To access the Agenda and Backup Materials electronically, go to www.gjcity.org

CITY OF Grand Junction COLORADO

CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 21, 2022
250 NORTH 5TH STREET - CITY HALL AUDITORIUM
VIRTUAL MEETING - LIVE STREAMED
BROADCAST ON CABLE CHANNEL 191

5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Forestry Board

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 21, 2022 or 4) submitting comments online until noon on Wednesday, December 21, 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

REVISED

a. Minutes of the December 7, 2022 Regular Meeting

2. Set Public Hearings

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

a. Legislative

i. Introduction of an Ordinance Approving a Corridor Infill Incentive for the Land on Horizon Project by APR Grand Junction 3, LLC and Setting a Public Hearing for January 4, 2023

ii. Introduction of an Ordinance Amending Various Sections of the Grand Junction Municipal Code (GJMC) on Sales and Use Tax and Lodgers Tax by Adding Terms and Definitions to the GJMC Related to Marketplace Facilitators and Marketplace Sellers and Setting a Public Hearing for January 4, 2023

b. Quasi-judicial

i. Introduction of an Ordinance Rezoning 2.11 Acres from PD (Planned Development) to C-1 (Light Commercial), Located at 2992 Patterson Road, and Setting a Public Hearing for January 4, 2023

ii. Introduction of an Ordinance Vacating a 50 Feet by 44 Feet Portion of Right-of-Way Located Adjacent to a 2.26-Acre Parcel Located at the Eastern Side of Brookwillow Loop, Between Orion Way and Wolcott Avenue, and Setting a Public Hearing for January 4, 2023

3. Agreements

a. Intergovernmental Agreement Between the City and the Clifton Fire Protection District to Provide Management Services for the Clifton Fire Protection District

b. Intergovernmental Agreements (IGA's) between the City of Grand Junction, Mesa County, the City of Fruita, the Town of Palisade, Grand Valley Transit (GVT) and Grand Valley Metropolitan Organization (GVMPO) Setting Forth the Local Funding Formula for Contributions to GVT and GVMPO for 2023

c. 2023 Agreement with Mesa County for Animal Control Services

4. Procurements

a. Authorize CM/GC Contract with Garney Construction for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

b. Authorize Contract for Annual Traffic Control

c. Authorize Construction Contract for 24 Road & G Road Capacity Improvements

5. Resolutions

a. A Resolution Vacating a Slope Easement Containing 0.47 Acres on Property Located at 702 Horizon Drive as Acquired by the City of Grand Junction and Described in the Mesa County Land Title Records, Reception Number 2075083

b. A Resolution Authorizing an Easement on City-owned Property at 542 28 1/4 Road in Columbine Park

c. A Resolution Amending the Grand Junction Housing Strategy Adding a New Community Engagement and Education Strategy

d. A Resolution to Allow for Expedited Development Review for any New Affordable Housing Project

e. A Resolution Supporting the Application to the Recycling Resources Economic Opportunity Program

6. Other Action Items

a. Department of Local Affairs Request Regarding The Regional Center

REGULAR AGENDA

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

7. Council Update

a. Orchard Mesa Pool Update

8. Public Hearings

a. Legislative

i. 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

ii. An Ordinance Amending the Zoning and Development Code Section 21.04.040(f) Accessory Uses and Structures of the Grand Junction Municipal Code

iii. An Ordinance Amending 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

iv. 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

9. Procurements

a. Authorize the City Council Audit Committee to Execute a Contract with Haynie & Company for the December 31, 2022 Financial Audit Services

10. 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 3.39 percent (An Increase of 0.14 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

11. 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.

12. Other Business

13. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date:	December 21, 2022
Presented By:	Amy Phillips, City Clerk
Department:	City Clerk
Submitted By:	Kerry Graves

Information

SUBJECT:

To the Forestry Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Forestry Board.

EXECUTIVE SUMMARY:

There is a partial vacancy on the Forestry Board.

BACKGROUND OR DETAILED INFORMATION:

Susan Carter resigned on December 2, 2022. Brandon Kanwischer was selected as an alternate in case of a mid-year vacancy at the September 28th interviews.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to appoint/not appoint the interview committee's recommendation to the Forestry Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

December 7, 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 7th day of December 2022 at 5:30 p.m. Those present were Councilmembers Chuck McDaniel (virtual), Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart (virtual), and Council President Anna Stout. Council President Pro Tem Abe Herman was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Principal Planner Scott Peterson, and Finance Director Jodi Welch.

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

Presentations

Recognition of Photographers Selected for Annual Calendar

Each year, the City invites area photographers to submit pictures to be featured for each month of a printed annual calendar. 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.

Council President Stout thanked the recognized photographers.

Proclamations

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

Councilmember Simpson read the proclamation and Stephania Vasconez and Dr. Brian

Hill accepted the proclamation.

Appointments

To the Visit Grand Junction Board

Councilmember Pe'a moved and Councilmember Reitz seconded to reappoint Joseph Burtard, Kelsey Coleman, and Tammy Anderson to the Visit Grand Junction Board for terms expiring December 2025. Motion carried by unanimous voice vote.

To the Commission on Arts & Culture

Councilmember Reitz moved and Councilmember Pe'a seconded to appoint Cynthia Underwood, Elise Lopez, Pamela Blythe, and Porcia Silverberg to the Commission on Arts & Culture for terms expiring February 2026. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller asked staff to use terms that can be understood when communicating with the public and of providing a heating tent for the homeless.

Ed Kowalski spoke of Coffee with the City Manager in which they discussed the selection process for the Police Chief, and the need to maintain communication with staff.

Scott Beilfuss spoke in support of keeping the Orchard Mesa Pool open to provide a resource for the public to learn to swim.

Noah Bradshaw spoke in support of the Orchard Mesa Pool.

Carissa Fisher spoke on behalf of the Save the Pool Organizing Committee and asked to keep the Orchard Mesa Pool Open.

Wendy Jones spoke in support of the Orchard Mesa Pool.

Council Reports

Council President Stout spoke of the Boards and Commissions dinner, the ribbon cutting for the Childcare Facility and the ribbon cutting for The Junction development.

City Manager Report

City Manager Caton invited the public to attend the December 21, 2022 City Council meeting where the Orchard Mesa Pool will be discussed.

CONSENT AGENDA

Councilmember Simpson asked that item #4.a. be moved to the regular agenda. Councilmember Reitz moved and Councilmember Simpson seconded to adopt Consent Agenda items #1 - #4 excluding item #4.a. Motion carried by unanimous voice vote.

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 – ***Moved to Regular Agenda***

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

Authorize a Construction Contract for 2022 Sewer Replacements

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.

General Services Director Jay Valentine and Public Works Director Trent Prall were present to answer questions.

This item was moved from the Consent Agenda to clarify the process of soliciting bids and whether the City does so outside the Grand Junction area. Mr. Valentine said they advertise on Bid Net which is a national bidding website and explained the process.

Councilmember Simpson moved and Councilmember Pe'a seconded to approve item 4.a. (Authorize a Construction Contract for 2022 Sewer Replacements). Motion carried by unanimous voice vote.

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

Councilmember Pe'a moved and Councilmember Reitz seconded to continue this item to the December 21, 2022 City Council Regular Meeting. Motion carried by unanimous voice vote.

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

Hedrick-Ortiz Holdings, LLC requested 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.

Principal Planner Scott Peterson presented this item.

Conversation ensued regarding the neighborhood meeting and what is allowed under the R-4 zoning.

The public hearing was opened at 6:21 p.m.

There were no public comments.

The public hearing was closed at 6:21 p.m.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

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

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.

City Attorney John Shaver presented this item.

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

There were no public comments.

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

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

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

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.

City Manager Caton presented this item. He noted that the proposed budget from the first reading of the ordinance would have to be adjusted given the failure of the two ballot measures that would have funded affordable housing efforts. He proposed two options to make up the $1,063,000: 1.) Use other General Fund Revenues to replace all the revenue and do not reduce the budget for housing initiatives or 2.) Reduce housing incentives expense budget from $2,565,500 to $1,502,500.

Conversation ensued including recommendations to the way the current budget process is done, gratitude to Staff for their work on the budget, why cannabis manufacturing revenue wasn't included in the budget (not anticipated in 2023), and impact fees.

After all general comments had been made, extensive discussion took place regarding Council's preference on how to handle the affordable housing adjustment. Most Councilmembers preferred the second option although other options proposed included to fund it through the general fund, ARPA (American Rescue Plan Act) funds, eliminating unfilled housing employee positions, and reallocating the unrestricted portion of the cannabis tax.

The public hearing opened at 7:18 p.m.

Heather Seeley asked about ADA (Americans with Disabilities Act) maintenance at crosswalks.

Scott Beilfuss said he hoped that marijuana licenses will be issued soon, expressed concern about the houseless issue in the community, and the bike bridge on 24 Road.

Pooka Campbell spoke of the need to emphasize houselessness and housing issues in the community.

Cody Kennedy spoke of the difficulty of recruiting police officers and the importance of pushing resources to first responders.

The public hearing closed at 7:27 p.m.

City Manager Caton addressed the comments made during Citizen Comments.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt 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 with the specific amendment setting the budget at $235.1 million. Motion carried by roll call vote with Councilmember Simpson voting no.

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

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 must 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 was approved through the adoption of the consent agenda (item 3.a.).

Finance Director Jodi Welch presented this item.

Clarification was made that the funds were moving between DDA accounts and that no City funds were being transferred to the DDA.

The public hearing opened at 7:40 p.m.

There were no comments.

The public hearing was closed at 7:40 p.m.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Rhonda Mae Sand asked if the public could meet with Councilmembers in a private setting regarding the Orchard Mesa Pool.

Scott Beilfuss expressed concern with the timeline in which the City is addressing Cannabis licensing.

Cynthia Stewart expressed there is a lack of support for Solidarity not Charity to help the houseless community.

Other Business

Councilmember Reitz asked about the process to fill Councilmember Taggart's seat. City Attorney Shaver stated there is a vacancy policy that Council adopted that calls for a 4-week period once a vacancy opens to call for applications. Petitions will be available for the other seats on Council that will go on the April 3, 2023 ballot on December 30,

2022. Given this is less than 4 weeks, the petitions for Councilmember Taggart's seat may become available at that time. Petitions for councilmember seats can be circulated from January 3rd to January 23rd. Council can discuss what will happen for Councilmember Taggart's vacancy between January and April (the election).

Councilmember Taggart expressed concern about not discussing the Orchard Mesa Pool at this meeting.

Adjournment

The meeting adjourned at 7:56 p.m.

_____
Amy Phillips, CMC
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 21, 2022

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Introduction of an Ordinance Approving a Corridor Infill Incentive for the Land on Horizon Project by APR Grand Junction 3, LLC and Setting a Public Hearing for January 4, 2023

RECOMMENDATION:

Introduction of an Ordinance for an incentive agreement for APR Grand Junction 3, LLC and set a public hearing for January 4, 2023.

EXECUTIVE SUMMARY:

On September 7, 2022, the City Council adopted Resolution 74-22 creating a new Corridor Infill Incentive and Formula for Calculating the Incentive. The resolution included specific corridors in and near downtown as well as in the Horizon Drive Overlay. The City received on November 4, a request by APR Grand Junction 3, LLC to utilize the Level 4 - Corridor Infill Incentive for a 168-unit multi-family apartment project called Landing on Horizon on 8.3 acres located at 2805 Printers Way, 768 Hilaria Avenue and 773 Horizon Drive.

BACKGROUND OR DETAILED INFORMATION:

Consistent with the Administrative Procedures (Attachment C) of Resolution 74-22, the applicant has provided a complete application. APR Grand Junction 3, LLC is requesting the Incentive for the proposed Landing on Horizon project located on 8.3 acres located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive (Parcel 2705-312-03-002). A map of the property is attached. The applicant describes the project as similar to the Railyard at Rimrock and that the project will address the City's goals by providing "much-needed multi-family housing in one of those corridors specified by the incentive." The project will include 168 "Class A" apartment units. The units will be split between six buildings and will contain studios, 1 bedroom, and 2

bedroom units. Each building will also have eight tuck-under garages as well as one detached 8-bay garage and surface parking. In addition, the project will provide a clubhouse with amenities such as a swimming pool, fitness center, and workspace. The property will house a full-time property manager and leasing agent.

The project completed zoning entitlements in July 2022 through an approved rezone by Ordinance No 5079. The applicant submitted an application ot the City for a Major Site Plan review on December 5, 2022 and has been assigned Plan No. SPN-2022-913. The developer anticipates 18 to 22 months to complete construction with the first buildings being delivered approximately 10 months after groundbreaking. The project will deliver a new residential building every 45 to 60 days thereafter. The draft agreement sets a commencemtn date no greater than 3 months after City Site Plan approval and a completion deadline of 23 months after project Commencement, defined as the date of the beginning of site physical construction.

The project developer is Anthony Properties from Dallas, Texas. The company has a "37-year history of successfully completing projects of various kinds, including retail shopping centers and many movie theatres." Anthony Properties recently delivered the Railyard at Rimrock project and is currently underway on The Slate on 25, a 168 unit project, in Grand Junction.

APR Grand Junction 3, LLC is requesting a Level 4 Incentive. The preliminary project budget includes a total project cost of $41,303,043. However, the costs include land at $2,329,000 which needs to be subtracted out, which would result in a preliminary project budget of $38,974,043. This would result in a Level 4 incentive.

CORRIDOR INFILL CALCULATION
RESOLUTION 74-22

	Private Investment Cost* *Not including land value	**Incentive**
Level 1	$5 - $15 Million	50% City Water/Sewer PIFs
Level 2	$16 - $25 Million	100% Water/Sewer PIFS + 50% Impact Fees
Level 3	$26 - $35 Million	100% Water/Sewer PIFs + 50% Impact Fees + Open Space Fees
Level 4	$36 - $50 Million	100% PIFS + 100% Impact Fees + Open Space Fees
Level 5	$51+ Million	100% PIFS + 100% Impact Fees + Open Space Fees + Sales/Use Tax Rebate

In accordance with Resolution 74-22, an application found by the City in its sole discretion to be consistent with the purpose and applicability of the Corridor Infill Incentive and the demonstrated ability and capacity to perform will be recommended for funding.

Landing Corridor Incentive*		
	Per MF Unit	Units
		168
Fire	$ 467	$ 78,456
Police	$ 200	$ 33,600
Parks	$ 692	$ 116,256
Transportation	$ 2,603	$ 437,304
Subtotal	**$ 3,962**	$ 665,784
Sewer PIF	$ 3,758	$ 631,290
Water PIF (Ute Water)	-	-
Subtotal	$ 3,758	$ 631,290
Open Space Fee (est.)	-	$ 232,900
Subtotal	-	$ 232,900
Total Incentive	**$ 7,720**	**$ 1,529,974**
* Based on effective fee schedule 11/2022		

Based on the project timeline, the City will need to execute a multi-year agreement to account for the estimated 23-month construction period. The agreement will be subject to annual appropriation. If approved, the project will be required to submit a quarterly report of actual expenditures and a report of actual expenditures based on project completion. Pursuant to the Agreement and associated payment schedule, the incentive shall be credited upon verification of costs consistent with the level of incentive. No Certificate of Occupancy shall be issued prior to the receipt of the report of actual expenditures and verification of cost. The Ordinance and draft agreement are attached for review.

FISCAL IMPACT:

The total incentive amount of $1,529,974 is the total of $631,290 in sewer plant investment fees; $665,784 in fire, police, parks and TCP impact fees; and $232,900 in open space fees. These fees that will be "waived" to the developer and will be paid instead by the City from the 2023 budgeted infill incentive funds of $2,392,436 to the appropriate funds (enterprise and special revenue funds) that account for each respective fee.

SUGGESTED MOTION:

I move to introduce an ordinance approving the APR Grand Junction 3 LLC Corridor Infill Incentive agreement for the property located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive (Parcel 2705-312-03-002), Grand Junction, Colorado and set a public hearing for January 4, 2023.

Attachments

1. Reservation Request Updated 12.16.2022
2. Landing on Horizon Map
3. AGR-APR Grand Junction 3 LLC 12.17.22

4. ORD-Landing on Horizon 121622
5. Resolution No. 74-22

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, November 4, 2022 16:39
To: comdev <comdev@gjcity.org>
Subject: Online Form Submittal: Application for Corridor Infill Incentive Project

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Application for Corridor Infill Incentive Project

Please select year Project is seeking funding	2023
Project Name	The Landing on Horizon
Property Address/Parcel Identification Number	2805 Printers Way, 768 Hilaria Avenue and PIN 2705-312-03-002
Property Ownership	APR Grand Junction 3 LLC
Developer/Entity Name	APR Grand Junction 3 LLC
Developer/Entity Email Address	brian@anthonyproperties.com

Developer/Entity Phone Number	2148032678
Developer/Entity Mailing Address	9200 Andermatt Drive, Lincoln, NE, 68526
Description of how the Project will address the City's redevelopment and infill goals. The Project description shall include but not be limited to, an explanation of the square footage, uses and unit type and count.	In short, this project will be very similar in nature to The Railyard at Rimrock and The Slate on 25. The project addresses the City's infill goals by providing some much-needed multifamily housing in one of the corridors specifically identified by this incentive. Not only does will this project provide housing but it will also take a forever-vacant property and turn it in to a productive property. The proposed project is called The Landing on Horizon which will be a 196 unit, Class A multifamily community. The 196 residential units will be divided between six buildings, each of which will contain studio, 1br and 2br units. There is one 3br unit per building. Each building will also have 8 "tuck-under" garages which are within the building's footprint as well as one detached 8-bay garage. There will of course be surface parking as well. In addition to the residential buildings, there will be a separate clubhouse with amenities such as a swimming pool, fitness center, workspace, etc. The clubhouse will also house the full time property manager and leasing agent.
Description of the Project timeline, whether the Project is dependent on other grant funding or entitlements, whether the Project will be phased, and if there any known uncertainties for the Project.	The project needs to obtain site plan approval from the City as the only remaining entitlement needed. Currently, we expect to make our submittal by mid-November, if not sooner. It is anticipated that final site plan will be approved in January 2023 and groundbreaking would commence shortly thereafter. The project is not dependent on obtaining any other grant funding. For a project of this size, it will take about 18-22 months to complete construction with the first buildings being delivered about 10 months after groundbreaking. The project will not be phased and should deliver a new residential building every 45-60 days after the first one. The only remaining uncertainty is the overall cost of the project. Our general contractor is about to send the project out for pricing so we should know in about 45 days if it is within the budget. This incentive will undoubtedly help lower the overall costs.

Description of the developer's experience with and capacity to implement the proposed Project.	The developer is Anthony Properties from Dallas, TX. We have a 37 year history of successfully completing projects of various kinds including retail, shopping centers and many movie theatres. Anthony Properties has been in the Class A multifamily space for about 8 years and has successfully delivered five communities, one of which is The Railyard on Rimrock in Grand Junction. We have two more under construction currently, including The Slate on 25 which is also in Grand Junction. Additionally, we have four more projects in the entitlement phase in New England - one in Massachusetts and three in Connecticut. We have the manpower and financial ability to construct and complete multiple projects at the same time. Our capacity is really limited only by the amount of time it takes to get a new project through the entitlement stage.
Amount of the incentive being requested.	Per Attachment B of Resolution No. 74-22 which adopts a new corridor infill incentive, we are requesting a Level 4 incentive.
A preliminary financing plan including project budget and a letter from a State or Federally chartered commercial bank or lender expressing the ability, expertise, and financial capability of the developer's ability to complete the Project.	Please see the attached supplemental documents 1 and 2 for the budget and lender letter. Our financing plan is such that we will close on the purchase of the property with our own funds and secure construction financing for the construction of the project. We have plenty of capital to put the required 25% equity into the construction loan and have several sources for that construction loan, all of whom we have worked with before. Once the property is fully built and occupied, we will refinance with permanent debt and retire the construction loan.
Supplemental Document 1	Landing Development Costs 110122.pdf
Supplemental Document 2	*Field not completed.*
Supplemental Document 3	jekann_2022-10-24-16-34-18.pdf

GREAT SOUTHERN BANK

Jenn Kanne
Market Manager
1015 N. 98th Street, Suite 301
Omaha, NE 68114
jkanne@greatsouthernbank.com

APR Grand Junction 3, LLC
C/O Perry Reid Properties
9200 Andermatt Drive
Lincoln, NE 68526

Dear Sir or Madam:

Craig Reid and Perry Reid Properties have been customers of Great Southern Bank since 2015. Since that time they have shown the ability, expertise and financial capability to successfully complete each Project we have financed for them. Projects have been completed on time and within budget. The development staff at Perry Reid Properties has been excellent to work with.

If you would like additional information, you can telephone me at (402) 758-8712.

Sincerely,

Jenn Kanne
Market Manager

Financing: Construction of The Landing will be financed using a combination of Anthony Properties equity and lender financing. For this project, we have two lenders vying for our business to finance it. One of them is the same lender who is financing The Slate on 25 and the other has previously financed deals with the property management company we use. We expect commitment letters from both of them on Dec. 15 showing a 75/25 debt/equity ratio, which is lower than most developers request. Anthony Properties has ample equity to meet this loan requirement on hand and does not need to seek equity partners or raise equity in any way. We will choose our construction lender shortly after Dec. 15 and once a lender is chosen, it will take approximately 45 days before the construction loan closes.

Timing: Once the construction loan closes, construction can begin immediately after. As it is with all of our projects, we will build the entire project all at once which will consist of 168 residential units along with amenities such as a clubhouse, swimming pool, fitness center, detached garages and bike storage. Construction of the buildings will take place sequentially where one building follows the next so that residential buildings are completed and turned over to us approximately every 45 days. The first residential building and clubhouse are delivered about 10 months after construction begins so that we can have the staff on hand as the first residents move in. Unless there are unforeseen circumstances that delay construction, the project should be completed around 20 months after groundbreaking.

