794	$ 486,062	$ 379,908
114	**Total Fund 115 Revenues**	**$ -**	**$ -**	**$ 486,062**	**$ 312,794**	**$ 486,062**	**$ 379,908**
115	**116 Affordable Housing Fund**						
116	**Revenue**						
117	Taxes	$ -	$ -	$ -	$ -	$ -	$ 1,063,000
118	**Total Fund 116 Revenues**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
119	**Expenses**						
120	Transfers Out	$ -	$ -	$ -	$ -	$ -	$ 1,063,000
121	**Total Fund 114 Expenditures**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,063,000**
122	**201 Sales Tax CIP Fund**						
123	**Revenue**						
124	Taxes	$ 13,398,813	$ 16,093,214	$ 16,524,765	$ 13,262,172	$ 17,447,990	$ 18,330,203
125	Charges for Service	146,808	168,893	85,000	54,997	85,000	85,000
126	Intergovernmental	1,732,981	378,752	1,953,679	1,031,309	2,100,145	1,927,059
127	Interest	32	3,222	-	408	126,978	65,712
128	Other	4,734,039	4,965,717	480,000	239,246	530,000	840,000
129	Capital Proceeds	-	9,887,641	-	99,400	99,400	550,000
130	Transfers In	9,154,345	17,550,088	4,840,105	1,548,200	7,457,529	2,561,921
131	**Total Fund 201 Revenues**	**$ 29,167,017**	**$ 49,047,527**	**$ 23,883,549**	**$ 16,235,732**	**$ 27,847,042**	**$ 24,359,895**
132	**Expenses**						
133	Labor and Benefits	-	1,217	-	-	-	-
134	Operating	4,230,353	3,578,427	2,703,790	3,302,753	2,803,790	5,244,538
135	Capital Outlay	16,590,095	17,241,505	17,214,303	19,394,303	37,427,716	17,835,146
136	Contingency and Reserves	-	-	1,842,436	-	-	-
137	Transfers Out	7,411,266	8,480,402	7,019,688	3,375,688	7,019,688	7,514,386
138	**Total Fund 201 Expenditures**	**$ 28,231,713**	**$ 29,301,551**	**$ 28,780,217**	**$ 26,072,744**	**$ 47,251,194**	**$ 30,594,070**
139	**202 Storm Drainage Fund**						
140	**Revenue**						
141	Charges for Service	$ 19,982	$ 18,259	$ 15,000	$ 8,263	$ 15,000	$ 15,000
142	Interest	-	-	-	-	644	1,138
143	Other	-	-	-	-	-	300,000
144	Transfers In	-	430,082	500,000	5,844	500,000	1,500,000
145	**Total Fund 202 Revenues**	**$ 19,982**	**$ 448,341**	**$ 515,000**	**$ 14,107**	**$ 515,644**	**$ 1,816,138**
146	**Expenses**						
147	Operating	$ -	$ 16,037	$ -	$ -	$ -	$ -
148	Capital Outlay	5,000	430,053	530,000	12,046	530,000	2,130,000
149	**Total Fund 202 Expenditures**	**$ 5,000**	**$ 446,090**	**$ 530,000**	**$ 12,046**	**$ 530,000**	**$ 2,130,000**
150	**207 Transportation Capacity Fund**						
151	**Revenue**						
152	Charges for Service	$ 2,426,485	$ 3,946,288	$ 2,700,000	$ 1,770,352	$ 2,700,000	$ 3,805,901
153	Intergovernmental	-	-	-	-	400,000	1,300,000
154	Interest	238,193	90,445	55,370	232,871	373,653	457,336
155	Other	-	-	150,000	-	-	150,000
156	Capital Proceeds	50,277,796	-	-	-	-	-
157	Transfers In	-	23,285	-	-	-	-
158	**Total Fund 207 Revenues**	**$ 52,942,474**	**$ 4,060,018**	**$ 2,905,370**	**$ 2,003,224**	**$ 3,473,653**	**$ 5,713,237**
159	**Expenses**						
160	Operating	$ 477,847	$ 38,358	$ -	$ 4,700	$ 18,500	$ -
161	Capital Outlay	884,177	3,824,433	27,738,000	4,681,759	22,139,990	25,089,619
162	Transfers Out	200,000	200,000	200,000	100,000	200,000	200,000
163	**Total Fund 207 Expenditures**	**$ 1,562,023**	**$ 4,062,790**	**$ 27,938,000**	**$ 4,786,459**	**$ 22,358,490**	**$ 25,289,619**
164	**301 Water Fund**						

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Line Item Ref #	By Fund / By Department / By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
165	**Revenue**						
166	Charges for Service	$ 8,389,811	$ 8,583,342	$ 8,692,280	$ 7,634,550	$ 8,692,280	$ 9,130,969
167	Intergovernmental	114,439	1,041,999	37,500	155,096	337,500	646,449
168	Interfund Revenue	784,527	862,307	838,479	627,336	838,479	860,628
169	Interest	72,032	40,606	34,800	33,893	53,289	153,259
170	Other	50,718	62,561	58,512	42,306	58,512	65,462
171	Capital Proceeds	215,340	409,197	10,714,000	244,020	15,214,000	214,000
172	Transfers In	541,345	252,815	-	-	-	-
173	**Total Fund 301 Revenues**	**$ 10,168,211**	**$ 11,252,827**	**$ 20,375,571**	**$ 8,737,202**	**$ 25,194,060**	**$ 11,070,767**
174	**Expenses**						
175	Labor and Benefits	$ 3,122,356	$ 3,269,792	$ 3,628,612	$ 2,626,229	$ 3,628,612	$ 4,090,545
176	Operating	1,080,918	1,055,928	1,318,557	985,795	1,318,557	1,485,487
177	Interfund Charges	1,490,635	1,558,843	1,656,926	1,344,418	1,656,926	1,814,708
178	Capital Outlay	3,905,605	5,571,834	15,430,000	8,225,188	17,394,540	3,710,000
179	Debt Service	637,313	635,254	1,002,306	633,636	633,640	844,377
180	Transfers Out	54,675	-	-	-	-	-
181	**Total Fund 301 Expenditures**	**$ 10,291,502**	**$ 12,091,649**	**$ 23,036,401**	**$ 13,815,267**	**$ 24,632,275**	**$ 11,945,117**
182	**302 Solid Waste Removal Fund**						
183	**Revenue**						
184	Charges for Service	$ 4,785,582	$ 5,076,318	$ 5,080,000	$ 4,197,674	$ 5,180,000	$ 5,321,862
185	Intergovernmental	-	-	-	33,721	-	89,600
186	Interest	17,992	11,432	8,404	11,678	18,738	34,406
187	**Total Fund 302 Revenues**	**$ 4,803,573**	**$ 5,087,750**	**$ 5,088,404**	**$ 4,243,073**	**$ 5,198,738**	**$ 5,445,868**
188	**Expenses**						
189	Labor and Benefits	$ 1,049,721	$ 1,104,722	$ 1,275,625	$ 1,339,319	$ 1,598,168	$ 2,286,694
190	Operating	1,561,772	1,672,686	1,825,245	838,322	1,482,379	1,906,183
191	Interfund Charges	1,678,119	1,425,222	1,515,858	1,219,072	1,522,744	1,846,877
192	Capital Outlay	76,725	-	32,000	389,637	421,637	100,000
193	Debt Service	96,991	99,610	-	-	-	-
194	Transfers Out	194,098	200,000	220,000	220,000	220,000	220,000
195	**Total Fund 302 Expenditures**	**$ 4,657,426**	**$ 4,502,239**	**$ 4,868,728**	**$ 4,006,349**	**$ 5,244,928**	**$ 6,359,754**
196	**303 Grand Junction Convention Center Fund**						
197	**Revenue**						
198	Charges for Service	$ 145	$ 2,096	$ 25,000	$ 732	$ 25,000	$ 25,000
199	Intergovernmental	391,007	111,699	206,761	127,897	206,761	227,884
200	Transfers In	200,000	200,000	200,000	100,000	200,000	200,000
201	**Total Fund 303 Revenues**	**$ 591,152**	**$ 313,795**	**$ 431,761**	**$ 228,629**	**$ 431,761**	**$ 452,884**
202	**Expenses**						
203	Operating	$ 314,986	$ 184,427	$ 225,000	$ 277,159	$ 225,000	$ 225,600
204	Interfund Charges	178,358	164,041	206,761	172,301	206,761	227,284
205	Capital Outlay	127,237	-	-	-	-	-
206	**Total Fund 303 Expenditures**	**$ 620,582**	**$ 348,468**	**$ 431,761**	**$ 449,460**	**$ 431,761**	**$ 452,884**
207	**305 Golf Courses Fund**						
208	**Revenue**						
209	Charges for Service	$ 2,120,337	$ 2,274,395	$ 2,281,150	$ 2,051,111	$ 2,281,150	$ 2,483,710
210	Interest	1,690	3,490	-	2,817	4,519	10,618
211	Other	12,980	14,976	18,720	11,487	18,720	14,400
212	Transfers In	120,000	120,000	120,000	60,000	120,000	120,000
213	**Total Fund 305 Revenues**	**$ 2,255,007**	**$ 2,412,861**	**$ 2,419,870**	**$ 2,125,414**	**$ 2,424,389**	**$ 2,628,728**
214	**Expenses**						
215	Labor and Benefits	$ 871,908	$ 877,861	$ 863,125	$ 752,418	$ 863,125	$ 974,596
216	Operating	681,265	693,552	806,640	666,697	806,640	876,106
217	Interfund Charges	482,207	482,015	597,482	479,492	597,482	731,196
218	Debt Service	87,797	87,797	87,798	-	87,798	87,798
219	**Total Fund 305 Expenditures**	**$ 2,123,178**	**$ 2,141,225**	**$ 2,355,045**	**$ 1,898,607**	**$ 2,355,045**	**$ 2,669,696**