Below is an estimated schedule but it should be noted that starting in the heart of winter could delay the project. Also, supply chain can always change completion schedules.

Groundbreaking	Feb. 1, 2023
Sitework	8 weeks
Commencement of vertical construction	Apr. 1, 2023
Delivery of clubhouse and Building 1	Feb. 1, 2023
Delivery of Building 2	Mar. 15, 2024
Delivery of Building 3	May. 1, 2024
Delivery of Building 4	Jun. 15, 2024
Delivery of Building 5	Aug. 1, 2024
Delivery of Building 6	Sep. 15, 2024

Incentive: While our other recent project, The Slate, was an expensive project as well, interest rates were considerably lower when that construction loan locked and that site is in a Federal Opportunity Zone. With inflation and interest rates still rising and negatively affecting construction costs, The Landing is dependent on receiving this incentive or it simply will not be feasible.

DRAFT

1. Grand Junction APR 3, LLC has not secured a construction estimate it is unknown if this is a Level 4 grant and/or if the project will procced;
   Do you have any additional information/evidence you can supply that indicates confidence in the cost estimate you provided in your application.

   We received our cost estimates from the general contractor for The Landing. Unfortunately, they are some $3,000,000 over what was projected in the submittal for this incentive, pushing our total costs to over $41,000,000. I have attached the estimate we received last night.

2. The application for the incentive says that APR Grand Junction 3 LLC owns the properties, it does not, which was confirmed by Mr. Shui last week.
   Are you able to provide any additional information that indicates you have authority to act on behalf of the property owners?

   Anthony Properties Realty Inc. has contracted to purchase the property and therefore has an equitable interest in the property. Our contract specifically states on Page 8, Section 12 that we may pursue all applications and requests with governmental agencies. The second attachment is a redacted version of one of the contracts for your reference.

3. It is not clear from the application, or Mr. Shui's supplemental information, what the entity structure/relationship is between Anthony Properties and APR and/or the financing structure. Grand Junction APR 3 LLC is not a Colorado entity. For paragraph 24 a) (iii) the entity structure needs to be clarified and in turn hopefully the financial details will be disclosed.

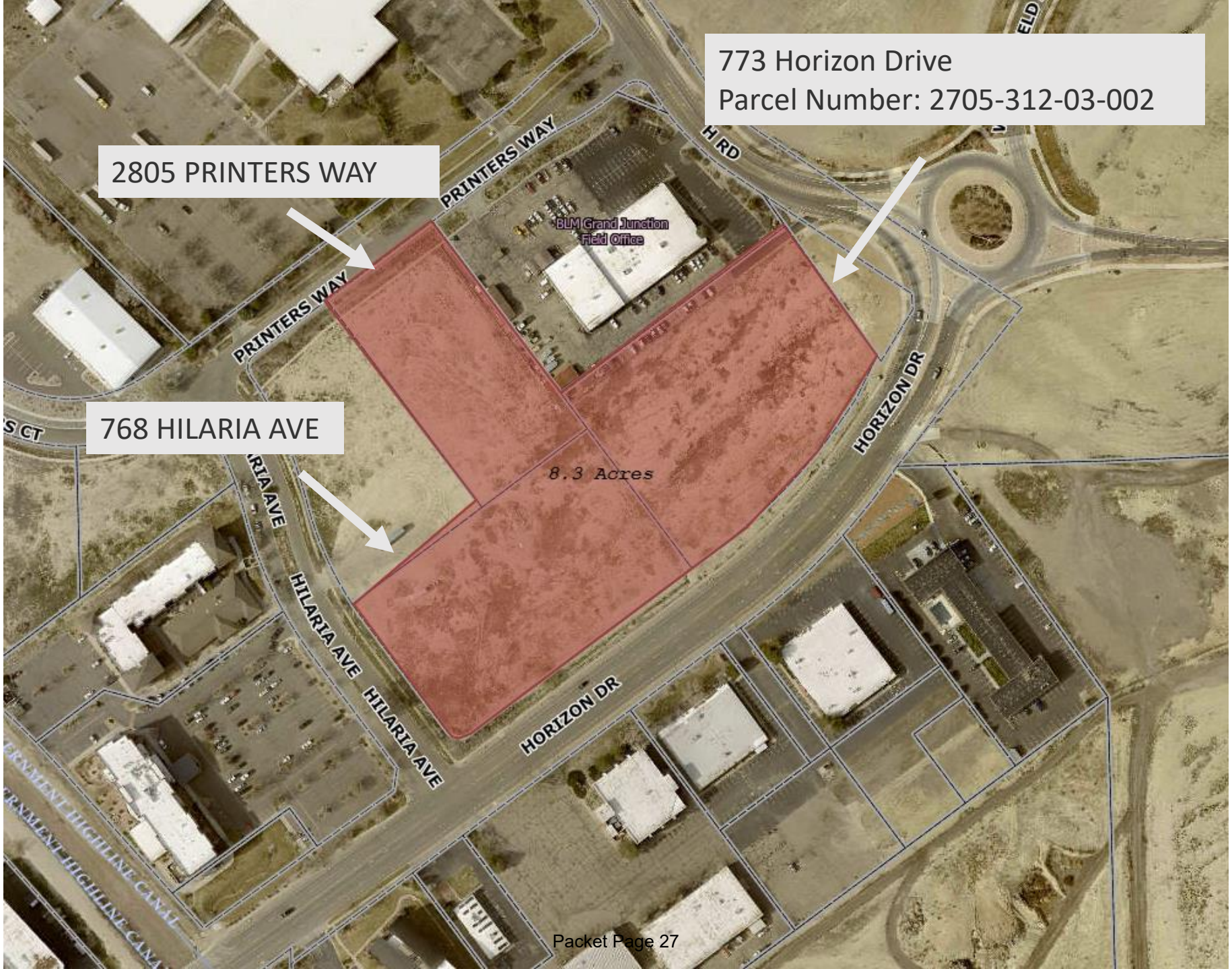
   Anthony Properties Realty Inc. is a development entity. As required by lenders, and for tax purposes, each project is held in a single-purpose entity (APR Grand Junction 3 LLC in this case). The development agreement provides for assignment of the DA to such entity.

12/16 from resa@anthonyproperties.com
"… I want to confirm that the number of units is 168 for The Landing."

Landing
Development Costs

Category		Project Costs	Per Unit	Per Rentable SqFt
LAND - PURCHASED ACRES 8.00		$2,329,000	$13,863	$15.09
GMP Construction Cost		$33,500,000	$199,405	$217.00
Architectural and Engineering Fees				
	Architect Fee	$221,592	$1,319	$1.44
	Construction Administration	$0	$0	$0.00
	Engineering Fees	$110,796	$660	$0.72
	Structural/MEP	$0	$0	$0.00
Contingency				
3.5%	Construction Contingency	$1,172,500	$6,979	$7.59
	TOTAL	$37,333,888	$222,226	$241.83
Soft Cost				
	Appraisal	$9,200	$55	$0.06
	Real Estate Legal	$32,621	$194	$0.21
	Third Party Reports	$49,559	$295	$0.32
	Title Policy	$28,000	$167	$0.18
	Survey / Testing	$105,000	$625	$0.68
	Third Party (Bank) Inspections	$15,206	$91	$0.10
	Building Permit Cost	$75,436	$449	$0.49
	Wrap Insurance Policy	$330,960	$1,970	$2.14
	Builder's Risk (insurance)	$203,280	$1,210	$1.32
Misc. Development Cost				
	UTE Fee & School Impact Fee	$1,003,099	$5,971	$6.50
	Improvements - road & sidewalk	$0	$0	$0.00
	Common Area Office / furnishings	$168,000	$1,000	$1.09
	Operating Reserve / Startup	$84,000	$500	$0.54
	Fiber Network	$100,000	$203	$0.65
	TOTAL	$39,538,249	$234,955	$256.11
Construction Financing				
	Construction Interest Carry	$1,223,000	$7,280	$7.92
	Construction Loan Points	$144,565	$861	$0.94
	Closing Costs	$41,229	$245	$0.27
	RE Taxes	$20,000	$119	$0.13
	TOTAL	$40,967,043	$243,851	$265.36
Developer's Fees		$336,000	$2,000	$2.18
	TOTAL	$41,303,043	$245,851	$267.54

Equity Required	30%	$12,390,913
Bank Loan	70%	$28,912,130
		$41,303,043


773 Horizon Drive
Parcel Number: 2705-312-03-002
2805 PRINTERS WAY
768 HILARIA AVE
PRINTERS WAY
PRINTERS WAY
BLM Grand Junction Field Office
8.3 Acres
HORIZON DR
HORIZON DR
HILARIA AVE
HILARIA AVE


Landing on Horizon
H RD
H RD
70
Corridor
Infill Area
HORIZON DR
70
Grand Junction Visitor's
Center
G RD
HORIZON DR
70

DEVELOPMENT/REDEVELOPMENT AGREEMENT

2805 PRINTERS WAY, 768 HILARIA AVENUE 773 HORIZON DRIVE (ALSO IDENTIFIED AS/WITH MESA COUNTY TAX PARCEL NUMBER 2705-312-03-002), GRAND JUNCTION, COLORADO

This DEVELOPMENT/REDEVELOPMENT AGREEMENT (this "**Agreement**") dated as of ____, 2023 ("**Effective Date**"), is made by and among APR Grand Junction 3 LLC, a Nebraska limited liability company, or its successors and assigns permitted in accordance with Paragraph __ ("**Developer**") and the CITY OF GRAND JUNCTION, a Colorado Home Rule municipal corporation ("**City**"). The Developer and the City are sometimes collectively called the "**Parties**," and individually, a "**Party**."

RECITALS

WHEREAS, Developer is the owner of certain real property known as 2805 Printers Way, 768 Hilaria Avenue and 773 Horizon Drive (the Property identified as/with Mesa County Tax Parcel number 2705-312-03-002) Grand Junction, Colorado, and as described and depicted in Exhibit A, attached hereto (hereinafter known as the "Property"); and,

WHEREAS, Developer has applied to the City for an Infill Incentive pursuant to Resolution 74-22, and such application is attached hereto as Exhibit B (the "Infill Incentive Application"); and,

WHEREAS, consistent with the City's Comprehensive Plan and Resolution 74-22 the City has established and adopted an area within the community known as the *Corridor Infill Boundary Area* and certain *Corridor Infill Policies* which the City has identified property conditions that warrant support to stimulate reinvestment; and,

WHEREAS, the Property is also located within the Infill Boundary Area; and

WHEREAS, the Developer intends to redevelop the Property as a multi-family residential project, featuring at least 168 residential units, together with related amenities (collectively, the "Project"); and

WHEREAS, the Developer has outlined a preliminary financing plan (the "Preliminary Financing Plan") and such plan is attached hereto as Exhibit C (the "Preliminary Financing Plan"), which evidences to the City that the Developer has the financial capacity to undertake the Project; and,

WHEREAS, construction of the Project will ensure the availability of housing to area residents, and will provide a dense population of customers for the surrounding businesses, and maximize the efficient provision of infrastructure and public services; and,

WHEREAS, the City Community Development Department has reviewed the conceptual plans for the Project attached hereto as Exhibit D (the "Conceptual Plans"), and determined the

Project is substantially consistent with the City's Zoning and Development Code and will further stated goals and policies of the City's 2020 One Grand Junction Comprehensive Plan; and,

WHEREAS, the Parties acknowledge that the final design of the Project will be subject to the City's entitlement and permitting process; and

WHEREAS, the City Council has determined that the acquisition, construction, and installation of the Project will serve a public purpose and contribute to the redevelopment of the City.

NOW, THEREFORE, the Parties hereto, for themselves, their permitted successors, and assigns, in and for valuable consideration, including but not limited to, the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant, and agree as follows:

DEFINITIONS

1. "**Code**"or "**GJMC**" means the zoning and development regulation of the City in effect as of the date of the application for the Project.

2. "**Commence**" "**Commenced**" or "**Commencement**" means the beginning of on-site physical construction of the Project, including without limitation demolition of existing structures.

3. "**Complete**" "**Completed**" or "**Completion**" means issuance of temporary or final certificates of occupancy for all buildings within the Project.

4. "**Conceptual Plans**" are/consists of the documents marked and attached to this agreement as Exhibit D.

5. "**Fees**" means fees imposed by the City with respect to the development of the Project, including, without limitation, any City application fees, impact fees (*e.g.*, Parks & Recreation, Fire, Traffic, Park Dedication, *etc*.), development review fees, fees imposed as a condition to the issuance of a City Planning Clearance or other permit, tap fees, and City sales and use tax charged for materials used in construction of the Project.

6. "**Fee Cap**" means $1,529,974

7. "**Preliminary Financing Plan**" is attached to this agreement as Exhibit C.

8. "**Project**" has the meaning assigned to such term in the Recitals.

9. "**Property**" the real property that is depicted and described in Exhibit A hereto.

DRAFT

AGREEMENT

1. Waiver of Fees. In consideration of the terms of this Agreement, the City hereby waives, and/or shall cause the payment of Fees, not to exceed the Fee Cap as provided herein.

2. Development Deadlines.

a. Notwithstanding anything to the contrary in this Agreement: (i) Developer shall have no obligation to construct all or any portion of the Project, or to timely Commence or Complete the Project; (ii) Developer may, in its sole discretion, elect to undertake none, all, or only certain phases of the Project, and to Commence and Complete the Project at any time; and (iii) if the Developer elects to undertake all or any portion of the Project, Developer acknowledges that the Project will be subject to the City's entitlement and permitting process. If, subject to Paragraph 21 below, Developer fails to Commence the Project on or before the date that is three (3) calendar months after Developer receives site plan approval from the City ("**Commencement Deadline**"), or thereafter, fails to Complete the Project within twenty-three (23) calendar months after the date of Commencement ("**Completion Deadline**"), then Developer shall neither be entitled to receive a waiver of, nor shall the City be obligated to pay on behalf of the Developer or any successor(s) or assign(s), any Fees, regardless of whether the Fees accrue or accrued prior to or after expiration of the Commencement Deadline or the Completion Deadline, as applicable.

b. Notwithstanding the foregoing, Developer may request an extension of either the Commencement Deadline and/or the Completion Deadline by delivering a written request for the same to the City Manager to schedule for consideration by the City Council at the next scheduled City Council meeting. Any extension may be granted only with prior City Council approval.

3. Terms and Conditions of Agreement, Default: In the event a Party fails or refuses to perform according to the terms of this Agreement, that Party shall be declared in default. In the event of a default, the defaulting Party is permitted thirty (30) calendar days to cure said default after receipt of Notice consistent with this Agreement. In the event a default remains uncured after the 30-day period, the Party declaring default may:

a. Terminate the Agreement; or

b. Bring an action for its actual damages, injunction, specific performance, and/or for mandamus (including without limitation to enforce a current annual appropriation made to pay an amount due or owing hereunder) or other appropriate equitable remedy.

The foregoing remedies shall be cumulative and shall be the sole and exclusive remedies for a default of this Agreement, and all other remedies are hereby waived. In the event the default causes the other Party not in default to commence legal or equitable action against the defaulting Party, the defaulting Party will be liable to the non-defaulting Party for the costs incurred by reason of the default, including reasonable attorneys' fees and costs. Except as provided in this Paragraph 3,

DRAFT

no Party shall be entitled to recover or claim damages for an event of default by the defaulting Party, including, without limitation, lost profits, economic damages, or actual, direct, incidental, consequential, exemplary, or punitive damages for any other Party's breach of this Agreement.

4. No Waiver of Grand Junction Municipal Code ("**Code**"): Except for the express incentives offered by the City as stated herein, this Agreement does not waive any part or provision of the Code.

5. Governmental Immunity: The Parties agree that the City, in entering this Agreement, does not waive governmental immunity as described in C.R.S. 24-10-101, *et seq*. No part of this Agreement shall be deemed to create a waiver of immunity as defined therein or by case law construing the law.

6. Service of Notices: All notices required or permitted pursuant to this Agreement must be made in writing and delivered in person, by prepaid overnight express mail or overnight courier service, or by certified mail or registered mail, postage prepaid return receipt requested, or by e-mail, to the other Parties' authorized representatives (or their successors) as identified herein at the addresses listed below. All notices shall be deemed effective when actually delivered as documented in a delivery receipt, or, if delivered by e-mail, as documented in a delivery or read receipt, whichever is earlier; provided, however, that if the notice is affirmatively refused or cannot be delivered during customary business hours by reason of (a) the absence of a signatory to acknowledge receipt, or (b) a change of address with respect to which the addressor had neither actual knowledge nor written notice delivered in accordance with this section, then the first attempted delivery shall be deemed to constitute delivery.

For the City:
City Manager
City of Grand Junction
Attention: Greg Caton
250 North 5th Street
Grand Junction, CO 81501
Email: gregc@gjcity.org

With copy to:
City Attorney
City of Grand Junction
Attention: John Shaver
250 North 5th Street
Grand Junction, CO 81501
Email: johns@gjcity.org

For Developer:
APR Grand Junction 3 LLC
9200 Andermatt Drive
Lincoln, NE, 68526

DRAFT

7. Severability: If any provision of this Agreement is determined by a court having jurisdiction to be unenforceable to any extent, the rest of that provision and of this Agreement will remain enforceable to the fullest extent permitted by law.

8. Venue and Governing Law: This Agreement shall be governed by and construed according to the laws of the State of Colorado. Venue for all actions regarding this Agreement shall be in Mesa County, Colorado.

9. Assignment:

a. Neither the City nor the Developer shall assign any rights or obligations under this Agreement without the prior written consent of the other Party except as follows.

b. Prior to Completion, Developer may assign, pledge, collaterally assign, or otherwise encumber all or any part of this Agreement, including without limitation its right to receive any payment or reimbursement, without any Party's consent, but after written notice to the City containing the name and address of the assignee, to: (i) any lender or other party that provides acquisition, construction, working capital, tenant improvement, or other financing to Developer in connection with the Project or acquisition or ownership of the Property as collateral or security for such financing; or (ii) one or more subsidiaries, parent companies, special purpose entities, affiliates controlled by or under common control or ownership with Developer, or joint venture entities formed by Developer or with its investors or partners to develop, own, and/or operate all or a portion of the Property or of the improvements to be constructed thereon (each assignee in (i) and (ii) being a "**Permitted Assignee**").

c. After Completion, Developer shall have the right to assign all or any portion of this Agreement to a purchaser of all or a portion of the Property without the written consent of the other Parties but shall provide written notice to the City containing the name and address of the assignee within 5 business days of such conveyance and assignment.

d. If consent is required, it shall not be unreasonably withheld, delayed, or conditioned.

e. The restrictions on assignment contained in this Agreement apply only to a potential assignment of all or a portion of the rights and obligations pursuant to this Agreement and shall not be interpreted to restrict in any way the conveyance of one or more interests in all or a portion of the Property which is the subject of this Agreement.

f. Nothing in this Agreement modifies or waives the obligations or responsibilities of either Developer or Developer's assignee under the Code and other applicable law, rule or regulation.

g. No assignment of this Agreement by Developer, whether or not such assignment requires the consent of the City, shall relieve Developer of its obligations contained within this Agreement. Any purported assignment that does not comply with this provision is void. This Agreement is binding and inures to the benefit of the parties and their respective permitted

DRAFT

successors and assigns, subject to this Paragraph 9.

10. No Third-Party Beneficiaries: It is expressly understood and agreed that the terms and enforcement of the terms of this Agreement, and all rights of action relating to enforcement, are strictly reserved to the Parties. Nothing in this Agreement shall give or allow any claim or cause of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that no person or entity, other than the Parties hereto, receiving services or benefits under this Agreement shall be deemed any more than an incidental beneficiary only.

11. Modifications and Amendments: This Agreement shall not be modified, revoked, or amended except by written agreement signed by all Parties.

12. Counterparts: This Agreement may be executed in counterpart originals, each of which shall be deemed an original, and each of which shall be deemed to constitute one and the same Agreement. Additionally, a copy of an executed original Agreement signed by a Party hereto and transmitted by electronic mail shall be deemed an original, and any Party hereto is entitled to rely on the validity, authenticity, and authority of an original transmitted by electronic mail.

13. Nonliability of Officials, Agents, Members, and Employees. Except for willful or wanton actions, no trustee, board member, commissioner, official, employee, consultant, manager, member, shareholder, attorney, or agent of any Party, will be personally liable under this Agreement, or in the event of any default, or for any amount that may become due to any Party.

14. Cooperation Regarding Defense. In the event of any litigation or other legal challenge involving this Agreement or the ability of any Party to enter into this Agreement that is not brought by a Party, the Parties will cooperate and subject to a mutually acceptable joint defense agreement jointly defend against such action or challenge, to the extent permitted by law.

15. Additional Documents or Actions. The Parties agree to execute any reasonable additional documents or take any reasonable additional action, including but not limited to estoppel certificates requested or required by lenders or purchasers of the Property, that are: (a) reasonably necessary to carry out this Agreement, (b) reasonably requested by any Party to confirm or clarify the intent of the provisions of this Agreement or the status of the Agreement and the Parties' actions hereunder, or (c) are reasonably necessary to effectuate the agreements and the intent of this Agreement. If all or any portion of this Agreement, or other agreements approved in connection with this Agreement, are asserted or determined to be invalid, illegal, or are otherwise precluded, the Parties will use reasonable, diligent, good faith efforts to amend, reform, or replace such invalid, illegal, or precluded items to assure, to the extent legally permissible, that each Party substantially receives the benefits that it would have received under this Agreement.

16. Waiver of Breach. A waiver by any Party to this Agreement of the breach of any term or provision of this Agreement must be in writing and will not operate or be construed as a waiver of any subsequent breach by any Party.

DRAFT

17. Binding Effect; Entire Agreement. This Agreement will inure to the benefit of and be binding upon the Parties and their respective legal representatives, successors, heirs, and assigns, provided that nothing in this paragraph permits the assignment of this Agreement except as set forth in Paragraph 9. This Agreement represents the entire Agreement among the Parties with respect to the subject matter hereof and supersedes any prior written or oral agreements or understandings with regard to the subject matter of this Agreement.

18. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to §24-11-101(1), C.R.S., such day will be extended until the next day that is not one of the foregoing days.

19. Recording. The Parties will execute and acknowledge a memorandum of this Agreement, in form and substance attached hereto as Exhibit E, which will be recorded in the real property records of Mesa County, Colorado.

20. Good Faith of Parties. In the performance of this Agreement or in considering any requested approval, consent, acceptance, or extension of time, the Parties agree that each will act in good faith.

21. Parties Not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties will not be deemed to be partners or joint venturers, and no Party is responsible for any debt or liability of any other Party.

22. Force Majeure. If a Force Majeure Event occurs, the deadline for performance of any obligations affected by such Force Majeure Event shall be automatically extended for a period equal to the duration of such Force Majeure Event and Developer shall be excused from the performance of such obligations during such period. "Force Majeure Event" means any one or more of the following events or circumstances that, alone or in combination, directly or indirectly, adversely affects the Developer's performance of an obligation pursuant to this Agreement: fire, earthquake, storm or other casualty; strikes, lockouts, or other labor interruptions or shortages; COVID-19 and other pandemics or epidemics; war, rebellion, riots, acts of terrorism, or other civil unrest; acts of Nature; disruption to local, national, or international transport services; prolonged shortages of materials or equipment; severe adverse weather; the discovery of previously unknown facilities, improvements, or other features or characteristics of the Property; delays in the demolition of existing structures, including without limitation delays related to the remediation or removal of asbestos or other hazardous materials; Entitlement Delays; Material Litigation; and any other event, similar or dissimilar to the above, whether foreseeable or unforeseeable, known or unknown, that is beyond the Developer's reasonable control. Without in any way obligating the City to provide comments within any specific time period, if the City takes longer than twenty-one (21) days after receipt of any complete application for approval any site plan, plat, or other approval, entitlement, or permit for the Project, or any resubmission of the same, to provide Developer with a complete set of comments from each City agency, department, and referral agency on such application or resubmission, each day after such twenty-one (21) day period shall constitute "**Entitlement Delays**". "**Material Litigation**" includes litigation, appeals, and

DRAFT

administrative actions related to the entitlement, permitting, development, financing, or construction of the Project, including without limitation claims brought pursuant to C.R.C.P. § 106(a)(4) to the extent not initiated by the Developer, and any litigation brought by Developer against the City arising out of or related to this Agreement or performance of the obligations set forth herein, but only if such litigation, appeal, or administrative action delays development of the Project for a period of more than five consecutive business days.

23. Estoppel Certificates. The City, at any time and from time to time upon not less than ten (10) business days' prior written notice from Developer, agrees to execute and deliver to Developer an estoppel certification in the form attached as Exhibit F, which form is acceptable to the Developer and the City.

24. Representations and Warranties

a. Developer represents and warrants to the City that the following statements are true as of the Effective Date:

i. ***No Litigation***. There is no pending or, to Developer's actual knowledge, threatened litigation or claim against the Project or the Developer related to the Project that would prohibit Developer from performing its obligations in this Agreement or render this Agreement invalid.

ii. ***Authorization***. Developer has all requisite power and authority to perform its obligations under this Agreement and the execution, delivery, and is duly and validly authorized to execute, enter into, and perform the obligation set forth in this Agreement. Each person executing and delivering this Agreement and all documents to be executed and delivered in regard to the consummation of the transaction herein has due and proper authority to execute and deliver those documents. This Agreement and all documents executed and delivered by Developer in connection with the transaction herein shall constitute valid and binding obligations of Developer, enforceable against Developer in accordance with the terms of this Agreement. The Preliminary Financing Plan may be in the form of a loan commitment and be based on the project budget reviewed and approved by the lender issuing the loan commitment.

iii. ***Organization of Developer***. Developer is a duly organized and validly existing limited liability company under the laws of the State of Nebraska and with full power to enter into and to perform its obligations under this Agreement.

iv. ***No Breach or Prohibition***. To Developer's actual knowledge, the transactions contemplated by this Agreement are not restrained or prohibited by any injunction, order or judgment rendered by any court or other governmental agency of competent jurisdiction against Developer. To Developer's actual knowledge, neither the execution and delivery of the Agreement, nor the consummation of the transactions contemplated hereby, will (a) be in violation of

DRAFT

any agreements to which Developer is a party, or (b) conflict with or result in the breach or violation of any laws applicable to Developer or the Project.

b. The City represents and warrants to Developer that the following statements are true as of the Effective Date:

i. ***No Litigation***. There is no pending or, to the City's actual knowledge, threatened litigation or claim against the City that would prohibit the City from performing its obligations in this Agreement or render this Agreement invalid.

ii. ***Organization***. The City is a home rule municipal corporation organized under the constitution and laws of the State of Colorado, validly existing under the laws of the State of Colorado and has the power and authority to transact the business in which it is engaged.

iii. ***Authority***. All governmental proceedings required to be taken on the part of the City to execute and deliver this Agreement and to consummate the transactions contemplated hereby have been duly and validly taken under the Grand Junction Municipal Charter provisions, subject to any referendum rights set forth in Article XVI Section 136 of such Grand Junction Municipal Charter. Each person executing and delivering this Agreement and all documents to be executed and delivered in regard to the consummation of the transaction herein has due and proper authority to execute and deliver those documents. This Agreement and all documents executed and delivered by the City in connection with the transaction herein shall constitute valid and binding obligations of the City, enforceable against the City in accordance with their terms.

iv. ***No Breach or Prohibition***. To the City's actual knowledge, the transactions contemplated by this Agreement are not restrained or prohibited by any injunction, order or judgment rendered by any court or other governmental agency of competent jurisdiction against the City. To the City's actual knowledge, neither the execution and delivery of the Agreement, nor the consummation of the transactions contemplated hereby, will (a) be in violation of any agreements to which the City is a party, or (b) conflict with or result in the breach or violation of any laws applicable to the City or the Project.

The Parties hereby agree to the same and execute this Agreement by their duly authorized representatives as follows:

City of Grand Junction, Colorado

_____

Mayor

DRAFT

_____

City Clerk

_____

Date

Developer
APR Grand Junction 3 LLC
a Nebraska limited liability company

By: _____
its Manager

DRAFT

Approved as to Substance:

_____

City Manager

Approved as to Legal Form:

_____

City Attorney

Approved as to Availability of Funds:

_____

Director of Finance

DRAFT

EXHIBIT A

Legal Description and Depiction

Lot 3, H & H Subdivision (Reception No. 2824156)
Lot 2, H & H Subdivision (Reception No. 2828885)
Lot 2, H Four Commercial Park, Filing No. 3 (Reception No. 1431629)

All parcels of which are located in Lots 1 & 2 of Section 31, Township 1 North, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado.



EXHIBIT B

Infill Incentive Application

Application for Corridor Infill Incentive Project

Please select year Project is seeking funding	2023
Project Name	The Landing on Horizon
Property Address/Parcel Identification Number	2805 Printers Way, 768 Hilaria Avenue and PIN 2705-312-03-002
Property Ownership	APR Grand Junction 3 LLC
Developer/Entity Name	APR Grand Junction 3 LLC
Developer/Entity Email Address	brian@anthonyproperties.com
Developer/Entity Phone Number	2148032678
Developer/Entity Mailing Address	9200 Andermatt Drive, Lincoln, NE, 68526
Description of how the Project will address the City's redevelopment and infill goals. The Project description shall include but not be limited to, an explanation of the square footage, uses and unit type and count.	In short, this project will be very similar in nature to The Railyard at Rimrock and The Slate on 25. The project addresses the City's infill goals by providing some much-needed multifamily housing in one of the corridors specifically identified by this incentive. Not only does will this project provide housing but it will also take a forever-vacant property and turn it in to a productive property. The proposed project is called The Landing on Horizon which will be a 196 unit, Class A multifamily community. The 196 residential units will be divided between six buildings, each of which will contain studio, 1br and 2br units. There is one 3br unit per building. Each building will also have 8 "tuck-under" garages which are within the building's footprint as well as one detached 8-bay garage. There will of course be surface parking as well.

DRAFT

	In addition to the residential buildings, there will be a separate clubhouse with amenities such as a swimming pool, fitness center, workspace, etc. The clubhouse will also house the full time property manager and leasing agent.
Description of the Project timeline, whether the Project is dependent on other grant funding or entitlements, whether the Project will be phased, and if there any known uncertainties for the Project.	The project needs to obtain site plan approval from the City as the only remaining entitlement needed. Currently, we expect to make our submittal by mid-November, if not sooner. It is anticipated that final site plan will be approved in January 2023 and groundbreaking would commence shortly thereafter. The project is not dependent on obtaining any other grant funding. For a project of this size, it will take about 18-22 months to complete construction with the first buildings being delivered about 10 months after groundbreaking. The project will not be phased and should deliver a new residential building every 45-60 days after the first one. The only remaining uncertainty is the overall cost of the project. Our general contractor is about to send the project out for pricing so we should know in about 45 days if it is within the budget. This incentive will undoubtedly help lower the overall costs.
Description of the developer's experience with and capacity to implement the proposed Project.	The developer is Anthony Properties from Dallas, TX. We have a 37 year history of successfully completing projects of various kinds including retail, shopping centers and many movie theatres. Anthony Properties has been in the Class A multifamily space for about 8 years and has successfully delivered five communities, one of which is The Railyard on Rimrock in Grand Junction. We have two more under construction currently, including The Slate on 25 which is also in Grand Junction. Additionally, we have four more projects in the entitlement phase in New England - one in Massachusetts and three in Connecticut. We have the manpower and financial ability to construct and complete multiple projects at the same time. Our capacity is really limited only by the amount of time it takes to get a new project through the entitlement stage.

DRAFT

Amount of the incentive being requested.	Per Attachment B of Resolution No. 74-22 which adopts a new corridor infill incentive, we are requesting a Level 4 incentive.
A preliminary financing plan including project budget and a letter from a State or Federally chartered commercial bank or lender expressing the ability, expertise, and financial capability of the developer's ability to complete the Project.	Please see the attached supplemental documents 1 and 2 for the budget and lender letter. Our financing plan is such that we will close on the purchase of the property with our own funds and secure construction financing for the construction of the project. We have plenty of capital to put the required 25% equity into the construction loan and have several sources for that construction loan, all of whom we have worked with before. Once the property is fully built and occupied, we will refinance with permanent debt and retire the construction loan.
Supplemental Document 1	Landing Development Costs 110122.pdf
Supplemental Document 2	*Field not completed.*
Supplemental Document 3	jekann_2022-10-24-16-34-18.pdf
Supplemental Document 4	*Field not completed.*
Supplemental Document 5	*Field not completed.*
Supplemental Document 6	*Field not completed.*
Supplemental Document 7	*Field not completed.*
Supplemental Document 8	*Field not completed.*

DRAFT

EXHIBIT B
Infill Incentive Application (Supplemental Information)

Financing: Construction of The Landing will be financed using a combination of Anthony Properties equity and lender financing. For this project, we have two lenders vying for our business to finance it. One of them is the same lender who is financing The Slate on 25 and the other has previously financed deals with the property management company we use. We expect commitment letters from both of them on Dec. 15 showing a 75/25 debt/equity ratio, which is lower than most developers request. Anthony Properties has ample equity to meet this loan requirement on hand and does not need to seek equity partners or raise equity in any way. We will choose our construction lender shortly after Dec. 15 and once a lender is chosen, it will take approximately 45 days before the construction loan closes.

Timing: Once the construction loan closes, construction can begin immediately after. As it is with all of our projects, we will build the entire project all at once which will consist of 168 residential units along with amenities such as a clubhouse, swimming pool, fitness center, detached garages and bike storage. Construction of the buildings will take place sequentially where one building follows the next so that residential buildings are completed and turned over to us approximately every 45 days. The first residential building and clubhouse are delivered about 10 months after construction begins so that we can have the staff on hand as the first residents move in. Unless there are unforeseen circumstances that delay construction, the project should be completed around 20 months after groundbreaking.

Below is an estimated schedule but it should be noted that starting in the heart of winter could delay the project. Also, supply chain can always change completion schedules.

Groundbreaking	Feb. 1, 2023
Sitework	8 weeks
Commencement of vertical construction	Apr. 1, 2023
Delivery of clubhouse and Building 1	Feb. 1, 2023
Delivery of Building 2	Mar. 15, 2024
Delivery of Building 3	May. 1, 2024
Delivery of Building 4	Jun. 15, 2024
Delivery of Building 5	Aug. 1, 2024
Delivery of Building 6	Sep. 15, 2024

Incentive: While our other recent project, The Slate, was an expensive project as well, interest rates were considerably lower when that construction loan locked and that site is in a Federal Opportunity Zone. With inflation and interest rates still rising and negatively affecting construction costs, The Landing is dependent on receiving this incentive or it simply will not be feasible.

DRAFT

1. Grand Junction APR 3, LLC has not secured a construction estimate it is unknown if this is a Level 4 grant and/or if the project will procced;
   Do you have any additional information/evidence you can supply that indicates confidence in the cost estimate you provided in your application.

   We received our cost estimates from the general contractor for The Landing. Unfortunately, they are some $3,000,000 over what was projected in the submittal for this incentive, pushing our total costs to over $41,000,000. I have attached the estimate we received last night.

2. The application for the incentive says that APR Grand Junction 3 LLC owns the properties, it does not, which was confirmed by Mr. Shui last week.
   Are you able to provide any additional information that indicates you have authority to act on behalf of the property owners?

   Anthony Properties Realty Inc. has contracted to purchase the property and therefore has an equitable interest in the property. Our contract specifically states on Page 8, Section 12 that we may pursue all applications and requests with governmental agencies. The second attachment is a redacted version of one of the contracts for your reference.

3. It is not clear from the application, or Mr. Shui's supplemental information, what the entity structure/relationship is between Anthony Properties and APR and/or the financing structure. Grand Junction APR 3 LLC is not a Colorado entity. For paragraph 24 a) (iii) the entity structure needs to be clarified and in turn hopefully the financial details will be disclosed.

   Anthony Properties Realty Inc. is a development entity. As required by lenders, and for tax purposes, each project is held in a single-purpose entity (APR Grand Junction 3 LLC in this case). The development agreement provides for assignment of the DA to such entity.

12/16 from resa@anthonyproperties.com
"… I want to confirm that the number of units is 168 for The Landing."

DRAFT

EXHIBIT E

Form of Memorandum of Redevelopment Agreement

Recording Requested By
And When Recorded Return To:

MEMORANDUM OF DEVELOPMENT/REDEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DEVELOPMENT/REDEVELOPMENT AGREEMENT is made as of September ___, 2022, by and among APR Grand Junction 3 LLC, a Nebraska limited liability company, or its successors and assigns permitted in accordance with Paragraph __ ("**Developer**"), and the CITY OF GRAND JUNCTION, a Colorado Home Rule municipal corporation ("**City**"). The Developer and the City are sometimes collectively called the "**Parties**," and individually, a "**Party**.".

The Parties entered into that certain Redevelopment Agreement, dated _____, 2022 (the "**Development/Redevelopment Agreement**") pertaining to the redevelopment of the real property described therein and on Exhibit A, attached hereto (the "**Property**"). All initially capitalized terms not otherwise defined herein shall have the meaning ascribed to such terms in the Redevelopment Agreement.

Pursuant to the Redevelopment Agreement, the City has agreed to waive certain Fees, not to exceed the Fee Cap with such obligation being contingent upon Developer having Commenced and Completed construction of the Project by the Commencement Deadline and Completion Deadline, respectively.

This Memorandum may be executed in counterpart originals, each of which shall be deemed an original, and each of which shall be deemed to constitute one and the same Memorandum. Additionally, a copy of an executed original Memorandum signed by a Party hereto and transmitted by electronic mail shall be deemed an original, and any Party hereto is entitled to rely on the validity, authenticity, and authority of an original transmitted by electronic mail. Nothing in this Memorandum shall be deemed or interpreted to amend the Redevelopment Agreement. In the event of any conflict between the terms and conditions of this Memorandum and the terms and conditions of the Redevelopment Agreement, the terms and conditions of the Redevelopment Agreement shall supersede and control. The purpose of this Memorandum is merely to provide notice of the existence of the Redevelopment Agreement.

[Remainder of page blank; signature pages follow]

The Parties hereby execute this Memorandum of Development/Redevelopment Agreement by their duly authorized representatives as follows:

City of Grand Junction, Colorado

_____
Mayor

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The forgoing Memorandum of Development/Redevelopment Agreement was acknowledged before me this _____ day of ____ 2022, by _____ as Mayor of the City of Grand Junction, a Colorado Home Rule municipal corporation.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

(SEAL)

_____
City Clerk

_____
Date

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The forgoing Memorandum of Development/Redevelopment Agreement was acknowledged before me this _____ day of _____, 2022, by _____ as City Clerk of the City of Grand Junction, a Colorado Home Rule municipal corporation.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

(SEAL)

[Signature Pages Continue]

DRAFT

DRAFT

Developer

APR Grand Junction 3 LLC
a Nebraska limited liability company

By: APR Grand Junction 3 LLC
a Nebraska limited liability company,

By: _____
_____, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The forgoing Memorandum of Development/Redevelopment Agreement was acknowledged before me this _____ day of _____, 2022, by _____as Manager of APR Grand Junction 3 LLC, a Nebraska limited liability company.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

(SEAL)

DRAFT

EXHIBIT "A"

Legal Description

Lot 3, H & H Subdivision (Reception No. 2824156)
Lot 2, H & H Subdivision (Reception No. 2828885)
Lot 2, H Four Commercial Park, Filing No. 3 (Reception No. 1431629)

All parcels of which are located in Lots 1 & 2 of Section 31, Township 1 North, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado.

DRAFT

EXHIBIT F

Form of Estoppel Certificate

To: APR Grand Junction 3 LLC, a Nebraska limited liability company ("**Developer**")

From: CITY OF GRAND JUNCTION, a Colorado Home Rule municipal corporation ("**City**")]

Date: _____, 20__

Re: The Development/Redevelopment Agreement, dated as of ____, 2022, by and between Developer, and the CITY OF GRAND JUNCTION, a Colorado Home Rule municipal corporation ("**City**"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Agreement.

The City hereby certifies, warrants, represents, and agrees, as of the date hereof, as follows:

1. The Agreement is in full force and effect and has not been modified, supplemented, or amended in any way, except as expressly described above.

2. The Developer has timely and fully performed its obligations under the Agreement through the date of this Estoppel Certificate. There exists no default under, violation of, or failure to comply with the Agreement, and no event has occurred, or circumstance exists that, with the giving of notice or the lapse of time, or both, would constitute a default under, violation of, or failure to comply with the Agreement.

3. The Commencement Deadline is _____ and the Completion Deadline is _____.

4. The Developer Commenced the Project on _____ and Completed the Project on _____. [modify as applicable]

5. Through the date of this Agreement, [the City has waived or paid $_____ in Fees] in accordance with this Agreement.

6. The City hereby approves of the Developer's assignment of the Agreement to _____. [OR] _____ is a Permitted Assignee under the Agreement. [modify as applicable]

7. The Agreement was approved by [the City at a public hearing held on _____ pursuant to Ordinance ____].

8. The City agrees that _____ days of Force Majeure delays have accrued under the Agreement.

9. The City has not assigned the Agreement.

DRAFT

10. The undersigned is duly authorized to sign and deliver this Estoppel Certificate, and no other signature is required or necessary in connection with the execution and validity of this Estoppel Certificate. The representations and warranties of the City made in the Agreement are true, complete, and accurate as of the date of this Estoppel Certificate.

11. This Estoppel Certificate shall inure to the benefit of Developer and its successors, assigns, and lenders (the "**Reliance Parties**"), and the foregoing certificates, representations, warranties, and agreements shall be binding upon the City and its successors and assigns and inure to the benefit of the Reliance Parties.

[signature on following page]

DRAFT

IN WITNESS WHEREOF, the undersigned has caused this Estoppel Certificate to be executed as of the day and year first written above.

CITY SIGNATURE BLOCK

By:_____

Name:_

Title:__

DRAFT

EXHIBIT C

Preliminary Financing Plan

Construction of 168-unit project, *The Landing on Horizon* (Project) will be financed using a combination of Anthony Properties equity and lender financing. For the Project financing Anthony Properties has two lenders vying for the business.

One of them is the same lender who is financing *The Slate on 25* and the other has previously financed deals with the property management company Anthony Properties uses.