CITY OF Grand Junction COLORADO

2023 Recommended Budget
By Fund, By Classification
December 7, 2022

Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
220	**308 Parking Authority Fund**						
221	**Revenue**						
222	Charges for Service	$ 383,768	$ 466,252	$ 500,150	$ 392,810	$ 500,150	$ 479,635
223	Fines and Forfeitures	143,700	190,558	190,000	116,374	190,000	220,000
224	Interest	8,814	4,990	4,149	3,457	5,547	13,220
225	Other	55,230	61,515	56,850	71,515	56,850	76,340
226	**Total Fund 308 Revenues**	**$ 591,511**	**$ 723,316**	**$ 751,149**	**$ 584,156**	**$ 752,547**	**$ 789,195**
227	**Expenses**						
228	Labor and Benefits	$ 181,959	$ 150,873	$ 184,236	$ 142,246	$ 184,236	$ 328,384
229	Operating	92,594	115,765	151,499	137,419	151,499	159,500
230	Interfund Charges	97,699	89,485	108,581	96,280	108,581	118,668
231	Debt Service	218,375	243,767	243,228	-	243,228	243,768
232	**Total Fund 308 Expenditures**	**$ 590,627**	**$ 599,890**	**$ 687,544**	**$ 375,945**	**$ 687,544**	**$ 850,320**
233	**309 Ridges Irrigation Fund**						
234	**Revenue**						
235	Charges for Service	$ 309,307	$ 330,755	$ 336,142	$ 291,534	$ 336,142	$ 362,398
236	Interest	1,106	764	414	609	978	1,705
237	Capital Proceeds	1,560	2,600	176,500	1,560	176,500	1,300
238	Transfers In	48,775	-	-	-	-	-
239	**Total Fund 309 Revenues**	**$ 360,748**	**$ 334,120**	**$ 513,056**	**$ 293,703**	**$ 513,620**	**$ 365,403**
240	**Expenses**						
241	Labor and Benefits	$ 123,295	$ 109,639	$ 127,553	$ 92,100	$ 127,553	$ 123,339
242	Operating	36,128	47,222	23,826	14,192	23,826	59,970
243	Interfund Charges	147,160	147,619	171,483	139,129	171,483	160,469
244	Capital Outlay	27,862	29,254	205,000	119,586	245,649	10,000
245	Debt Service	-	-	10,193	-	-	16,162
246	**Total Fund 309 Expenditures**	**$ 334,445**	**$ 333,735**	**$ 538,055**	**$ 365,007**	**$ 568,511**	**$ 369,940**
247	**401 Information Technology Fund**						
248	**Revenue**						
249	Charges for Service	$ 76,535	$ 111,077	$ 152,480	$ -	$ 152,480	$ 110,105
250	Intergovernmental	-	-	-	-	-	-
251	Interfund Revenue	7,478,212	7,514,835	9,004,618	7,266,973	8,721,604	10,323,210
252	Interest	33,171	16,809	17,000	11,244	18,041	27,204
253	**Total Fund 401 Revenues**	**$ 7,587,918**	**$ 7,642,721**	**$ 9,174,098**	**$ 7,278,217**	**$ 8,892,125**	**$ 10,460,519**
254	**Expenses**						
255	Labor and Benefits	$ 2,604,029	$ 2,682,634	$ 3,108,376	$ 2,375,584	$ 3,112,094	$ 3,198,767
256	Operating	4,075,226	4,203,662	5,492,950	5,285,457	5,842,950	6,755,369
257	Interfund Charges	255,965	261,930	613,625	256,990	613,625	188,311
258	Capital Outlay	415,576	366,424	800,000	220,914	606,190	1,250,000
259	Contingency and Reserves	-	-	-	-	-	-
260	**Total Fund 401 Expenditures**	**$ 7,350,796**	**$ 7,514,650**	**$ 10,014,951**	**$ 8,138,945**	**$ 10,174,859**	**$ 11,392,447**
261	**402 Fleet and Equipment Fund**						
262	**Revenue**						
263	Charges for Service	$ 949,872	$ 1,028,231	$ 942,635	$ 794,548	$ 942,635	$ 950,606
264	Interfund Revenue	6,274,471	5,620,574	7,031,098	6,021,051	7,031,098	6,634,342
265	Interest	41,492	28,632	27,500	19,773	31,727	50,786
266	Other	-	-	-	19,880	-	-
267	Capital Proceeds	59,680	125,620	50,000	224,429	50,000	100,000
268	Transfers In	209,088	54,535	70,563	44,954	70,563	81,581
269	**Total Fund 402 Revenues**	**$ 7,534,603**	**$ 6,857,592**	**$ 8,121,796**	**$ 7,124,635**	**$ 8,126,023**	**$ 7,817,315**
270	**Expenses**						
271	Labor and Benefits	$ 1,141,670	$ 1,322,137	$ 1,443,947	$ 1,133,607	$ 1,443,947	$ 1,654,505
272	Operating	2,012,766	2,475,684	2,446,698	2,240,132	2,446,698	2,810,916
273	Interfund Charges	324,487	265,271	256,490	301,173	256,490	323,620
274	Capital Outlay	2,138,829	3,041,695	4,650,000	1,558,294	4,650,000	4,293,987