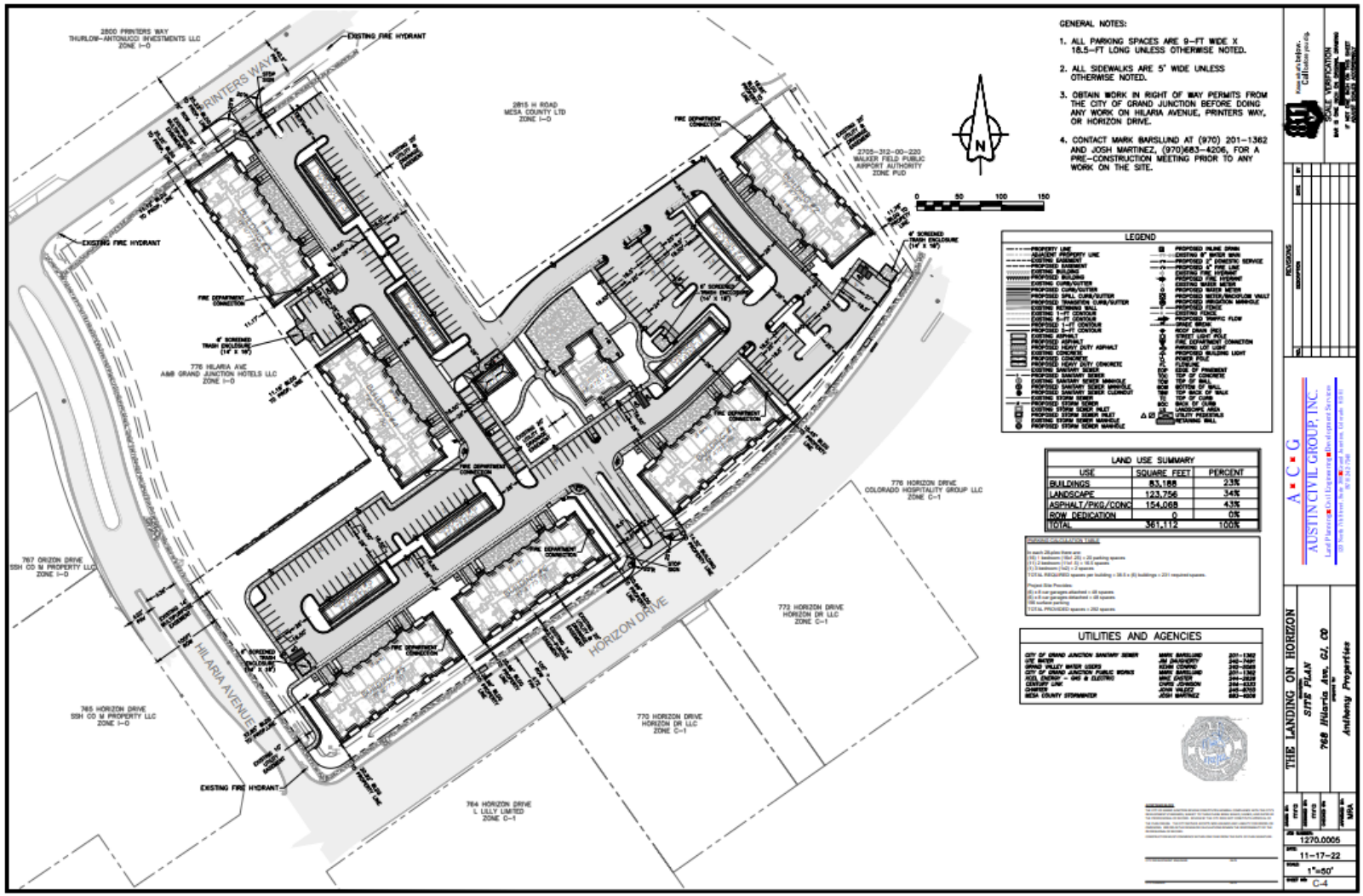
Anthony Properties expects commitment letters from potential lender on December 15, 2022, showing a 75/25 debt/equity ratio, which is lower than most developers request. Anthony Properties has ample equity to meet such a loan requirement on hand and does not need to seek equity partners or raise equity in any way.

Anthony Properties will select as construction lender shortly after December 15, 2022, and once a lender is chosen, it will take approximately 45 days before the construction loan closes.

DRAFT

EXHIBIT D

Conceptual Plans
(As submitted to the City for review in Project No. SPN-2022-913)



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING AND CONFIRMING A REDEVELOPMENT AGREEMENT BY AND AMONG APR GRAND JUNCTION 3 LLC, A COLORADO LIMITED LIABILITY COMPANY, ("APR") AND THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPAL CORPORATION ("CITY") FOR THE PROPERTY LOCATED AT 2805 PRINTERS WAY, 768 HILARIA AVENUE, AND 773 HORIZON DRIVE (ALSO IDENTIFIED AS/WITH MESA COUNTY TAX PARCEL NUMBER 2705-312-03-002), GRAND JUNCTION, COLORADO, AND APPROVING ALL ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

RECITALS:

APR Grand Junction 3 LLC is the owner of the real property commonly known and addressed as 2805 Printers Way, 768 Hilaria Avenue and 773 Horizon Drive (also identified as/with Mesa County Tax Parcel number 2705-312-03-002), Grand Junction, Colorado, ("Property") which is more particularly described in the Corridor Infill Development/Redevelopment Agreement attached hereto and incorporated by this reference as if fully set forth ("Agreement"). The Property is currently vacant and will benefit from development. The City Council has agreed to waive and shall cause to be paid certain fees as the same are defined in the Agreement.

With the City's Comprehensive Plan, the City has established the need to focus development on areas of infill and has subsequently adopted, with Resolution 74-22 a *Corridor Infill Incentive Boundary Area*, which is a physical area within the City which the City Council has found conditions that warrant City financial support to stimulate investment. This Ordinance, together with the Agreement and the development that will result, will serve a public purpose, promote the health, safety, prosperity, security, and general welfare of the inhabitants of the City, and will spur economic investment within the City's *Corridor Infill Incentive Boundary Area*.

In accordance with the Agreement, APR intends to develop the Property as a multi-family residential project, featuring at least 168 units, together with related amenities and uses (collectively, the "Project"). Given that the Project is consistent with the Comprehensive Plan, is in the *Corridor Infill Incentive Boundary Area*, and otherwise satisfies Resolution 74-22, development of the Property will ensure the availability of new housing that is within walking distance of businesses, services, and employment and will reduce sprawl by maximizing the use of existing infrastructure. Therefore, the City Council finds that the Project is consistent with the reasonable needs, plans and policies of the City in general and in particular for the development of the Property by APR and the granting of the requested incentives.

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

1. The foregoing Recitals are incorporated and adopted, and in accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction

DRAFT

hereby authorizes and confirms the redevelopment agreement ("Agreement") by and among APR Grand Junction 3 LLC, a Colorado Limited Liability Company, ("APR") or its successors and assigns as permitted in accordance with the Agreement and the City of Grand Junction ("City"), for the property located at 2805 Printers Way, 768 Hilaria Avenue and 773 Horizon Drive (also identified as Mesa County Tax Parcel Number 2705-312-03-002), Grand Junction, Colorado ("Property").

2. The terms of the Agreement, include but are not limited to a) the City paying fees, as provided by Resolution 74-22 and defined by the Agreement, in an amount not to exceed $1,529,974 for and on behalf of APR for the development of the Property all as provided in the Agreement.

3. In accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction, Colorado confirms and authorizes the Agreement and any and all actions consistent with and to be taken subsequent to the adoption of this Ordinance, by the officers, employees and agents of the City, if/when such action(s) is(are) pursuant to law and the Agreement, together with the findings made therein, and with any applicable City Plans, ordinance(s), resolution(s), or other document(s) all of which shall be substantially construed to affect the intent and purposes thereof.

4. If any part or provision of this Ordinance or the application thereof to any person or circumstance(s) is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

5. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for January 4, 2023, this 21st day of December 2022.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this ___ day of January 2023.

_____
Anna M. Stout
President of the Council

_____
Amy Phillips
City Clerk

DRAFT

CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 74-22

A RESOLUTION ADOPTING A NEW CORRIDOR INFILL INCENTIVE AND FORMULA FOR CALCULATING THE INCENTIVE

RECITALS:

In 2004, the City Council reviewed and approved an *Infill/Redevelopment Implementation Program* ("Program") by adopting policies, definitions, boundaries, criteria, and potential forms of City involvement set forth in Resolution 87-04. That was subsequently amended by Resolution 15-13 Resolution 93-19 and Resolution 03-20

Since 2004, the City through, extensive public participation, continues to realize the important nature and critical need to invest in and support infill and redevelopment in and around the City's central core all as recognized in various adopted planning documents and in the adopted 2020 *One Grand Junction Comprehensive Plan* key strategies which specifically call for the City to:

- "Partner in the development of housing strategies for the community including options for housing incentives," and
- Promote "more opportunities for housing choices that meet the needs of people of all ages, abilities and incomes."

In the 2013 adopted *Greater Downtown Plan* certain key strategies call for the City to:

- "Promote Downtown living by providing a wide range of housing opportunities, primarily in the Downtown District;"
- "Support a regional housing strategy with an emphasis on infill, downtown housing;
- "Jump-start the revitalization and reinvestment in the Downtown District with strategic catalyst projects;" and
- "Encourage both regulatory and financial solutions including public subsidies and creative financing mechanism."

The *Greater Downtown Plan* also notes that "Public-private partnerships are essential, and that local government needs to have strong involvement, a visible presence, perhaps be the entity that provides continuing leadership, regulatory incentives and seed capital for early projects."

The *North Avenue Corridor Implementation Plan* specifically calls for the City to:

- "Establish a City infill and redevelopment policy and define what types of activities would receive consideration for development incentives. Incentives can include many different choices including paying required fees, constructing off-site improvements, undergrounding utilities, *etc.*"

Consistent with policies and strategies of adopted plans and planning documents, including the *Comprehensive Plan*, the *Greater Downtown Plan*, and the *North Avenue Corridor*

Implementation Plan, the City Council hereby creates and establishes a new incentive that further promotes investment in the City's central areas and important commercial corridors.

With the adoption of this Resolution, the City expands its incentive offering(s) and further encourages infill in and along corridors in and near the City's center utilizing a "Level" approach to the offering of incentives that is relative to the value of the private investment made in improvements in such corridors.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND UNCTION, COLORADO:

That the Corridor Infill Incentive is hereby established together with Attachments A-C hereto, which are hereby adopted and made effective immediately and shall apply as follows for the reasons stated in the foregoing Recitals and in the interest of advancing the health, safety and welfare of the City as follows:

Corridor Infill Incentive.

1. The Corridor Infill shall apply to the Corridor Infill Boundary (Attachment A) together with the reduced fee and sales/use tax formula as provided in the Corridor Infill Calculation (Attachment B);

2. For the purposes of administering the Corridor Infill Incentive "Infill" means any commercial and/or residential building creating one or more new commercial and/or residential unit(s) with a cost (confirmed by a written report of actual expenditures) of no less than $5,000,000 located on a property within the Corridor Infill Boundary that is currently unused, underutilized, or may be found to be functionally or economically obsolete. This term is used synonymously with the term "Redevelopment." Infill does not include projects that are or include "for sale" detached or attached single-family dwelling units or accessory dwelling units;

3. The Corridor Infill Incentive shall be administered in accordance with the intent, purpose and procedures as provided in Attachment C, Corridor Infill Incentive Administration Procedures; and

4. Without further action of the City Council is set to expire on December 31, 2025.

ADOPTED AND APPROVED THIS 7th day of September 2022.

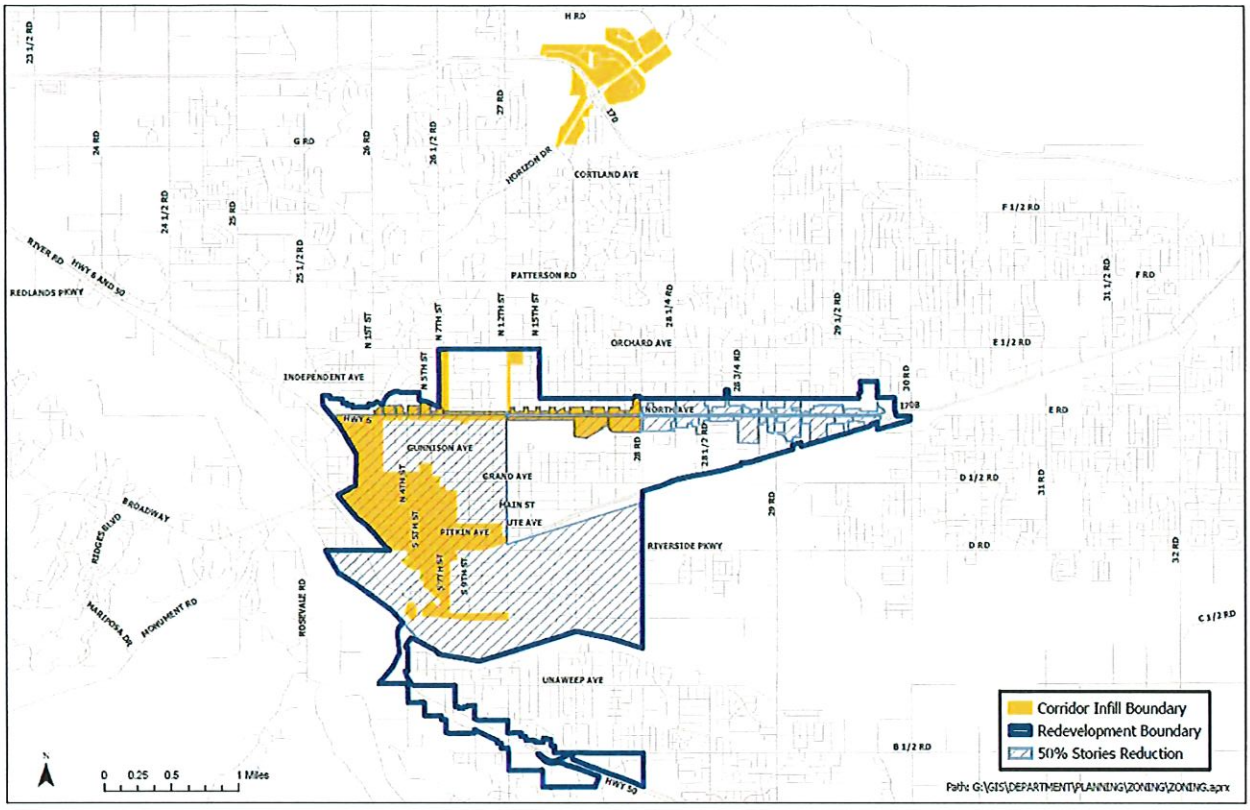
Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips
City Clerk

ATTACHMENT A

CORRIDOR INFILL BOUNDARY (ORANGE)
RESOLUTION 74-22



ATTACHMENT B
CORRIDOR INFILL CALCULATION
RESOLUTION 74-22

	Private Investment Cost* *Not including land value	**Incentive**
Level 1	$5 - $15 Million	50% City Water/Sewer PIFs
Level 2	$16 - $25 Million	100% Water/Sewer PIFS + 50% Impact Fees
Level 3	$26 - $35 Million	100% Water/Sewer PIFs + 50% Impact Fees + Open Space Fees
Level 4	$36 - $50 Million	100% PIFS + 100% Impact Fees + Open Space Fees
Level 5	$51+ Million	100% PIFS + 100% Impact Fees + Open Space Fees + Sales/Use Tax Rebate

ATTACHMENT C
CORRIDOR INFILL INCENTIVE ADMINISTRATION PROCEDURES

Application.

1. For 2022, applications will be available no later than 60 days after the Effective Date. In future years, no later than July 1 of a given year, applications may be made to the City for a Corridor Infill Incentive.
2. At a minimum, the application for a Corridor Infill Incentive Project (Project) shall include the following:
    a. Project Name, property ownership, developer's or entity(s) information;
    b. Description of how the Project will address the City's redevelopment and infill goals. The Project description shall include but not be limited to, an explanation of the square footage, uses and unit type and count.
    c. Description of the Project timeline, whether the Project is dependent on other grant funding or entitlements, whether the Project will be phased, and if there any known uncertainties for the Project;
    d. Description of the developer's experience with and capacity to implement the proposed Project;
    e. Amount of the incentive being requested;
    f. A preliminary financing plan including project budget and a letter from a State or Federally chartered commercial bank or lender expressing the ability, expertise, and financial capability of the developer's ability to complete the Project.

Application Review and Funding Reservation.

3. An application found by the City in its sole discretion to be consistent with the purpose and applicability of the Corridor Infill Incentive and that demonstrates ability and capacity to perform will be recommended for funding.

4. During the City's annual budget process, City Council will review the recommendations and consider the suitable Project(s) for funding during the following fiscal year(s). If a Corridor Infill Incentive is for more than one year each year shall be subject to annual appropriation. The City Council may choose to utilize the General Fund or other special revenue fund(s) for the repayment of the fees to appropriate Enterprise Fund(s) and/or Development Impact Fees in the amount of fees "waived" for a Project(s) pursuant to this incentive policy.

Incentive Agreement.

5. Should an Incentive be approved by City Council, the City and the developer and Project entity(ies) shall execute a Corridor Infill Incentive Agreement, which agreement shall at minimum provide:
    a. The value of the Fee waiver as a "not to exceed" amount;
    b. Terms for the commencement and completion of the Project;
    c. Payment schedule whereby the Fees waived upon the completion of the Project will be credited or paid by the City pursuant to the Corridor Infill Incentive;
    d. Remedy(ies) for default;

e. Recording memorandum; and,
f. Other provisions, as deemed appropriate by the City Attorney.

6. The Project shall submit a quarterly report of actual expenditures and a report of actual expenditures upon Project completion. Pursuant to the Agreement and Payment Schedule (5.c) the incentive shall be credited or paid upon verification of costs consistent with Level of incentive. No Certificate of Occupancy shall be issued prior to the receipt of the report of actual expenditures and verification of cost.

Definitions.

1. "Infill" means any commercial and/or residential building creating one or more new commercial and/or residential units with a cost (confirmed by a report of actual expenditures) of no less than $5,000,000 located on a property within the Corridor Infill Boundary that is currently unused, underutilized, or may be found to be functionally or economically obsolete. This term is used synonymously with the term "Redevelopment." Infill does not include projects that are include for sale detached or attached single-family dwelling units or accessory dwelling units;

2. "Fees" mean

   a) "Sewer Plant Investment Fee" means a plant investment fee (PIF) collected on behalf of Persigo Wastewater Treatment Facility. Does not include any fee collected by any other wastewater provider.

   b) "Water Plant Investment Fee" means a plant investment fee (PIF) collected on behalf of the City of Grand Junction. Does not include any fee collected by any other water provider.

   c) "Development Impact Fees or Impact Fee" means certain fees now collected or as may be later applied and collected, also known as Development Impact Fee(s), for the purposes of police, fire, parks and recreation, transportation capacity and/or other governmental functions and services.

   d) "Open Space In-Lieu Fee means a fee collected in lieu of dedicating 10 percent of a property as open space for public use.

   e) "Sales and Use Tax" means a tax collected by the City of Grand Junction as General Revenue. Does not include any sales or use tax for public safety (0.5%) and capital (0.75%) in accordance with voters approved and directed uses.

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: December 21, 2022

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduction of an Ordinance Amending Various Sections of the Grand Junction Municipal Code (GJMC) on Sales and Use Tax and Lodgers Tax by Adding Terms and Definitions to the GJMC Related to Marketplace Facilitators and Marketplace Sellers and Setting a Public Hearing for January 4, 2023

RECOMMENDATION:

Staff recommends the introduction of the ordinance amending various sections of the Grand Junction Municipal Code (GJMC) on sales and use tax and lodgers tax by adding terms and definitions to the GJMC related to marketplace facilitators and marketplace sellers and setting a public hearing for January 4, 2023.

EXECUTIVE SUMMARY:

The ordinance requiring marketplace facilitators to charge, collect, and remit City of Grand Junction sales and use tax will clarify businesses required to collect and remit the City's tax by clarifying the authority given to the City as a taxing jurisdiction under the 2018 South Dakota v. Wayfair court case. This case was heard in the Supreme Court and the ruling was that states may charge tax on purchases made from out-of state sellers even if the seller does not have a physical presence in the state.The Colorado Municipal League has assisted cities with this issue by developing a model ordinance to effect uniformity among cities in the State of Colorado. This ordinance also serves to further level the playing field between storefront businesses and online businesses.

BACKGROUND OR DETAILED INFORMATION:

Over the years the State has enacted legislation that attempts to simplify what is considered a complex Colorado tax system. Colorado Municipal League (CML) has taken the lead in these efforts by working with home rule municipalities to ensure

preservation of local control while minimizing complexity. In the last several years there have been several projects to this end including the standardized definition project which the City incorporated into its code in late 2019. Additional sales tax simplification work includes adoption of the City's new tax administration system, considering joining the state single point of remittance (SUTS) for out-ofstate vendors, and adopting economic nexus ordinances.

Efforts are currently focused on a state system for a single point of remittance for out-of-state vendors not having a physical presence in the state, and definitions of economic nexus and marketplace facilitator. CML worked with their Sales Tax Simplification Committee, comprised of home rule municipality representatives, to develop model ordinances to effect uniformity regarding the concepts of marketplace facilitator and economic nexus. The goal of the ordinance is to clarify who can collect and remit taxes along with clarifying the authority given to taxing jurisdictions under the South Dakota v. Wayfair case. This case was heard in the Supreme Court and the ruling was that states may charge tax on purchases made from out-of-state sellers even if the seller does not have a physical presence in the state.

After the Wayfair case, many cities including Grand Junction started receiving tax on a voluntary basis from those vendors. Economic nexus means the connection between a taxing authority (e.g. city) and a vendor who does not have a physical presence in the state that mandate the vendor to collect and remit City sales tax. CML recommends for cities not to adopt and enforce economic nexus until they have joined the state single point of remittance portal which is called Sales and Use Tax System (SUTS). Municipalities that are currently using that portal are extremely dissatisfied with the reporting information that comes to the city out of that system. Staff recommends waiting until completion of implementation of the City's new tax administration system to join SUTS which, based on a February 2023 go-live, would likely be the 2nd quarter of 2023. According to the Colorado Municipal League, 43 of the 68 home rule municipalities have adopted both the marketplace facilitator and economic nexus ordinances and another four have adopted just the marketplace facilitator.

Marketplace facilitator means a vendor who contracts with a marketplace seller or multichannel seller (e.g., Amazon) to facilitate sales on their behalf. In the Amazon situation, City sales tax is being charged and remitted when Amazon is the seller, but Amazon does not collect or remit tax on behalf of the seller for facilitated sales. If the City adopts the definitions supporting enforcement of tax collected on these facilitated sales, then the City will begin receiving sales tax on those sales as well.

In addition to the Amazon example above, marketplace facilitator will require both VRBO and Airbnb as well as other lodging platforms to license, collect, and remit the City's taxes. The difference between them now is that VRBO voluntarily collects and remits on behalf of all the listings on their site. Airbnb collects the tax but then passes to each individual listing to file separately and remit to the City. The City currently also requires VRBO customers to file the report separately, even though the tax collections have already been remitted. The filings are through the Host Compliance system that

Community Development uses for permit/code compliance, Visit Grand Junction uses for marketing compliance, and Finance uses for tax collections and enforcement. Owners of short term rental properties will benefit from the marketplace facilitator ordinance because all selling platforms that they use now will be required to license, collect, and remit the City's taxes on behalf of the short term rental owner which will alleviate administrative work on the owners' part.

FISCAL IMPACT:

Currently, many marketplace facilitators are voluntarily collecting and remitting the City's sales tax. It is difficult to estimate the additional sales tax revenue that may be generated by this ordinance. Lodging tax is being collected and either remitted by the marketplace facilitator or directly by the lodging establishment. This ordinance will simplify and streamline this process for lodging businesses.

SUGGESTED MOTION:

I move to introduce an ordinance, an ordinance amending various sections of the Grand Junction Municipal Code (GJMC) on sales and use tax and lodgers tax by adding terms and definitions to the GJMC related to marketplace facilitators and marketplace sellers and Setting a Public Hearing for January 4, 2023

Attachments

1. ORD-Marketplace Facilitator 121422

Ordinance No. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) ON SALES AND USE TAX AND LODGERS TAX BY ADDING TERMS AND DEFINITIONS TO THE GJMC RELATED TO MARKETPLACE FACILITATORS AND MARKETPLACE SELLERS

WHEREAS, the City of Grand Junction, Colorado, (the "City"), is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution, and the City's Charter; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, the right to enact, administer and enforce sales taxes is clearly within the constitutional grant of power to the City and is necessary to raise revenue with which to conduct the affairs and render the services performed by the City; and

WHEREAS, pursuant to such authority, the City has adopted and enacted a sales and use tax under by which City sales tax is levied on all sales and purchases of tangible personal property under the Constitution and the laws of the State and City; and

WHEREAS, the GJMC imposes a sales tax upon all retail sales and purchases of tangible personal property within the boundaries of the City, "including delivery within the boundaries of the City"; and

WHEREAS the GJMC imposes a use tax upon the initial privilege of storing, using, or consuming within the boundaries of the City any articles of tangible personal property purchased at retail from sources outside the corporate limits of the City; and

WHEREAS, pursuant to such authority, the City has adopted and enacted a tax under by which City sales tax is levied on all sales and purchases of tangible personal property under the Constitution and the laws of the State and City, and by the City Charter/Peoples Ordinances the GJMC imposes a tax on lodging; and

WHEREAS, on June 21, 2018, the United States Supreme Court ruled those businesses without a physical presence in a State can be required to collect and remit sales taxes on transactions within the jurisdiction; and

WHEREAS, while most on-line retailers currently collect and remit Grand Junction sales tax for goods sold and delivered within the City for sales of their own products but may

DRAFT

not collect sales tax for sale of products carried by retailers who sell their products through another on-line seller (marketplace or multichannel sellers/retailers); and

WHEREAS, a marketplace seller is an individual or legal entity who has an agreement with a marketplace facilitator and offers for sale tangible personal property, commodities, services or lodging in or through the marketplace facilitator's marketplace, and a multichannel seller offers tangible personal property, commodities, services or lodging for sale through other means—such as their own store, or on their own website; and

WHEREAS, all businesses and retailers, both brick and mortar and on-line, that are in compliance with the City's sales and use tax provisions, seek fair and balanced participation by all businesses that sell products within the City without advantage to marketplace or multichannel sellers/retailers; and

WHEREAS, the City seeks to maintain procedural conformity with the State of Colorado's established sales tax definitions and requirements regarding on-line marketplace and multichannel sellers/retailers, as set forth within C.R.S. 39-26-102; and,

WHEREAS, the City adopts this ordinance with the intent to address tax administration, and, in connection therewith simplify the tax collection process by requiring marketplace facilitators to collect tax on sales that are facilitated on their websites; and

WHEREAS, the City intends for marketplace facilitators to collect tax only on sales and uses of products and services already taxable under the existing GJMC;

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

That the following sections of the Code are hereby amended as follows. Additions are shown in *italic face type* and deletions are shown in ~~strikethrough~~ face type. An ellipse (…) indicates text not reproduced and the City Council intends the same not to be amended by this ordinance.

3.08.030 Definitions

…

Marketplace means a physical or electronic forum, including, but not limited to, a store, a booth, an internet website, a catalog, or a dedicated sales software application, where tangible personal property, taxable products, or taxable services are offered for sale.

DRAFT

Marketplace Facilitator means a person who:
(a) Contracts with a marketplace seller or multichannel seller to facilitate for consideration, regardless of whether or not the consideration is deducted as fees from the transaction, the sale of the marketplace seller's tangible personal property, products, or services through the person's marketplace;

(b) Engages directly or indirectly, through one or more affiliated persons, in transmitting or otherwise communicating the offer or acceptance between a purchaser and the marketplace seller or multichannel seller; or

(c) Either directly or indirectly, through agreements or arrangements with third parties, collects payment from the purchaser on behalf of the seller.

Marketplace Facilitator does not include a person that exclusively provides internet advertising services or lists products for sale, and that does not otherwise meet this definition.

Marketplace Seller means a person, regardless of whether or not the person is engaged in business in the city, which has an agreement with a marketplace facilitator and offers for sale tangible personal property, products, or services through a marketplace owned, operated, or controlled by a marketplace facilitator.

Multichannel Seller means a retailer that offers for sale tangible personal property, commodities, or services through a marketplace owned, operated, or controlled by a marketplace facilitator, and through other means.
…

Vendor means a person making sales of or furnishing lodging to a purchaser in the City. *The term Vendor shall include, but is(are) not limited to, any selling, leasing, renting, or granting a license to use Lodging by a marketplace facilitator or a marketplace seller engaged in business in the City.*

3.08.040(b) Payment of Tax and Filing of Reports. Every vendor making a sale to a purchaser in the City which sale is taxable under the provisions of this chapter shall, at the time of the sale, collect and pay to the Finance Director all tax funds collected by him during each calendar month not later than 20 days after the last day of said month and each payment shall be accompanied by a report for said month. *With respect to sale of lodging made by marketplace sellers in or through a marketplace facilitator's marketplace, a marketplace facilitator has all liabilities, obligations, and rights under this chapter. Except as otherwise provided in 3.08.0101 et. seq. the provisions set forth in*

DRAFT

3.12.0101 et. seq. which governs a marketplace facilitator or marketplace seller for purposes of collection of sales tax shall also apply to the lodger's tax except to the extent of conflict with the provisions of this chapter.

3.12.020 Definitions
The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
…

Marketplace means a physical or electronic forum, including, but not limited to, a store, a booth, an internet website, a catalog, or a dedicated sales software application, where tangible personal property, taxable products, or taxable services are offered for sale.

Marketplace Facilitator means a person who:
(a) Contracts with a marketplace seller or multichannel seller to facilitate for consideration, regardless of whether or not the consideration is deducted as fees from the transaction, the sale of the marketplace seller's tangible personal property, products, or services through the person's marketplace;

(b) Engages directly or indirectly, through one or more affiliated persons, in transmitting or otherwise communicating the offer or acceptance between a purchaser and the marketplace seller or multichannel seller; or

(c) Either directly or indirectly, through agreements or arrangements with third parties, collects payment from the purchaser on behalf of the seller.

Marketplace Facilitator does not include a person that exclusively provides internet advertising services or lists products for sale, and that does not otherwise meet this definition.

Marketplace Sales means
(1) A marketplace facilitator engaged in business in the city is required to collect and remit sales tax on all taxable sales made by the marketplace facilitator or facilitated by it for marketplace sellers or multichannel sellers to customers in the city, whether or not the marketplace seller for whom sales are facilitated would have been required to collect sales tax had the sale not been facilitated by the marketplace facilitator.

(2) A marketplace facilitator shall assume all the duties, responsibilities, and liabilities of a retailer under 3.12.020.

DRAFT

Marketplace facilitators shall be liable for the taxes collected from marketplace sellers or multichannel sellers. The City may recover any unpaid taxes, penalties, and interest from the marketplace facilitator that is responsible for collecting on behalf of marketplace sellers or multichannel sellers.

(3) The liabilities, obligations, and rights set forth under this chapter are in addition to any duties and responsibilities of the marketplace facilitator has under this chapter if it also offers for sale tangible personal property, products, or services through other means.

(4) A marketplace seller, with respect to sales of tangible personal property, products, or services made in or through a marketplace facilitator's marketplace, does not have the liabilities, obligations, or rights of a retailer under this chapter if the marketplace seller can show that such sale was facilitated by a marketplace facilitator:

a. With whom the marketplace seller has a contract that explicitly provides that the marketplace facilitator will collect and remit sales tax on all sales subject to tax under this chapter; or

b. From whom the marketplace seller requested and received in good faith a certification that the marketplace facilitator is registered to collect sales tax and will collect sales tax on all sales subject to tax under this chapter made in or through the marketplace facilitator's marketplace.

(5) If a marketplace seller makes a sale that is not facilitated by a licensed marketplace facilitator in a marketplace, the marketplace seller is subject to all of the same licensing, collection, remittance, filing and recordkeeping requirements as any other retailer.

With respect to any sale, the City shall solely audit the marketplace facilitator for sales made by marketplace sellers or multichannel sellers but facilitated by the marketplace. The City will not audit or otherwise assess tax against marketplace sellers or multichannel sellers for sales facilitated by a marketplace seller.

No obligation to collect the sales and use tax required by this chapter may be applied retroactively. Responsibilities, duties, and liabilities described in Section 4(A) of a marketplace facilitator, marketplace seller, or multichannel seller begin upon the earlier of when they became licensed to collect the city's sales tax or when they became legally obligated to collect the city's sales tax under this a chapter.

Marketplace Seller means a person, regardless of whether or not the person is engaged in business in the city, which has an agreement with a marketplace facilitator and offers

DRAFT

for sale tangible personal property, products, or services through a marketplace owned, operated, or controlled by a marketplace facilitator.

Multichannel Seller means a retailer that offers for sale tangible personal property, commodities, or services through a marketplace owned, operated, or controlled by a marketplace facilitator, and through other means.

…

Retailer *or Vendor* means any person selling, leasing, renting, or granting a license to use tangible personal property or services at retail. The terms Retailer or Vendor shall include, but is(are) not limited to, any:

…

(4) Retailer-contractor, when acting in the capacity of a seller of building supplies, construction materials, and other Tangible personal property.*;*

and

(5) Marketplace facilitator, marketplace seller, or multichannel seller.

If any provision of this ordinance, or the application of such provision to any person or circumstance, is held to be unconstitutional, then the remainder of this ordinance, and the application of the provisions of such to any person or circumstance, shall not be affected thereby.

This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city and covers matters of local concern.

This ordinance shall become effective on the first day of the month that is at least thirty (30) days after its effective date.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for __ 2023, this 21st day of December 2022.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this ___ day of January 2023.

_____

Anna M. Stout
President of the Council

DRAFT

_____

Amy Phillips
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: December 21, 2022

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Rezoning 2.11 Acres from PD (Planned Development) to C-1 (Light Commercial), Located at 2992 Patterson Road, and Setting a Public Hearing for January 4, 2023

RECOMMENDATION:

The Planning Commission heard this request at the December 13, 2022 meeting and voted (6 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant Lucky You Properties, LLC is requesting a rezone from PD (Planned Development) to C-1 (Light Commercial) for 2.11-acres located at 2992 Patterson Road. The requested C-1 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Commercial, if approved.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is situated along Patterson Road at the northwest intersection with 30 Road. The property currently has a vacant building that was formerly occupied by the Rite Aid Pharmacy. The applicant is seeking a change in zoning that implements the 2020 One Grand Junction Comprehensive Plan adopted by the City in December 2020. The current City zoning for the property is PD; the Planned Development associated with this zoning was for the Rite Aid formerly on the site. The PD limited the use on the site to retail uses and specifically limited the drive-through component to pharmacy use. As the pharmacy is no longer in business, the applicant is seeking to rezone the property to C-1 to provide more flexibility for future use of the building.

The property was annexed by the City in 1999. It is located within Tier 1 on the

Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through redevelopment in this area. The “Commercial” land use designation within this category is implemented through zone districts which provide for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.

The purpose of the C-1 (Light Commercial) zone district is to provide indoor retail, service and office uses requiring direct or indirect arterial street access, and business and commercial development along arterials. As noted above, the C-1 zone district encourages development on sites which make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The building on-site has existing access to utility services and is located at a major intersection.

In addition to the C-1 (Light Commercial) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial:

a. M-U (Mixed Use)
b. B-P (Business Park)
c. I-O (Industrial/Office Park)
d. C-2 (General Commercial)
e. CSR (Community Services and Recreation)
f. MXR-8 (Mixed Use Residential)
g. MXG-3, 5, 8 (Mixed Use General)
h. MXS-3, 5, 8 (Mixed Use Shopfront)
i. MXOC (Mixed Use Opportunity Corridors)

The properties adjacent to the subject property to the north and west are still in the County with a zoning of RSF-4 (Residential Single Family – 4), with a City future land use designation of Residential Low. The properties to the east are within the City, zoned B-1 (Neighborhood Business) and a City land use designation of Commercial. Properties to the south are within the City, zoned R-4 with a future land use designation of Residential Medium.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at the property on Monday, August 15, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant and their representatives were in attendance, along with a representative from City staff and approximately 4 neighbors. The owner’s representative provided an overview of the proposed development and reason for the rezone. Discussion at the neighborhood meeting included hours of operation for the proposed change of use, timing of the ongoing processes, concern about potential conflicts of traffic on the site with children walking to school, and support of repurposing the building.

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 November 28, 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 this public hearing was published December 6, 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 property was previously zoned Planned Unit Development in Mesa County prior to its annexation in 1998. When the property annexed, it was assigned Planned Business (later replaced by Planned Development) zone district. The zone district was specific to the construction of a Rite Aid pharmacy with a drive through. The ordinance adopting the zone of annexation limited the drive through on the building to a pharmacy use. Since the pharmacy has since gone out of business, the original premises of the condition is no longer valid. The rezone to C-1 will allow for utilization of the drive through for any retail sales operation ont the site. Therefore, staff finds that this criterion is met.

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

The existing structures has been on the site since 1999. The surrounding neighborhoods have been in place since at least the 1980s, consisting of primarily low density residential neighborhoods. While the amendment is consistent with the Comprehensive Plan, the character of the area has been stable and is not the impetus for the request. Therefore, staff finds that this criterion has not been met.

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

Public sanitary sewer service, Ute Water domestic water service, Xcel electrical gas and power service, stormwater sewer through Grand Valley Drainage District, and irrigation through Palisade Irrigation District are available to the site. Transportation infrastructure is generally adequate to serve development of the type and scope associated with the C-1 zone district. 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

The Patterson corridor east of 12th Street is dominated by residential neighborhoods. By providing additional commercial properties in this area the requested rezone will allow for diversification and increased retail opportunities. Therefore, Staff finds this criterion to be met.

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

The current structure on the property is vacant and reuse of the site is limited by the inability to use the drive through for anything but a pharmacy. By rezoning the property to C-1 the City will see commercial property coming back on the tax rolls. In many cases, vacant buildings can also become grottos for dangerous activity, so bringing this site back into normal operations reduces the opportunity for crime. Therefore, Staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of the relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*
    - Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.
    - The 2020 Comprehensive Plan provides the subject property with a land use designation of Commercial. As outlined in the background section of this staff report, the C-1 zone district is a permissible district to implement the Commercial designation.

- Plan Principle 3: *Responsible and Managed Growth*
    - Goal: Support fiscally responsible growth…that promote 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 reuse of an existing structure that already has access to infrastructure. In addition to basic utilities, the

intersection at 30 Road is already signaled, ensuring that there is adequate traffic management.
    - Goal: Support the development of neighborhood-centered commercial uses and mixed-use development.
    - This goal of the Comprehensive Plan encourages a mix of uses in neighborhood centers and along prominent corridors. The requested rezone will increase the flexibility of the site to appeal to a variety of users.

- 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 Lucky You Rezone request, for a rezone from PD (Planned Development) to C-1 (Light Commercial) for the property located at 2992 Patterson Road, the following findings of facts have been made:

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

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning approximately 2.11 acres from PD (Planned Development) to C-1 (Light Commercial), located at 2992 Patterson Road and set a public hearing for January 4, 2023.

Attachments

1. Lucky You Rezone Dev Application
2. Lucky You Site Maps & Pictures of Site
3. Neighborhood Meeting Notes
4. ORD-2992 Patterson Lucky You rezone 121422

5. Planning Commission Minutes - 2022 - December 13 - Draft

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Commercial
Existing Zoning: PD
Proposed Land Use Designation: Commercial
Proposed Zoning: C-1

Property Information

Site Location: 2992 Patterson Road
Site Acreage: 2.11
Site Tax No(s): 2943-054-00-113
Site Zoning: PD
Project Description: Change in Zoning from PD to C-1

Property Owner Information

Name: Lucky You Properties, LLC.
Street Address: PO Box 1143
City/State/Zip: Grand Junction, CO 8
Business Phone #: 559-355-2351
E-Mail: luckyme2902@gmail.com
Fax #:
Contact Person: Alex Vat
Contact Phone #: 559-355-2351

Applicant Information

Name: See Owner
Street Address:
City/State/Zip:
Business Phone #:
E-Mail:
Fax #:
Contact Person:
Contact Phone #:

Representative Information

Name: Tom Logue
Street Address: 537 Fruitwood Drive
City/State/Zip: Grand Junction, CO 8
Business Phone #: 970-434-8215
E-Mail: talldc@msn.com
Fax #: 970-434-0676
Contact Person: Tom Logue
Contact Phone #: 970-260-2911 (M)

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

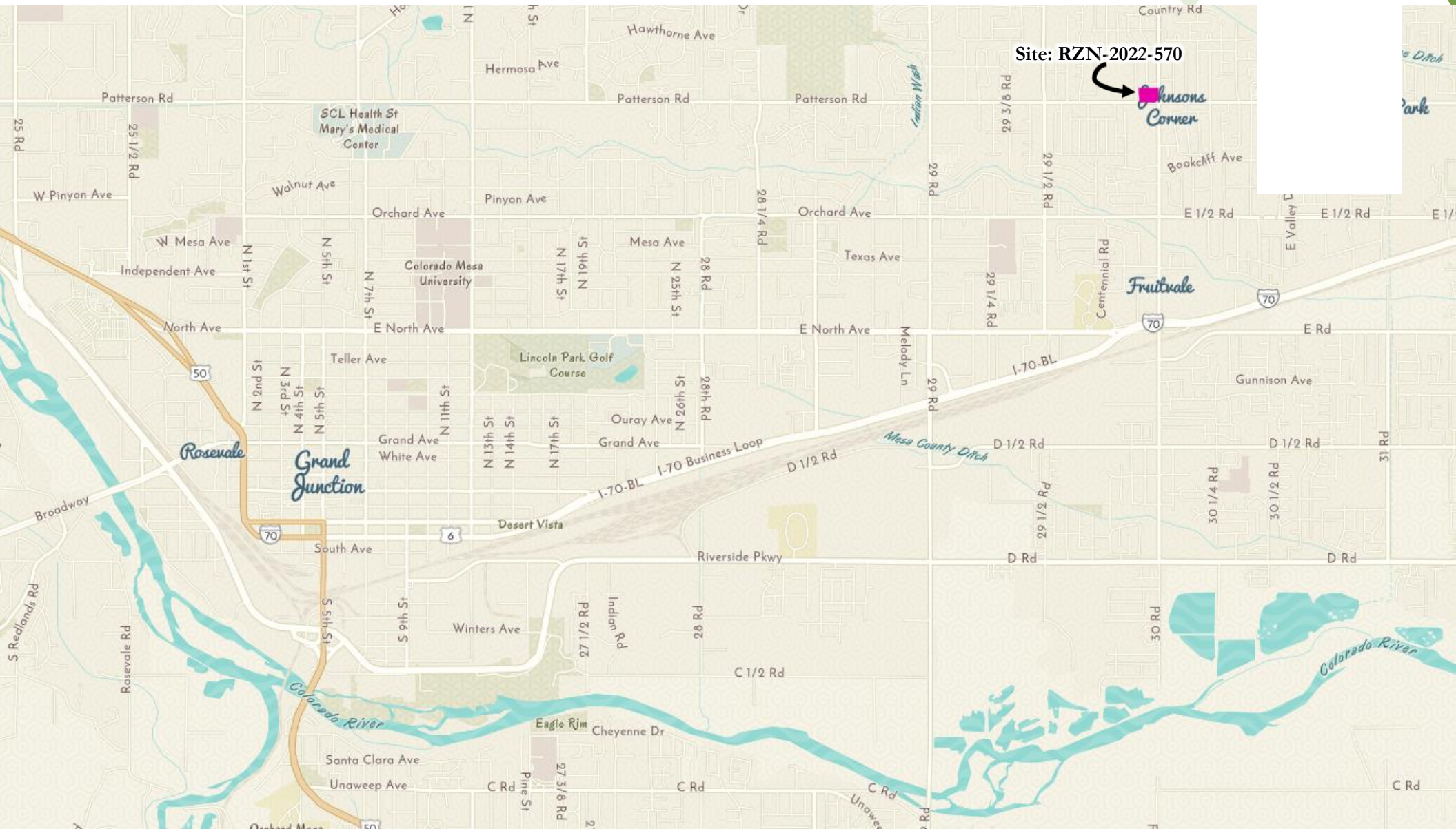
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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: Tom Logue — Digitally signed by Tom Logue DN: cn=Tom Logue, o, ou, email=talldc@msn.com, c=US Date: 2015.09.29 05:46:22 -06'00' — Date: August 11,2022