CITY OF Grand Junction COLORADO

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Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
275	Contingency and Reserves	-	-	200,000	-	200,000	-
276	**Total Fund 402 Expenditures**	**$ 5,617,752**	**$ 7,104,787**	**$ 8,997,135**	**$ 5,233,206**	**$ 8,997,135**	**$ 9,083,028**
277	**404 Insurance fund**						
278	**Revenue**						
279	Charges for Service	$ 6,297	$ 4,507	$ 2,500	$ 5,791	$ 2,500	$ 2,500
280	Intergovernmental	-	-	-	-	-	175,000
281	Interfund Revenue	13,396,287	14,468,713	15,402,681	13,511,270	15,402,681	17,251,218
282	Interest	33,537	23,634	15,194	15,613	25,052	58,534
283	Other	703,166	553,010	466,500	437,007	466,500	396,193
284	Transfers In	1,441,009	-	-	-	-	-
285	**Total Fund 404 Revenues**	**$ 15,580,295**	**$ 15,049,864**	**$ 15,886,875**	**$ 13,969,681**	**$ 15,896,733**	**$ 17,883,445**
286	**Expenses**						
287	Labor and Benefits	$ 711,394	$ 1,416,924	$ 1,662,241	$ 1,304,212	$ 1,662,241	$ 1,548,599
288	Operating	12,783,416	14,570,742	13,940,995	11,719,464	13,940,995	16,582,248
289	Interfund Charges	18,538	10,160	28,377	24,657	28,377	24,627
290	Contingency and Reserves	-	-	600,000	-	600,000	500,000
291	Transfers Out	-	-	-	-	-	-
292	**Total Fund 404 Expenditures**	**$ 13,513,349**	**$ 15,997,825**	**$ 16,231,613**	**$ 13,048,333**	**$ 16,231,613**	**$ 18,655,474**
293	**405 Comm Center Fund**						
294	**Revenue**						
295	Charges for Service	$ 2,101,375	$ 2,148,548	$ 2,236,715	$ 1,832,644	$ 2,217,124	$ 2,359,646
296	Intergovernmental	14,703	65,898	35,000	-	35,000	-
297	Interfund Revenue	3,034,656	2,803,531	3,032,115	2,504,926	3,004,039	3,104,320
298	Interest	10,891	10,175	4,166	6,287	10,088	23,877
299	Other	40,611	90,810	93,400	76,100	93,400	90,600
300	Transfers In	2,353,445	1,694,167	2,081,222	848,873	2,081,222	2,437,898
301	**Total Fund 405 Revenues**	**$ 7,555,682**	**$ 6,813,129**	**$ 7,482,618**	**$ 5,268,830**	**$ 7,440,873**	**$ 8,016,341**
302	**Expenses**						
303	Labor and Benefits	$ 4,461,407	$ 4,547,809	$ 5,359,171	$ 3,902,144	$ 5,359,171	$ 5,755,425
304	Operating	707,521	437,662	474,562	292,385	474,562	507,521
305	Interfund Charges	1,629,728	1,483,397	1,496,499	1,248,890	1,496,499	1,646,005
306	Capital Outlay	168,355	396,532	690,000	491,966	770,248	530,000
307	**Total Fund 405 Expenditures**	**$ 6,967,012**	**$ 6,865,401**	**$ 8,020,232**	**$ 5,935,385**	**$ 8,100,480**	**$ 8,438,951**
308	**406 Facilities Management Fund**						
309	**Revenue**						
310	Charges for Service	$ 161	$ 6,346	$ -	$ 2,904	$ 2,904	$ -
311	Interfund Revenue	2,720,409	2,813,621	3,091,847	2,576,539	3,091,847	3,718,698
312	Interest	-	578	-	147	236	348
313	Other	25,184	17,996	17,760	16,300	17,760	17,760
314	**Total Fund 406 Revenues**	**$ 2,745,754**	**$ 2,838,540**	**$ 3,109,607**	**$ 2,595,890**	**$ 3,112,747**	**$ 3,736,806**
315	**Expenses**						
316	Labor and Benefits	$ 510,755	$ 596,870	$ 676,409	$ 496,264	$ 676,409	$ 874,390
317	Operating	2,159,806	2,111,186	2,248,927	1,692,347	2,231,387	2,554,249
318	Interfund Charges	185,849	238,893	202,598	170,294	202,598	308,167
319	**Total Fund 406 Expenditures**	**$ 2,856,409**	**$ 2,946,949**	**$ 3,127,934**	**$ 2,358,905**	**$ 3,110,394**	**$ 3,736,806**
320	**610 General Debt Service Fund**						
321	**Revenue**						
322	Intergovernmental	$ 16,932	$ -	$ -	$ -	$ -	$ -
323	Interest	233	-	-	-	-	-
324	Capital Proceeds	14,740,000	-	-	-	-	-
325	Transfers In	6,442,344	6,794,876	6,799,688	3,399,844	6,799,688	6,294,386
326	**Total Fund 610 Revenues**	**$ 21,199,508**	**$ 6,794,876**	**$ 6,799,688**	**$ 3,399,844**	**$ 6,799,688**	**$ 6,294,386**
327	**Expenses**						
328	Operating	$ 86,612	$ 3,500	$ 4,500	$ 6,500	$ 4,500	$ 4,000
329	Debt Service	21,476,766	6,790,376	6,795,188	4,410,115	6,795,188	6,291,928