Signature of Legal Property Owner: Alex Kompheak Vat — Date: 08/15/2022

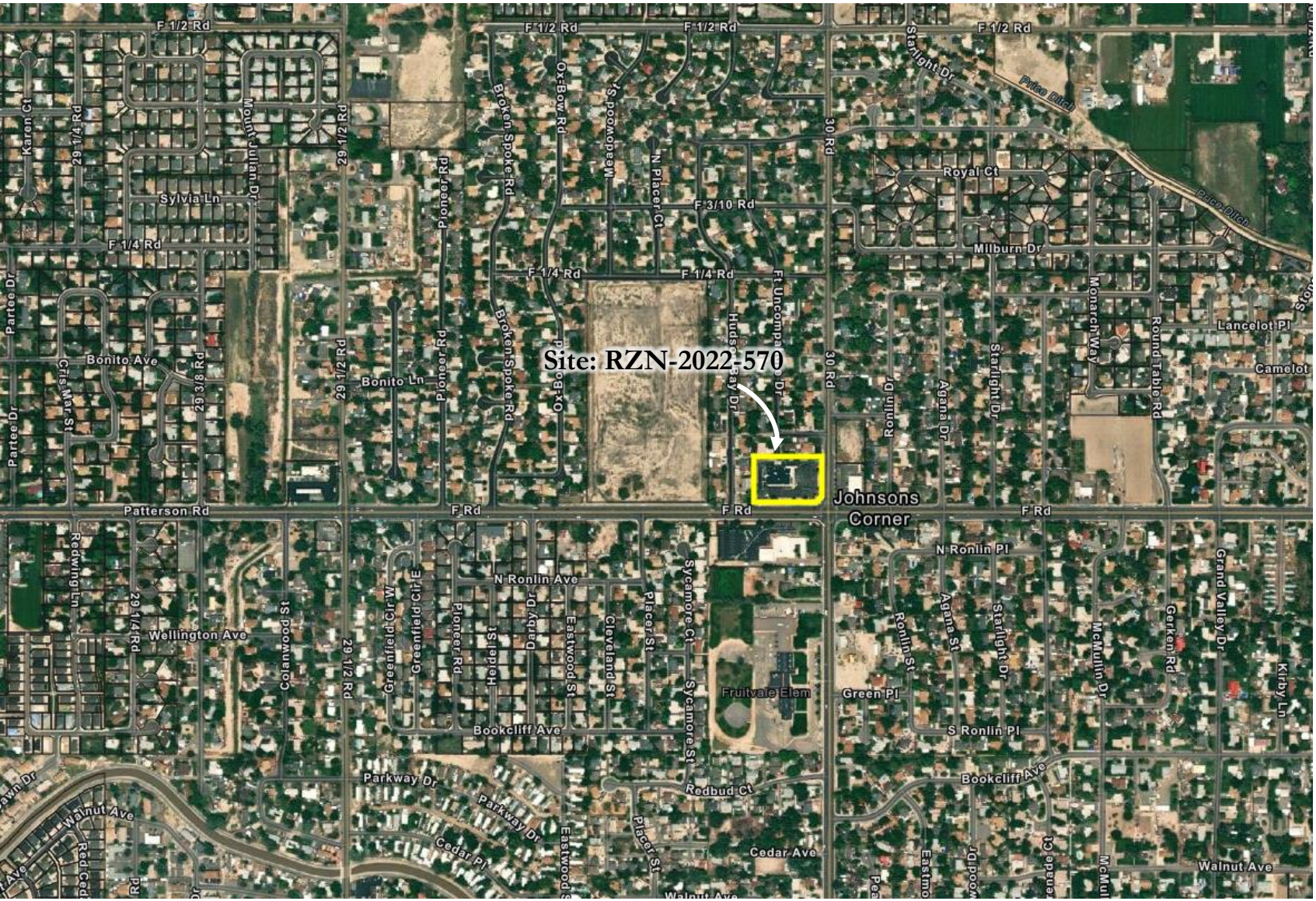
Lucky You Rezone

Vicinity Map



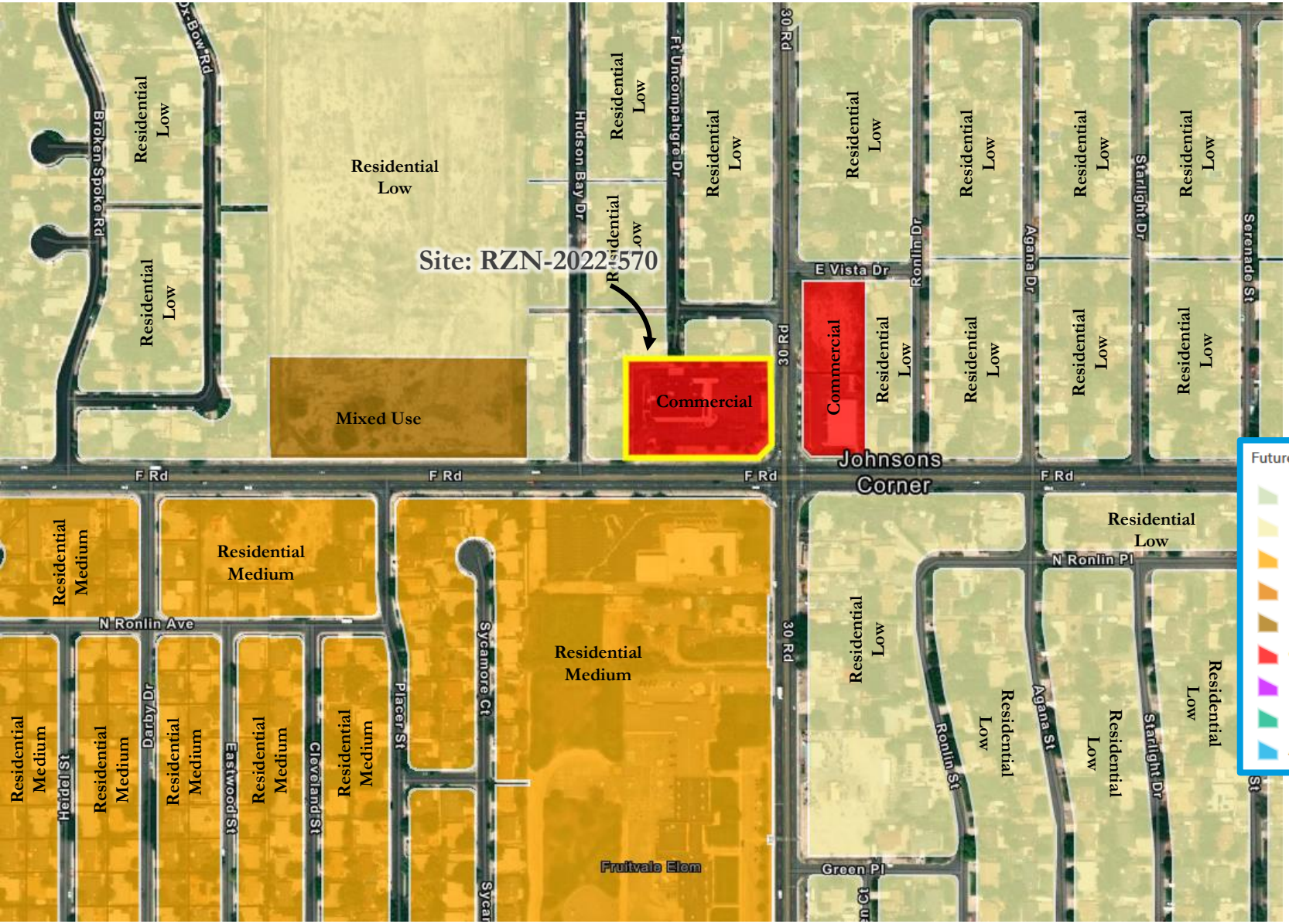
Lucky You Rezone

Site Location Map



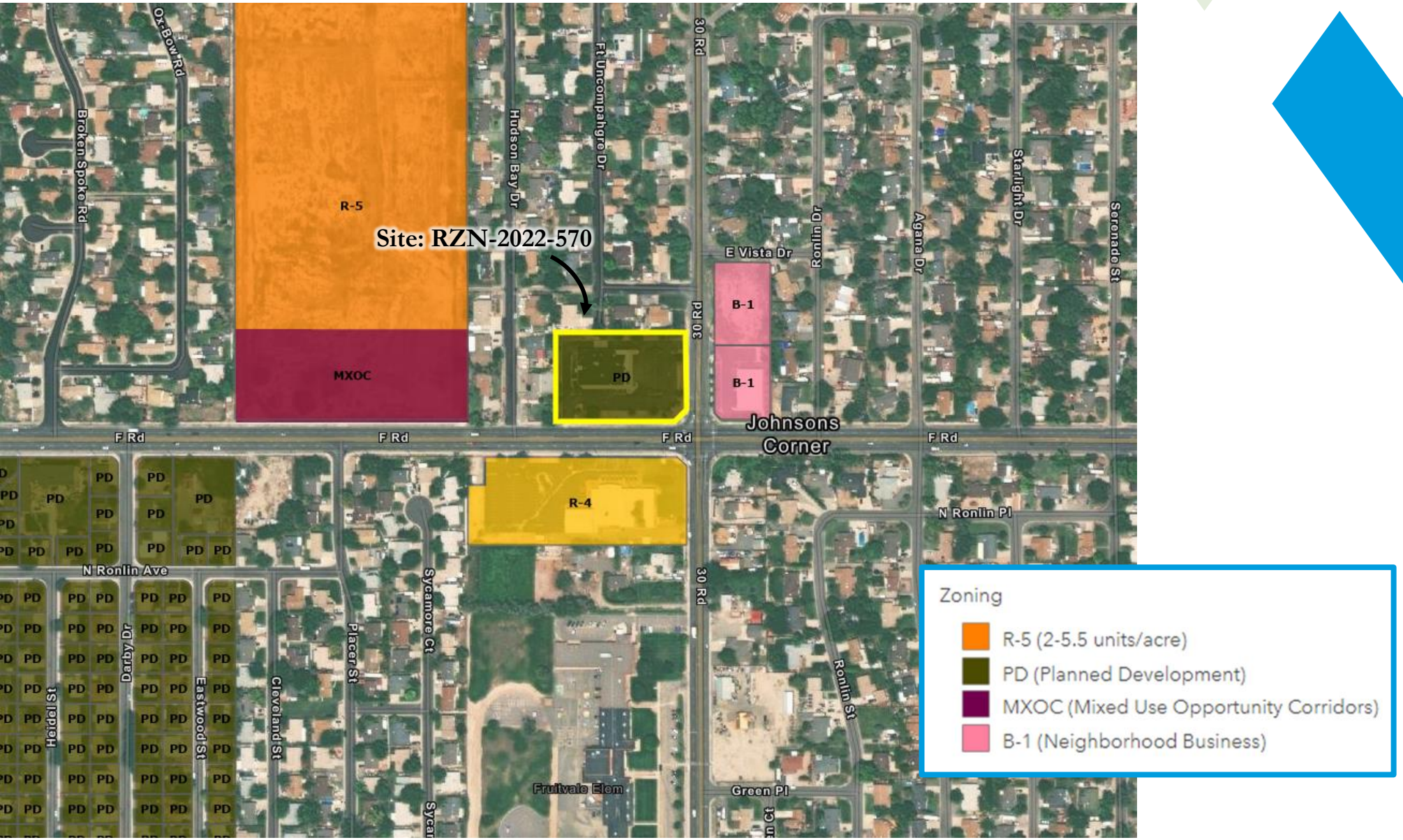
Lucky You Rezone

Land Use Map



Lucky You Rezone

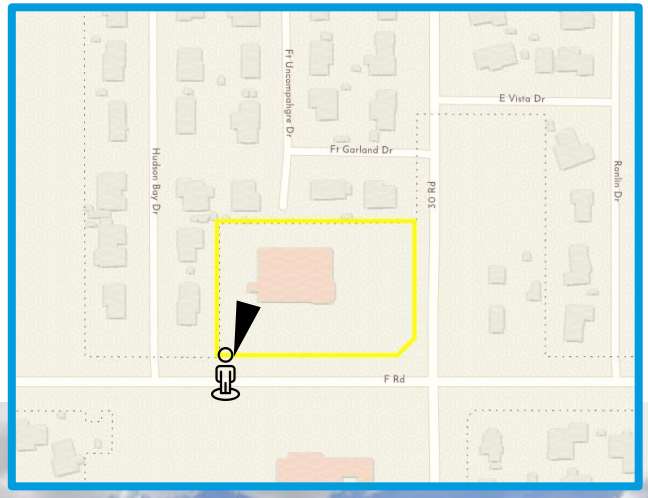
Zoning Map

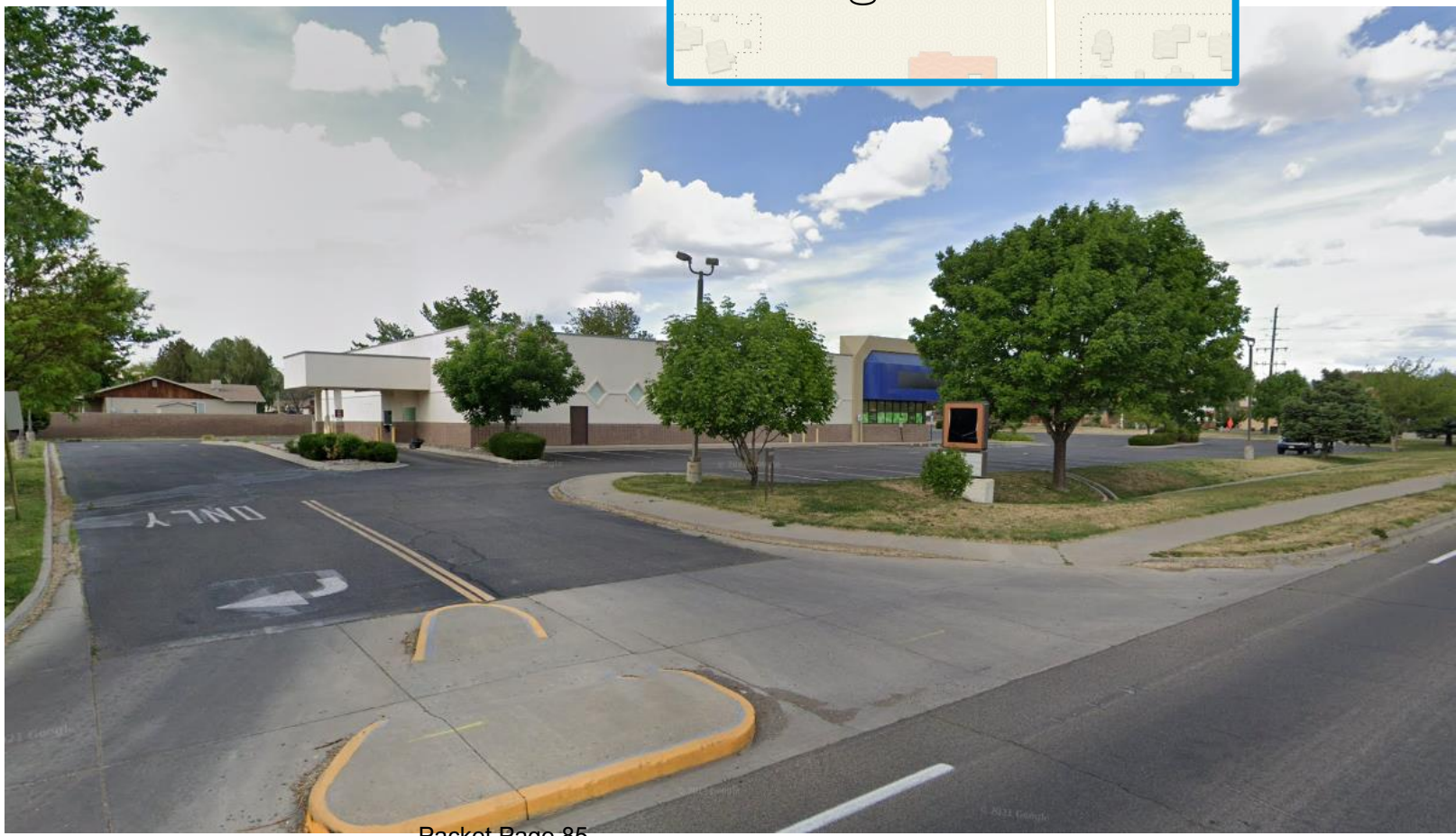


Lucky You Rezone

Site Photo

Google Maps street view of property looking north from Patterson Road

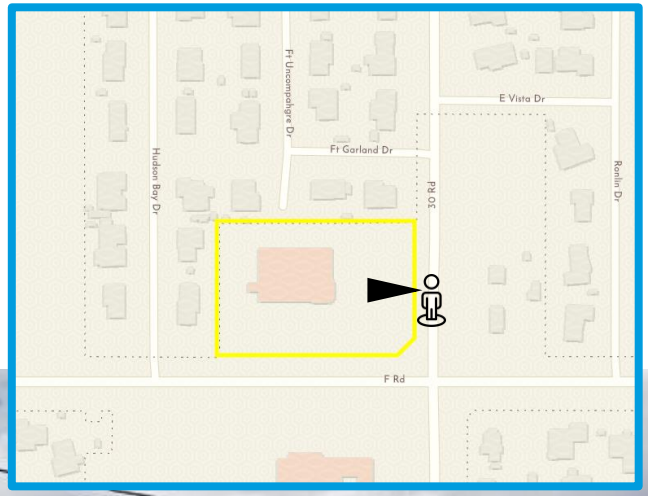


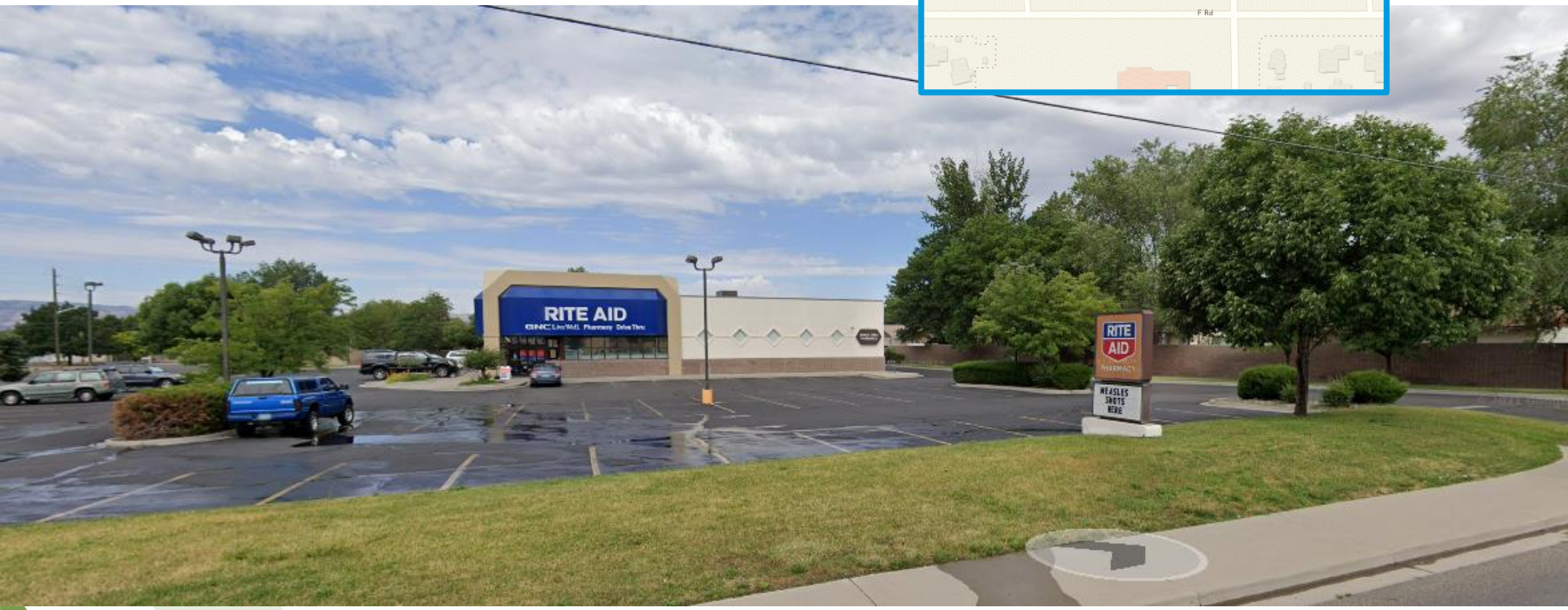


Lucky You Rezone

Site Photo

Google Maps street view of property looking west from 30 Road





LUCKY YOU LIQUOR
Rezone Application Request
NEIGHBORHOOD MEETING
August 16, 2022

A neighborhood meeting to discuss the pending Rezone and Preliminary/Final Plan application request was held at 5:30 p.m. on August 15 at 2992 Patterson Road, the old Rite Aid building.

In addition to the applicant, his representative and City Planning Staff Member, four neighbors out of the approximately 70 that were notified of the Neighborhood Meeting attended. An attendance roster is attached.

The owner and his representative provided a brief overview of the proposal, focusing on why a zone change was necessary. The meeting lasted about 45 minutes.

Topics specific to the proposal discussed mainly included:

- The hours of operation.
- Scheduling of the remodel and zone change process.
- Possible conflicts between traffic and children walking to and Fruitvale Elementary School.
- Support of repurposing the building.

Respectfully submitted,

Alex Vat, Manager
Lucky Us Properties, LLC.

Attachment: Attendance Roster

LUCKY YOU LIQUOR STORE
GRAND JUNCTION REZONE APPLICATION

NEIGHBORHOOD MEETING
2992 Patterson Road
5:30 pm, August 15, 2022

Print Name	Address	E-Mail
Bobette Warrick	611 Hudson Bay Dr	warrickbobette@gj.com
Trudy Clark	613 Hudson Bay Dr	
Alex Herrera	2999 Fort Garland Drive	alexmarisolfuentes@gmail.com
Mike Clark	613 Hudson Bay	Slimed73@bresnan.net
Nicole Galehouse	250 N 5th St	nicoleg@gjcity.org

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING APPROXIMATELY 2.11 ACRES FROM PD (PLANNED DEVELOPMENT) TO C-1 (LIGHT COMMERCIAL) LOCATED AT THE NORTHWEST CORNER OF PATTERSON ROAD AND 30 ROAD

Recitals:

Lucky You Properties, LLC, Property Owner, owns a parcel located at 2992 Patterson (northwest corner of Patterson Road and 30 Road) of approximately 2.11 acres (referred to herein and more fully described below as the "Property").