CITY OF Grand Junction COLORADO

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Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
330	**Total Fund 610 Expenditures**	**$ 21,563,378**	**$ 6,793,876**	**$ 6,799,688**	**$ 4,416,615**	**$ 6,799,688**	**$ 6,295,928**
331	**614 GJ Public Finance Corp Fund**						
332	**Revenue**						
333	Interest	$ 12,721	$ -	$ -	$ -	$ -	$ -
334	Other	300,000	400,000	400,000	400,000	400,000	400,000
335	Capital Proceeds	-	5,086,873	-	-	-	-
336	Transfers In	204,427	848,430	300,879	150,440	300,879	293,582
337	**Total Fund 614 Revenues**	**$ 517,148**	**$ 6,335,303**	**$ 700,879**	**$ 550,440**	**$ 700,879**	**$ 693,582**
338	**Expenses**						
339	Operating	$ -	$ 67,393	$ 1,500	$ -	$ 1,500	$ 1,500
340	Debt Service	530,406	6,261,691	713,600	207,350	713,600	698,300
341	**Total Fund 614 Expenditures**	**$ 530,406**	**$ 6,329,084**	**$ 715,100**	**$ 207,350**	**$ 715,100**	**$ 699,800**
342	**615 Riverside Pkwy Debt Retirement**						
343	**Revenue**						
344	Interest	$ 69,725	$ 22,413	$ 35,042	$ 2,630	$ 4,221	$ -
345	Transfers In	632,922	1,305,444	-	-	-	-
346	**Total Fund 615 Revenues**	**$ 702,647**	**$ 1,327,857**	**$ 35,042**	**$ 2,630**	**$ 4,221**	**$ -**
347	**Expenses**						
348	Transfers Out	$ 3,156,000	$ 3,000,000	$ 1,052,447	$ -	$ 1,013,281	$ -
349	**Total Fund 615 Expenditures**	**$ 3,156,000**	**$ 3,000,000**	**$ 1,052,447**	**$ -**	**$ 1,013,281**	**$ -**
350	**704 Cemetery Perpetual Care Fund**						
351	**Revenue**						
352	Charges for Service	$ 24,037	$ 36,959	$ -	$ 30,628	$ 30,628	$ -
353	Interest	22,693	11,409	10,239	7,977	12,800	11,409
354	**Total Fund 704 Revenues**	**$ 46,729**	**$ 48,367**	**$ 10,239**	**$ 38,605**	**$ 43,428**	**$ 11,409**
355	**Expenses**						
356	Transfers Out	$ 29,600	$ 10,240	$ 10,239	$ -	$ 10,239	$ 11,409
357	**Total Fund 704 Expenditures**	**$ 29,600**	**$ 10,240**	**$ 10,239**	**$ -**	**$ 10,239**	**$ 11,409**
358	**900 Joint Sewer Fund**						
359	**Revenue**						
360	Charges for Service	$ 14,406,309	$ 14,629,231	$ 15,243,668	$ 12,120,592	$ 15,243,668	$ 16,031,547
361	Intergovernmental	540,000	-	-	-	-	-
362	Fines and Forfeitures	1,250	-	1,000	500	1,000	1,000
363	Interfund Revenue	137,976	162,777	174,154	26,071	174,154	179,686
364	Interest	435,459	279,435	271,700	171,749	274,926	539,665
365	Other	26,859	28,122	-	644	644	-
366	Capital Proceeds	3,932,766	5,809,126	3,392,350	2,816,110	3,392,350	3,570,336
367	**Total Fund 900 Revenues**	**$ 19,480,618**	**$ 20,908,691**	**$ 19,082,872**	**$ 15,135,665**	**$ 19,086,742**	**$ 20,322,234**
368	**Expenses**						
369	Labor and Benefits	$ 3,644,242	$ 3,755,434	$ 4,296,930	$ 3,153,671	$ 4,296,930	$ 4,770,243
370	Operating	1,945,732	1,583,929	1,627,912	1,263,929	1,706,127	2,153,052
371	Interfund Charges	2,529,436	2,557,296	2,710,858	2,217,791	2,710,858	3,017,581
372	Capital Outlay	3,033,951	5,848,205	22,839,500	3,503,176	26,399,509	17,855,520
373	Debt Service	596,884	597,802	595,749	595,749	595,749	602,085
374	Transfers Out	27,247	-	-	-	-	-
375	**Total Fund 900 Expenditures**	**$ 11,777,492**	**$ 14,342,667**	**$ 32,070,949**	**$ 10,734,316**	**$ 35,709,173**	**$ 28,398,481**
376	**Total Revenues**	**$ 282,102,778**	**$ 265,235,232**	**$ 250,220,160**	**$ 188,527,222**	**$ 264,775,025**	**$ 261,334,094**
377	**Total Expenditures**	**$ 214,843,614**	**$ 230,275,365**	**$ 292,608,971**	**$ 184,647,581**	**$ 315,935,422**	**$ 297,001,967**