The Property is designated *Commercial* by the Comprehensive Plan Land Use Map and is currently zoned Planned Development (PD). The Property Owner proposes that the Property be rezoned from PD to Light Commercial (C-1).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the C-1 zone district, finding that the C-1 zoning conforms to and is consistent with the Comprehensive Plan Land Use designation of Commercial, the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned C-1 (Light Commercial):

Parcel No. 2943-054-00-113

BEGINNING at the Southeast corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian,

thence South 89°56'20" West 410.00 feet;

thence North 00°11'40" West 300.00 feet;

thence North 89°56'20" East 410.00 feet;

thence South 00°11'40" East 300 feet to the POINT OF BEGINNING;

DRAFT

EXCEPT that parcel conveyed to the County of Mesa in instrument recorded March 23, 1982, in Book 1363 at Page 261;

AND EXCEPT that parcel conveyed to the County of Mesa in instrument recorded December 16, 1998, in Book 2527 at Page 69.

Said parcel containing an area of 2.11 Acres, as herein described.

Introduced on first reading this 21st day of December 2022 and ordered published in pamphlet form.

Adopted on second reading this 4th day of January 2023 and ordered published in pamphlet form.

ATTEST:

_____	_____
Amy Phillips	Anna Stout
City Clerk	President of the City Council

DRAFT

GRAND JUNCTION PLANNING COMMISSION
December 13, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Ehlers.

Those present were Planning Commissioners; Keith Ehlers, Kimberly Herek, Sandra Weckerly, Shanon Secrest, JB Phillips, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner) and Jacob Kaplan (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from November 8th, 2022.
2. **Brookwillow Village Filing Six-Vacation of Public ROW** **VAC-2022-673**
   Consider a request by Senergy Builders, Darin Carei, to vacate a portion of Brookwillow Drive Right of Way totaling 660 square feet in a PD (Planned Development) zone district.
3. **Brookwillow Village Filing Six-Vacation of Easement** **VAC-2022-674**
   Consider a request by Senergy Builders, Darin Carei, to vacate two sections of multi-purpose easement paralleling Brookwillow Drive totaling 1332 square feet in a PD (Planned Development) zone district.
4. **Horizon Cache-Vacation of Slope Easement** **VAC-2022-771**
   Consider a request by Bray Commercial LLC - Sid Squirrell to vacate a slope easement on 2.4634 acres in a C-1 (Light Commercial) zone district.

REGULAR AGENDA

1. **Grand Valley Estates Annexation** **ANX-2022-478**
   Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

Discussion
Nicole Galehouse, Principal Planner, noted a discrepancy in the proposed zoning between the agendized item and the mailed notices. She proposed continuing the item to the next public hearing.

Motion and Vote

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission reschedule the item to the next public hearing.”

Commissioner Weckerly seconded; motion passed 7-0.

2. Lucky You Rezone RZN-2022-570

Consider a request by Lucky You Properties, LLC, to rezone 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at 2992 Patterson Road.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Tom Logue was present and available for questions

Questions for staff

Commissioner Ehlers asked if the site conforms to the C-1 zone.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:50 p.m. on December 13, 2022

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 2992 Patterson Road, City file number RZN-2022-570, 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 Weckerly seconded; motion passed 7-0.

3. Zoning & 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.

Staff Presentation

DRAFT

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Duyvejonck inquired about the specific requirements for developers seeking to obtain irrigation certification.

Commissioner Weckerly asked what language specifically would be changing with adoption of the proposed code amendment.

Commissioner Ehlers argued that the proposed amendment did not completely align with the goals of the Comprehensive Plan. He asked if there were any code requirements for the location of trees in the city. He inquired about how significant trees would impact private homeowners wanting to develop on their property. He asked if the significant trees are specifically required when designing a landscape plan. He remarked on the potential inequity that preserving significant trees posed for developers and wondered if the punitive measures of the amendment should be removed.

Commissioner Secrest gave an example of preserving significant trees having a potentially adverse impact on the value of a property, and how landowners might be incentivized to clearcut in order to maximize the space available to a developer. He inquired as to who were the most vocal stakeholders in discussions about the proposed amendment.

Staff responded to commissioner questions and comments.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

Kamie Long commented that these significant trees mainly grow in high-water areas which are typically seen as undesirable for development. She argued that the ordinance was equitable because there would be a measurable metric instead of evaluating each site on a case-by-case basis.

Kelly Maves argued that the canopy exists because of development. She requested that the commission remove the language on significant trees from the proposed amendment.

Don Pedigro remarked on the increased cost incurred by developers if they need to work around the significant trees.

Ron Abeloe added to the comments about development being the dominant driver of canopy creation in the Valley. He also argued that Cottonwoods were not worth consideration because they require too much water to maintain.

DRAFT

Greg Dahl echoed the concerns about increased cost of development. He commented that there should be incentives for developers who choose to preserve trees.

Kamie Long spoke again on behalf of the Forestry Board and addressed some of the comments made by the other attendants.

The public hearing was closed at 7:22 p.m. on December 13, 2022

Discussion

Staff spoke about the existing incentives for developers who choose to preserve significant trees and noted that the existing regulations protect significant trees, but it is up to the discretion of the Community Development director.

Commissioner Weckerly reiterated that the strike and underline of the existing code was unclear as to the actual proposals of this amendment. She added that the significant tree proposal might be especially detrimental to development in areas with limited water availability and would be counterintuitive to water conservation efforts.

Commissioner Herek voiced her support for keeping the language about significant trees in the amendment.

Commissioner Phillips commented that it would be good to identify who was speaking on behalf of the city prior to opening a public hearing. He wondered if the significant trees would hamper development and who should incur the costs of preserving trees.

Commissioner Duyvejonck argued in favor of preserving existing mature trees and that there should be costs and permits in order to remove trees from a site.

Commissioner Secrest outlined the reasons he both supported and was opposed to the amendment.

Commissioner Ehlers spoke briefly on his own desire to maintain tree canopy. He further argued his opposition to penalties against developers who are removing trees to maximize habitable space.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report, with the elimination of all reference to the proposed significant trees language.”

Commissioner Ehlers seconded; motion failed 1-5.

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, 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 Herek seconded; motion failed 3-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting; Commissioner Ehlers seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:12 p.m.

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: December 21, 2022

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Vacating a 50 Feet by 44 Feet Portion of Right-of-Way Located Adjacent to a 2.26-Acre Parcel Located at the Eastern Side of Brookwillow Loop, Between Orion Way and Wolcott Avenue, and Setting a Public Hearing for January 4, 2023

RECOMMENDATION:

The Planning Commission heard this request at the December 13, 2022, meeting and voted (6 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, PXP1 Brookwillow, LLC, is requesting the vacation of a 50 feet by 44 feet portion of right-of-way (ROW) known as Brookwillow Drive, located on the eastern side of Brookwillow Loop between Orion Way and Wolcott Avenue. The vacation area contains approximately 2,202 square feet of land.

The subject property is part of the Brookwillow Subdivision. The applicant is in the process of site plan approval for a multifamily development on the property to the east of the requested right-of-way vacation. During the review, it was determined that the right-of-way vacation would allow the project to better utilize the space for the project and would eliminate the City's responsibility for maintenance of a driveway to a private development.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject vacation area of 2,202 square feet is located approximately 1,100 feet east of 24 ½ Road on the eastern side of Brookwillow Loop between Orion Way and Wolcott Avenue. The right-of-way was dedicated in 2006 as part of the Brookwillow Village

Planned Unit Development plat. In this earlier phase of the development, Brookwillow Drive was created with the idea of providing connectivity to the east. As the project has reached buildout and other properties to the east have developed, the need for this connection is no longer present.

The proposed vacated area will be incorporated into the overall site design. The Applicant has requested to vacate the right-of-way and abutting multipurpose easements (VAC-2022-674, under separate consideration) to allow for the subject area to function as a driveway into the multifamily site and to allow for additional parking. Given that the right-of-way only provides access into this one site, the Applicant is requesting the vacation of the right-of-way to accommodate the proposed development.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on November 7, 2022 at Appleton Elementary. There were four attendees from the public in addition to the applicant, one of their staff, and city staff. Neighbors were unopposed to the vacation of the right-of-way but expressed concern about there being inadequate parking in the area.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on October 3, 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 this public hearing was published December 6, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate 2,202 square feet of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities or services provided to the general public since it only provides access into a single development site.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- Principal 3: Responsible and Managed Growth
- Policy 4: Maintain and build infrastructure that supports urban development.

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

Therefore, Staff finds that this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;

This request is to vacate an existing public right-of-way which is not needed to provide access to the subject property. The proposed development will take access from Brookwillow Loop. Additionally, should the plans change, the site is surrounded on all sides by rights-of-way so has additional opportunities for access. Therefore, Staff finds that this criterion has been met.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation request does not impact access to any parcel and, as such, Staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;

There will be no impact to public facilities and services. Ute Water and Xcel Energy responded during the utility review that there was no objection to the vacation of this property. No comments were received from other review agencies. Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services. The site plan review is complete and has identified adequate public facilities and services for the development. Staff finds that this criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

This proposal will remove right-of-way that is not necessary for any City transportation networks and functions as more of a driveway than a right-of-way. Approval of this request will remove the maintenance requirements of the City on private development. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Brookwillow Village F6 – Public Right-Of-Way Vacation, VAC-2022-673, located adjacent to a 2.26-acre parcel located at the eastern side of Brookwillow Loop, between Orion Way & Wolcott Avenue, the following findings of fact have been made:

The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.

Therefore, the Planning Commission recommends approval of the requested vacation.

FISCAL IMPACT:

Average value of property and right-of-way can range broadly. The City received an MAI Appraisal from the project within the general area in 2021 that provided a value of approximately $268,675 per acre or $6.17 per square foot. This request includes vacating approximately 2,202 square feet of right-of-way which would result in a value of approximately $13,586.34. This estimation of value is for informational purposes only. No compensation is being requested for this vacation.

SUGGESTED MOTION:

I move to introduce an ordinance vacating a 50 feet by 44 feet portion of ROW located adjacent to a 2.26-acre parcel located at the eastern side of Brookwillow Loop, between Orion Way and Wolcott Avenue and and set a public hearing for January 4, 2023.

Attachments

1. BWV F6 ROW Dev Application
2. Site Location, Aerial, Land Use, Zoning, Esmt Exh
3. BWV F6 Vacation Ordinance
4. Planning Commission Minutes - 2022 - December 13 - Draft

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: ROW Easement

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: 24 1/2 Road & Brookwillow Loop
Site Acreage: 2.5
Site Tax No(s): 2945-041-95-100 & 2945-041-34-000
Site Zoning: R-16
Project Description:

Property Owner Information

Name: Senergy Builders, LLC
Street Address: 1111 S 7th St
City/State/Zip: Grand Junction, Co 81501
Business Phone #: 970_248_8500
E-Mail: dcarei@senergybuilders.com
Fax #:
Contact Person: Darin Carei
Contact Phone #: 970_248_8500

Applicant Information

Name: Senergy Builders, LLC
Street Address: 1111 S 7th St
City/State/Zip: Grand Junction, Co 81501
Business Phone #: 970_248_8500
E-Mail: dcarei@senergybuilders.com
Fax #:
Contact Person: Darin Carei
Contact Phone #: 970-248-8500

Representative Information

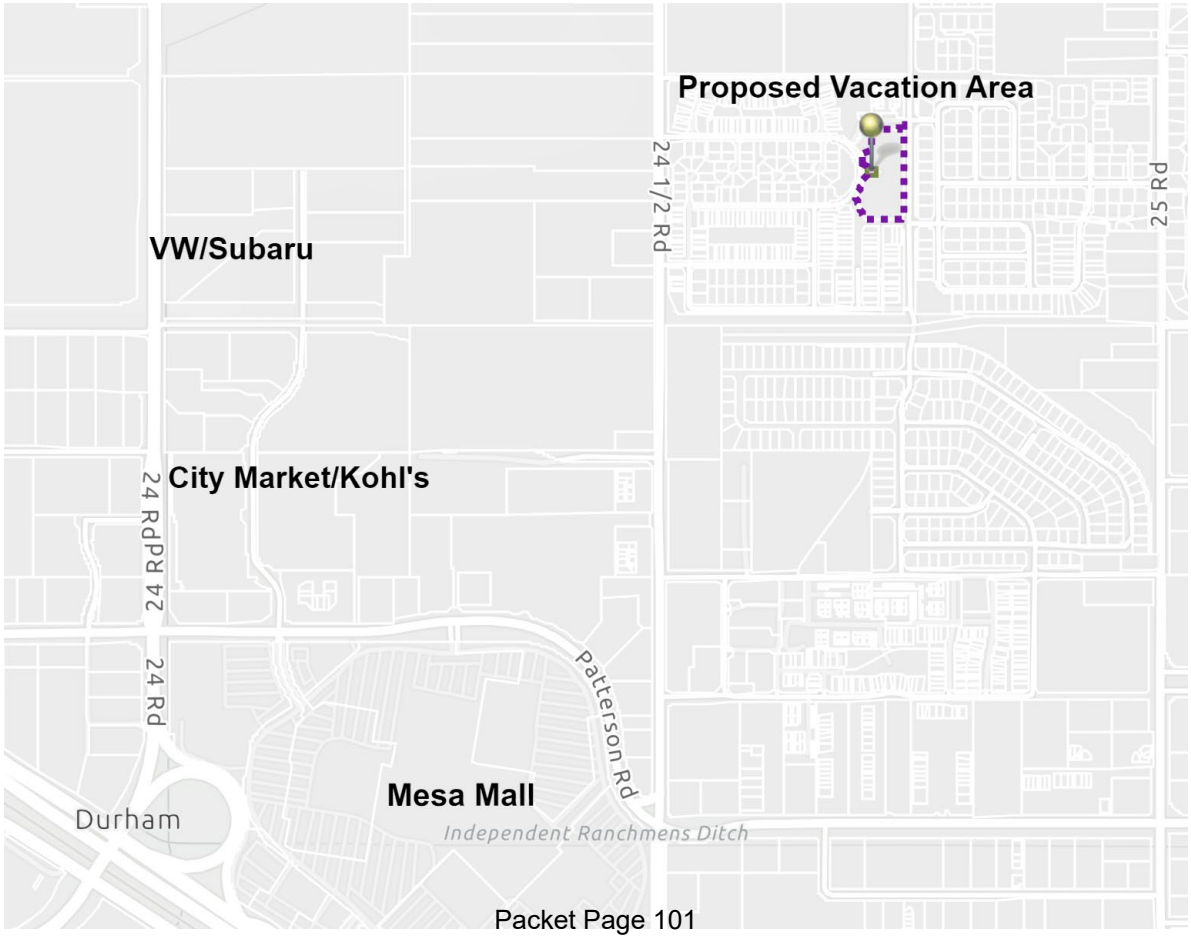
Name: Kim Kerk Land Cons. & Dev.
Street Address: 2829 North Ave #105
City/State/Zip: Grand Junction, Co 81501
Business Phone #: 970_640_6913
E-Mail: kimk355@outlook.com
Fax #:
Contact Person: Kim Kerk
Contact Phone #: 9706406913

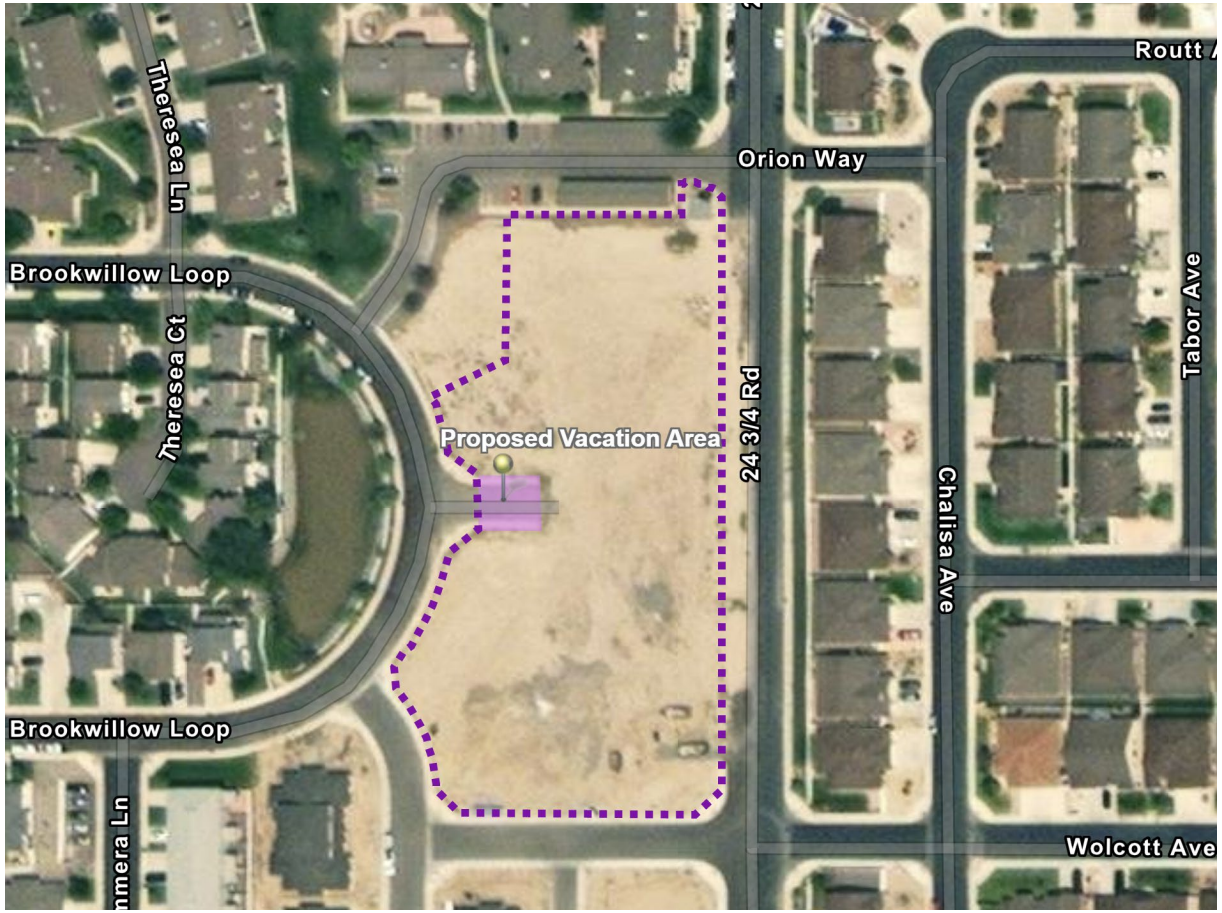
NOTE: Legal property owner is owner of record on date of submittal.