Certificate of Participation ("COP")-Lease Purchase Supplemental Information

The City of Grand Junction has two COP issuances. One for the improvements of the stadium at Lincoln Park/Suplizio Field ("Stadium COP") and the other for public safety facilities ("Public Safety COP") located primarily at 6th and Ute. The useful life of the assets that were improved by the COP's extend past the term of the lease agreements.

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of $7.77 million in COPs in 2010. In the early part of 2021 they were refinanced increasing the principal to $11.03 million, generating proceeds for Stadium improvements, and extending the term to 2045. The lease payment budgeted in Fund 614 for 2023 is $698,300. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at $300,000 per year, and Mesa County School District No. 51 participates in the payment of the lease at $100,000 per year beginning in 2021. The lease term is through 2045, and the total remaining lease obligations including the 2023 payment referenced above is $16,041,700.

The Public Safety COP is through Zions First National Bank with an original issuance of $34.9 million in COP's in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2023 is $1,995,450. The E911 Regional Communication Center participates in the payment of the lease at $500,000 per year through the Enhanced 911 Fund. The lease term is through 2040 and the total remaining lease obligation including the 2023 payment referenced above is $35,966,750.

Downtown Development Authority

Calendar 2023 Recommended Budget

12/7/2022

Row Labels	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	Contingency Funds	Net Change in Fund Balance	ENDING FUND BALANCE
103 Downtown Development Authority	$ 2,173,717	$ 1,329,440	$ 249,557	$ 970,365	$ 1,219,922	$ -	$ -	$ 1,219,922	$ -	$ -	$ 109,518	$ 250,000	$ (140,482)	**$ 2,033,235**
611 DDA TIF Debt Service Fund	2,033,897	2,850,737	-	581,650	581,650	2,203,292	-	2,784,942	-	-	65,795	-	65,795	**2,099,692**
Total All DDA Funds	**$ 4,207,614**	**$ 4,180,177**	**$ 249,557**	**$ 1,552,015**	**$ 1,801,572**	**$ 2,203,292**	**$ -**	**$ 4,004,864**	**$ -**	**$ -**	**$ 175,313**	**$ 250,000**	**$ (74,687)**	**$ 4,132,927**

Total Appropriated DDA Funds	**$ 4,254,864**

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Line Item Ref #	By Fund By Department By Classification	2020 Actual	2021 Actual	2022 Adopted	2022 Actual YTD	2022 Year End Estimated	2023 Recommended
1	**103 Downtown Development Authority**						
2	**Revenue**						
3	Taxes	$ 288,757	$ 289,368	$ 392,836	$ 279,027	$ 288,340	$ 295,534
4	Charges for Service	1,954	5,038	11,500	2,915	11,500	10,000
5	Intergovernmental	52,990	2,000	-	11,000	11,000	-
6	Interest	30,467	14,279	14,364	6,896	11,065	22,985
7	Other	1,012,993	1,025,065	1,017,381	985,611	1,017,381	1,000,921
8	Transfers In	-	-	-	-	702,289	-
9	**Total Fund 103 Revenues**	**$ 1,387,161**	**$ 1,335,750**	**$ 1,436,081**	**$ 1,285,450**	**$ 2,041,575**	**$ 1,329,440**
10	**Expenses**						
11	Labor and Benefits	$ 204,852	$ 138,466	$ 276,964	$ 242,340	$ 276,964	$ 249,557
12	Operating	104,371	1,234,031	1,100,988	892,735	975,988	927,703
13	Interfund Charges	39,899	39,882	45,068	34,612	45,068	42,662
14	Capital Outlay	134,990	702,289	-	-	-	-
15	Contingency and Reserves	-	-	250,000	-	-	250,000
16	**Total Fund 103 Expenditures**	**$ 484,112**	**$ 2,114,669**	**$ 1,673,020**	**$ 1,169,686**	**$ 1,298,020**	**$ 1,469,922**
17	**203 DDA Capital Improvement Fund**						
18	**Revenue**						
19	Charges for Service	$ 250	$ -	$ -	$ -	$ -	$ -
20	Interest	117,905	-	-	-	-	-
21	Transfers In	-	-	-	-	-	-
22	**Total Fund 203 Revenues**	**$ 118,155**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
23	**Expenses**						
23	Labor and Benefits	$ 9,846	$ -	$ -	$ -	$ -	$ -
24	Operating	1,135,130	-	-	-	-	-
25	**Total Fund 203 Expenditures**	**$ 1,144,976**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
17	**611 DDA TIF Deb Service Fund**						
18	**Revenue**						
19	Taxes	$ 1,502,221	$ 1,465,159	$ 1,561,113	$ 1,458,984	$ 1,503,200	$ 1,387,948
20	Intergovernmental	381,533	261,087	589,783	-	795,374	876,257
21	Interest	16,654	9,492	10,894	13,394	21,491	36,532
22	Capital Proceeds	-	-	-	-	927,289	550,000
22	**Total Fund 611 Revenues**	**$ 1,900,408**	**$ 1,735,738**	**$ 2,161,790**	**$ 1,472,378**	**$ 3,247,354**	**$ 2,850,737**
23	**Expenses**						
24	Operating	$ 26,214	$ 11,089	$ 28,350	$ 26,401	$ 258,600	$ 581,650
25	Debt Service	1,678,937	1,651,410	1,651,275	825,053	2,580,564	2,203,292
26	Transfers Out	-	-	-	-	702,289	-
27	**Total Fund 611 Expenditures**	**$ 1,705,151**	**$ 1,662,499**	**$ 1,679,625**	**$ 851,454**	**$ 3,541,453**	**$ 2,784,942**
28	**Total DDA Expenditures**	**$ 3,334,239**	**$ 3,777,168**	**$ 3,352,645**	**$ 2,021,140**	**$ 4,839,473**	**$ 4,254,864**

2023 Budget-Reconciliation of Fund Balance Worksheets to Appropriation Ordinance
December 7, 2022

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2023 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General Fund	101,549,377	-	300,000	101,849,377
101	Enhanced 911 Fund	-	2,908,700	-	2,908,700
102	Visit Grand Junction Fund	5,664,993	200,000	-	5,864,993
103	D.D.A. Operations*	1,219,922	-	250,000	1,469,922
104	CDBG Fund	276,950	164,501	-	441,451
105	Parkland Expansion Fund	-	689,792	-	689,792
106	Lodgers Tax Increase Fund	1,407,565	1,005,404	-	2,412,969
107	First Responder Tax Fund	10,702,341	2,639,692	-	13,342,033
110	Conservation Trust Fund	-	942,564	-	942,564
111	Cannabis Sales Tax Fund	-	113,364	-	113,364
116	Affordable Housing Fund	-	1,063,000	-	1,063,000
201	Sales Tax CIP Fund	23,079,684	7,514,386	-	30,594,070
202	Storm Drainage Fund	1,830,000	-	-	1,830,000
207	Transportation Capacity Fund	25,089,619	200,000	-	25,289,619
301	Water Fund	11,945,117	-	-	11,945,117
302	Solid Waste Removal Fund	6,139,754	220,000	-	6,359,754
303	Grand Junction Convention Center Fund	452,884	-	-	452,884
305	Golf Courses Fund	2,669,696	-	-	2,669,696
308	Parking Authority Fund	850,320	-	-	850,320
309	Ridges Irrigation Fund	369,940	-	-	369,940
401	Information Technology Fund	11,392,447	-	-	11,392,447
402	Fleet and Equipment Fund	9,083,028	-	-	9,083,028
404	Insurance Fund	18,155,474	-	500,000	18,655,474
405	Communication Center Fund	8,438,951	-	-	8,438,951
406	Facilities Management Fund	3,736,806	-	-	3,736,806
610	General Debt Service Fund	6,295,928	-	-	6,295,928
611	D.D.A. T.I.F. Debt Service*	2,784,942	-	-	2,784,942
614	GJ Public Finance Corp Fund	699,800	-	-	699,800
704	Cemetery Perpetual Care Fund	-	11,409	-	11,409
900	Joint Sewer Operations Fund	28,398,481	-	-	28,398,481
*per DDA Fund Balance Worksheet					

ORDINANCE NO. ___

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2023, and ending December 31, 2023, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	$ 101,849,377
Enhanced 911 Fund	101	$ 2,908,700
Visit Grand Junction Fund	102	$ 5,864,993
D.D.A. Operations	103	$ 1,469,922
CDBG Fund	104	$ 441,451
Parkland Expansion Fund	105	$ 689,792
Lodgers Tax Increase Fund	106	$ 2,412,969
First Responder Tax Fund	107	$ 13,342,033
Conservation Trust Fund	110	$ 942,564
Cannabis Sales Tax Fund	111	$ 113,364
Affordable Housing Fund	116	$ 1,063,000
Sales Tax CIP Fund	201	$ 30,594,070
Storm Drainage Fund	202	$ 1,830,000
Transportation Capacity Fund	207	$ 25,289,619
Water Fund	301	$ 11,945,117
Solid Waste Removal Fund	302	$ 6,359,754
Grand Junction Convention Center Fund	303	$ 452,884
Golf Courses Fund	305	$ 2,669,696
Parking Authority Fund	308	$ 850,320
Ridges Irrigation Fund	309	$ 369,940
Information Technology Fund	401	$ 11,392,447
Fleet and Equipment Fund	402	$ 9,083,028
Insurance Fund	404	$ 18,655,474
Communication Center Fund	405	$ 8,438,951
Facilities Management Fund	406	$ 3,736,806
General Debt Service Fund	610	$ 6,295,928
D.D.A. T.I.F. Debt Service	611	$ 2,784,942
GJ Public Finance Corp Fund	614	$ 699,800
Cemetery Perpetual Care Fund	704	$ 11,409
Joint Sewer Operations Fund	900	$ 28,398,481

SECTION 2. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance 5083 are incorporated by and made part of this ordinance by this reference as if fully set forth. Furthermore, Ordinance 5085 setting the salaries of the Municipal Judge and the City Attorney are incorporated by and made part of this ordinance by this reference as if fully set forth.

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 7th day of December 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 #8.b.iii.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

An Ordinance for Supplemental Appropriations for 2022 for the Downtown Development Authority (DDA)

RECOMMENDATION:

Staff recommends the approval of an ordinance amending and making supplemental appropriations for the 2022 Downtown Development Authority Budget.

EXECUTIVE SUMMARY:

The DDA budget is approved by the DDA Board and adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to approve new projects or expenditures. When a project includes a transfer from one fund to another, both the transfer and the expenditure have to be appropriated.

This supplemental appropriation is required for the 2022 redevelopment agreement payment of $225,000 to CONJUNCTION JUNCTION, LLC, as well as the payback from the DDA Debt Service Fund to the DDA Operating Fund for the acquisition of the property at 230 S 5th Street for $702,289.

The intergovernmental agreement between the DDA and the City authorizing and renewing the line of credit is on this agenda.

BACKGROUND OR DETAILED INFORMATION:

The primary means of financing DDA projects is through the use of property and sales tax increment financing (TIF) revenues collected within the DDA boundaries and State

statute requires that some form of debt is incurred in order to finance projects. Larger projects are funded by traditional bond issuance as authorized previously by voter authorization. For smaller projects a line of credit is utilized as the debt instrument. The required appropriation includes both the repayment of the funds drawn on the line of credit as well as the expenditure.

The DDA Board authorized the acquisition of the real estate at 230 S 5th Street in 2021 which was then purchased through the DDA 103 Fund and the redevelopment agreement with Richmark through a resolution on July 14, 2022.

The total required supplemental appropriation for the DDA Debt Service Fund 611 is $1,861,828 and is detailed below.

Description	Amount
Payback Fund 103-230 S 5th Street	$ 702,289
Payback Line of Credit Draw-203 S 5th Street	702,289
Conjunction Junction Redevelopment Agreement Payment	225,000
Payback Line of Credit Draw-Conjunction Junction	225,000
Interest for Line of Credit	2,000
Fees for Line of Credit	5,250
	$ 1,861,828

The projected December 31, 2022, fund balance for the DDA Debt Service Fund 611 is $2.97 million with a debt service reserve requirement of $1.06 million, so there are sufficient funds to fund these expenditures. Note that the expenditures are offset by line of credit proceeds (draws) of $927,289 so the net use of fund balance is $934,539.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the Downtown Development Authority. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5113, an ordinance making Supplemental Appropriations to the 2022 Budget of the Downtown Development Authority for the year beginning January 1, 2022 and ending December 31, 2022, on final passage and order final publication in pamphlet form.

Attachments

1. 2022 Supplemental Appropriation DDA November 16,2022

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2022 BUDGET OF DOWNTOWN DEVELOPMENT AUTHORITY 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
DDA Debt Service Fund	611	$ 1,861,828

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