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:
Signature of Legal Property Owner: Darin Carei — Date: 8/30/22

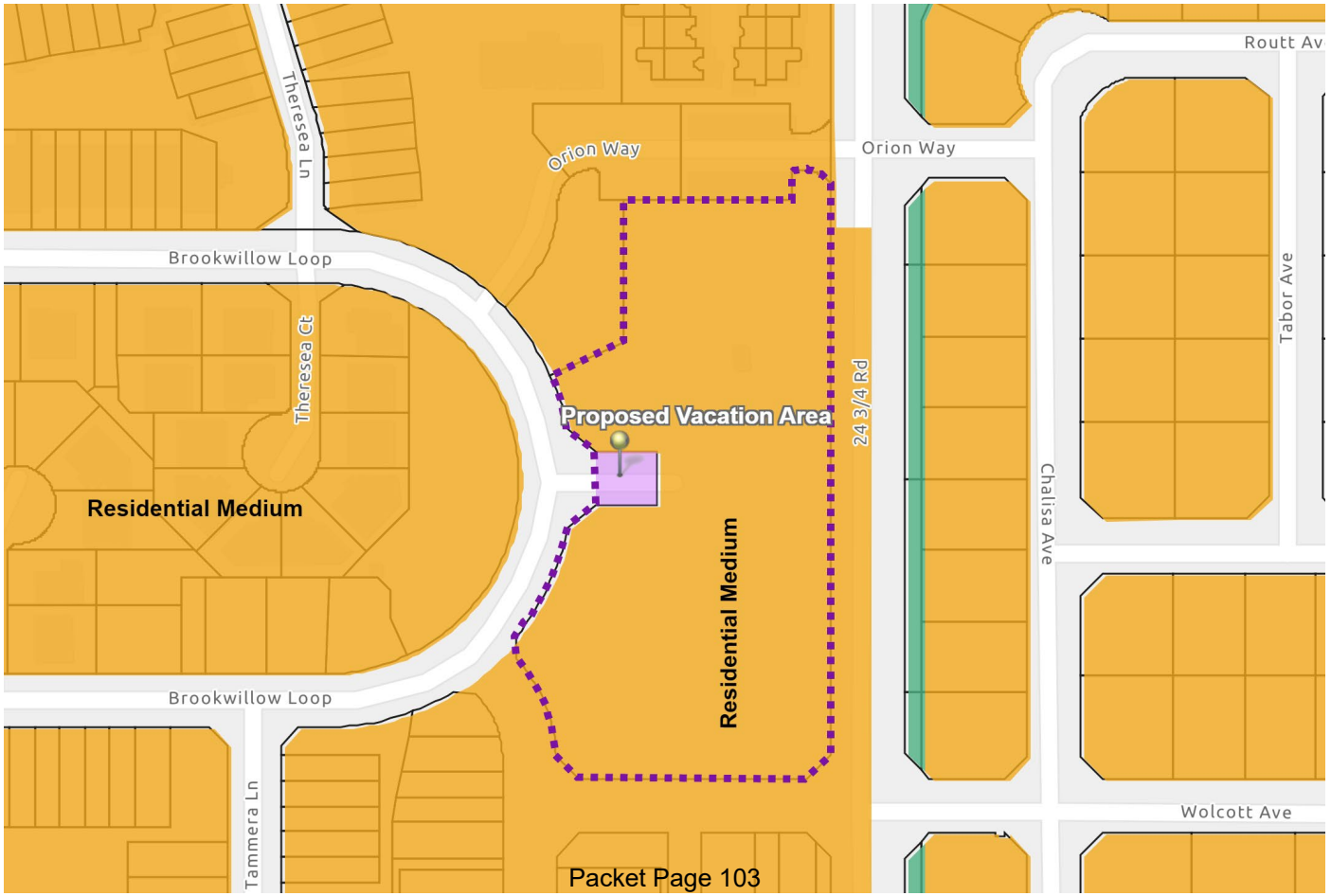
Site Location Map



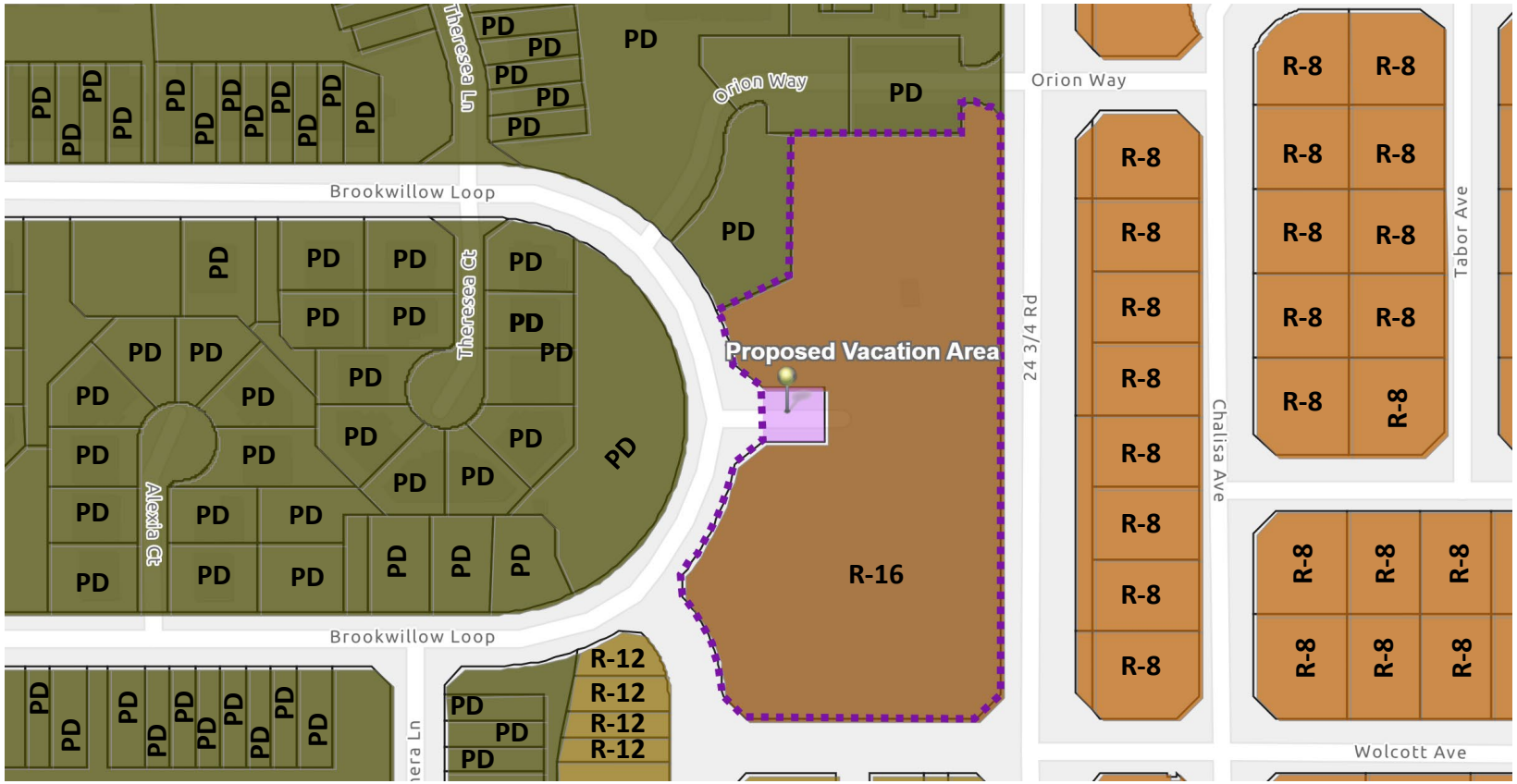


Aerial Photo Map

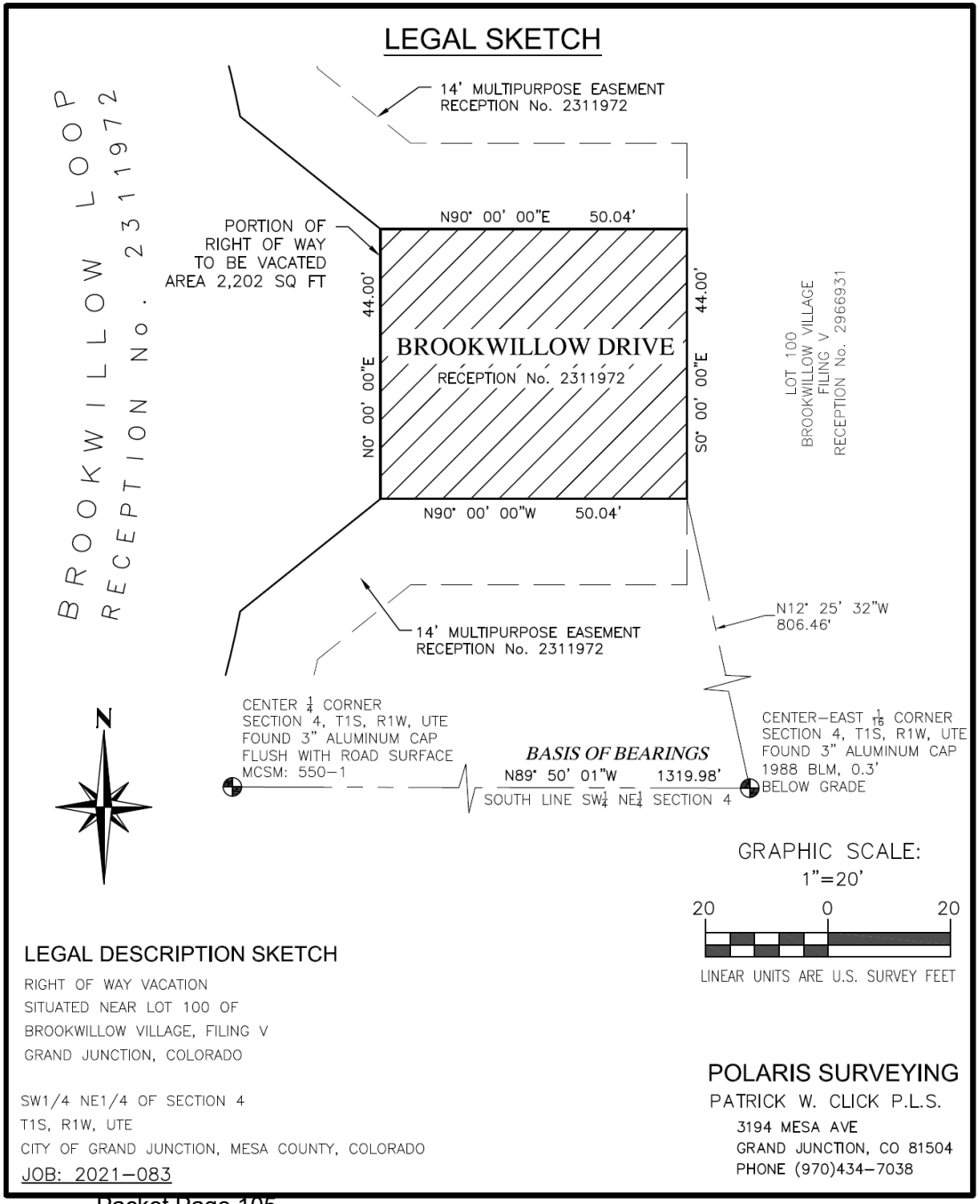
Future Land Use Map



Zoning Map


Theresea Ln
Orion Way
Brookwillow Loop
Theresea Ct
Alexia Ct
Proposed Vacation Area
R-16
24 3/4 Rd
Chalisa Ave
Tabor Ave
Wolcott Ave
PD
R-8
R-12

ROW Vacation Area



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY IDENTIFIED AS BROOKWILLOW DRIVE ON THE BROOKWILLOW VILLAGE SUBDIVISION PLAT AS GRANTED TO THE PUBLIC BY RECEPTION NUMBER 2311972

LOCATED SOUTH OF ORION WAY, EAST OF BROOKWILLOW LOOP, AND NORTH OF WOLCOTT AVENUE

Recitals:

A vacation of a portion of public right-of-way as granted and identified as Brookwillow Drive on the Brookwillow Village subdivision plat as recorded in 2006 within Reception # 2311972 has been requested by the property owner, PXP1 Brookwillow, LLC, as part of the major site plan review for Brookwillow Village F6 multifamily. The portion of right-of-way requested to be vacated was intended for cross-connection through the site that is no longer necessary for the overall site development and contains no existing utility infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of right-of-way for Brookwillow Drive is consistent with the 2020 Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

The East 50.04 feet of Brookwillow Drive as shown on the Plat of Brookwillow Village Planned Unit Development, as recorded at Reception Number 2311972 of Mesa County Records.

Said tract of land contains 2,202 square feet.

See Exhibit A.

Introduced on first reading this _____ day of _____, 2022 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

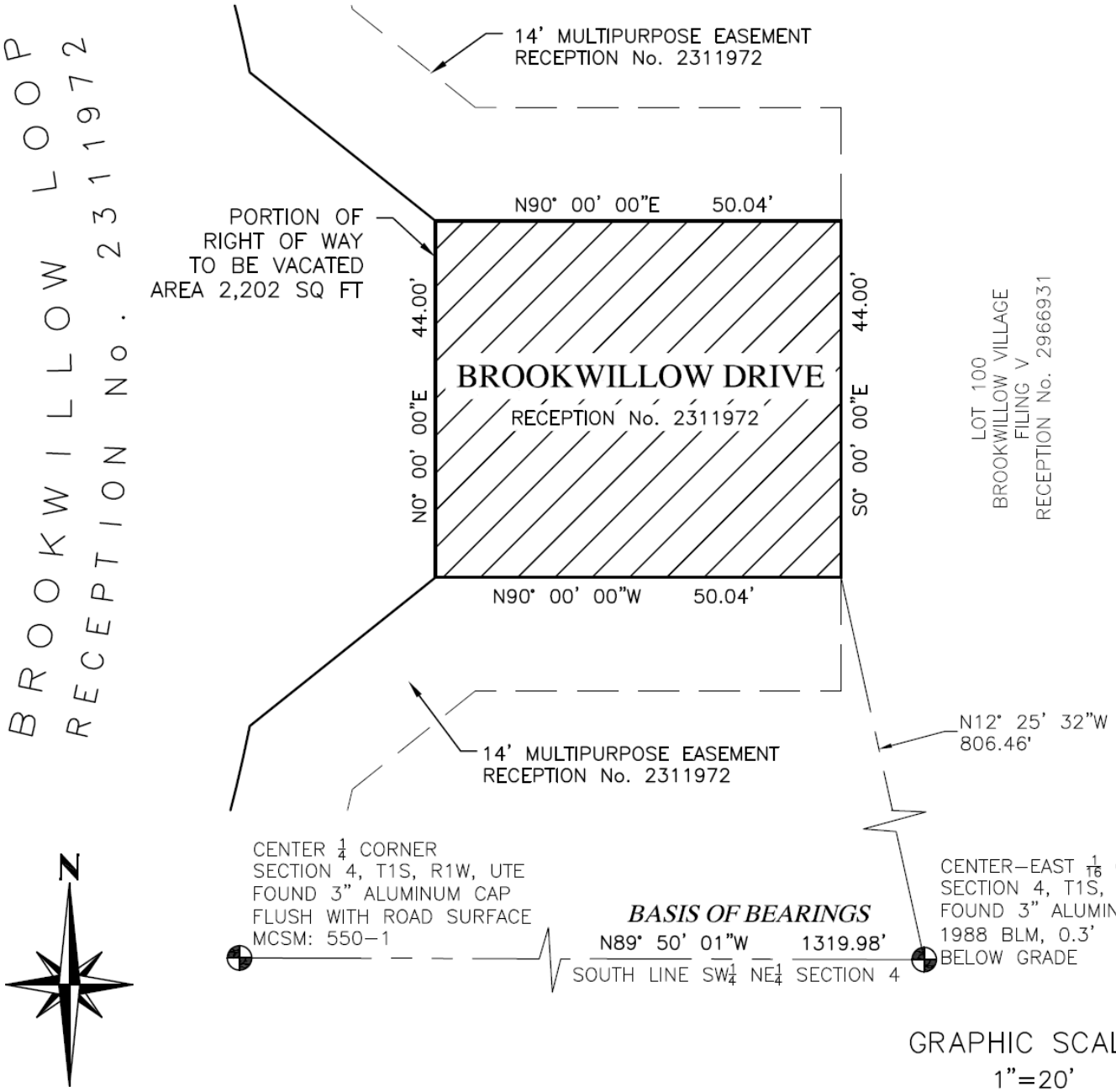
ATTEST:

_____ _____

City Clerk Mayor

EXHIBIT A

LEGAL SKETCH



GRAPHIC SCALE:
1"=20'

20 0 20

LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION SKETCH

RIGHT OF WAY VACATION
SITUATED NEAR LOT 100 OF
BROOKWILLOW VILLAGE, FILING V
GRAND JUNCTION, COLORADO

SW1/4 NE1/4 OF SECTION 4
T1S, R1W, UTE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

JOB: 2021-083

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

GRAND JUNCTION PLANNING COMMISSION
December 13, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Ehlers.

Those present were Planning Commissioners; Keith Ehlers, Kimberly Herek, Sandra Weckerly, Shanon Secrest, JB Phillips, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner) and Jacob Kaplan (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from November 8th, 2022.
2. **Brookwillow Village Filing Six-Vacation of Public ROW** **VAC-2022-673**
   Consider a request by Senergy Builders, Darin Carei, to vacate a portion of Brookwillow Drive Right of Way totaling 660 square feet in a PD (Planned Development) zone district.
3. **Brookwillow Village Filing Six-Vacation of Easement** **VAC-2022-674**
   Consider a request by Senergy Builders, Darin Carei, to vacate two sections of multi-purpose easement paralleling Brookwillow Drive totaling 1332 square feet in a PD (Planned Development) zone district.
4. **Horizon Cache-Vacation of Slope Easement** **VAC-2022-771**
   Consider a request by Bray Commercial LLC - Sid Squirrell to vacate a slope easement on 2.4634 acres in a C-1 (Light Commercial) zone district.

REGULAR AGENDA

1. **Grand Valley Estates Annexation** **ANX-2022-478**
   Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

Discussion
Nicole Galehouse, Principal Planner, noted a discrepancy in the proposed zoning between the agendized item and the mailed notices. She proposed continuing the item to the next public hearing.

Motion and Vote

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission reschedule the item to the next public hearing.”

Commissioner Weckerly seconded; motion passed 7-0.

2. Lucky You Rezone RZN-2022-570

Consider a request by Lucky You Properties, LLC, to rezone 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at 2992 Patterson Road.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Tom Logue was present and available for questions

Questions for staff

Commissioner Ehlers asked if the site conforms to the C-1 zone.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:50 p.m. on December 13, 2022

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 2992 Patterson Road, City file number RZN-2022-570, 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 Weckerly seconded; motion passed 7-0.

3. Zoning & 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.

Staff Presentation

DRAFT

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Duyvejonck inquired about the specific requirements for developers seeking to obtain irrigation certification.

Commissioner Weckerly asked what language specifically would be changing with adoption of the proposed code amendment.

Commissioner Ehlers argued that the proposed amendment did not completely align with the goals of the Comprehensive Plan. He asked if there were any code requirements for the location of trees in the city. He inquired about how significant trees would impact private homeowners wanting to develop on their property. He asked if the significant trees are specifically required when designing a landscape plan. He remarked on the potential inequity that preserving significant trees posed for developers and wondered if the punitive measures of the amendment should be removed.

Commissioner Secrest gave an example of preserving significant trees having a potentially adverse impact on the value of a property, and how landowners might be incentivized to clearcut in order to maximize the space available to a developer. He inquired as to who were the most vocal stakeholders in discussions about the proposed amendment.

Staff responded to commissioner questions and comments.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

Kamie Long commented that these significant trees mainly grow in high-water areas which are typically seen as undesirable for development. She argued that the ordinance was equitable because there would be a measurable metric instead of evaluating each site on a case-by-case basis.

Kelly Maves argued that the canopy exists because of development. She requested that the commission remove the language on significant trees from the proposed amendment.

Don Pedigro remarked on the increased cost incurred by developers if they need to work around the significant trees.

Ron Abeloe added to the comments about development being the dominant driver of canopy creation in the Valley. He also argued that Cottonwoods were not worth consideration because they require too much water to maintain.

DRAFT

Greg Dahl echoed the concerns about increased cost of development. He commented that there should be incentives for developers who choose to preserve trees.

Kamie Long spoke again on behalf of the Forestry Board and addressed some of the comments made by the other attendants.

The public hearing was closed at 7:22 p.m. on December 13, 2022

Discussion

Staff spoke about the existing incentives for developers who choose to preserve significant trees and noted that the existing regulations protect significant trees, but it is up to the discretion of the Community Development director.

Commissioner Weckerly reiterated that the strike and underline of the existing code was unclear as to the actual proposals of this amendment. She added that the significant tree proposal might be especially detrimental to development in areas with limited water availability and would be counterintuitive to water conservation efforts.

Commissioner Herek voiced her support for keeping the language about significant trees in the amendment.

Commissioner Phillips commented that it would be good to identify who was speaking on behalf of the city prior to opening a public hearing. He wondered if the significant trees would hamper development and who should incur the costs of preserving trees.

Commissioner Duyvejonck argued in favor of preserving existing mature trees and that there should be costs and permits in order to remove trees from a site.

Commissioner Secrest outlined the reasons he both supported and was opposed to the amendment.

Commissioner Ehlers spoke briefly on his own desire to maintain tree canopy. He further argued his opposition to penalties against developers who are removing trees to maximize habitable space.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report, with the elimination of all reference to the proposed significant trees language.”

Commissioner Ehlers seconded; motion failed 1-5.

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, 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 Herek seconded; motion failed 3-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting; Commissioner Ehlers seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:12 p.m.

DRAFT

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 21, 2022

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Chris Angermuller

Information

SUBJECT:

Intergovernmental Agreement Between the City and the Clifton Fire Protection District to Provide Management Services for the Clifton Fire Protection District

RECOMMENDATION:

Authorize the City Manager to sign an Intergovernmental Agreement between the City and the Clifton Fire Protection District for the City to provide management services for the Clifton Fire Department.

EXECUTIVE SUMMARY:

Currently, the Clifton Fire Protection District does not have a fire chief or administrative officer to provide management and administrative oversight of day-to-day operations. This Intergovernmental Agreement will temporarily assign a Deputy Fire Chief from the Grand Junction Fire Department to the Clifton Fire Protection District to manage, operate, and administer the daily operations of the Clifton Fire Protection District. This agreement will advance the interests of both fire departments as they continue to evaluate and determine if a merger or other permanent relationship between the agencies may be accomplished for the long-term mutual benefit of Clifton and Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

Recently, a third-party public safety consultant completed a Cooperative Services Feasibility Study that was presented to City Council at a workshop on November 21, 2022. During that presentation, the consultant recommended that the City and the Clifton Fire Protection District explore an intergovernmental agreement to provide cooperative services. City Council gave direction for staff to create an Intergovernmental Agreement between the City and the Clifton Fire Protection District in order to provide management services for the district. The agreement provides

management assistance through the utilization of an existing Grand Junction Deputy Fire Chief that will be reassigned to Clifton Fire Protection District for a period of up to six months. The agreement also provides for the City to complete additional review of Clifton's administrative, operational and financial information and processes in order to establish whether a long-term cooperative services agreement or merger is feasible. The Deputy Fire Chief from Grand Junction will serve as the point of contact for other City departments as they evaluate the potential impact of a merger. This will allow for a more efficient evaluation process and ensure that the project is completed in a timely manner.

FISCAL IMPACT:

Clifton agrees to pay the City a fee of $85,000.00 to compensate for a portion of the cost of regular salary and benefits for the Deputy Fire Chief and for additional management overhead provided by the City. The fee will be paid monthly in installments of $14,166.66.

SUGGESTED MOTION:

I move to (approve/deny) an Intergovernmental Agreement between the City and the Clifton Fire Protection District to provide management services for the Cifton Fire Protection District.

Attachments

1. RES-Clifton MGMT Agreement 121422
2. AGR-Intergovernmental Agreement for Management Services - GJFD and CFPD 121522 (1)

RESOLUTION NO. __-22

A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY AND ITS FIRE DEPARTMENT AND THE CLIFTON FIRE PROTECTION DISTRICT FOR INTERIM MANAGEMENT AND SERVICES

Recitals:

Clifton and Grand Junction have agreed to enter into an interim agreement by which Grand Junction will provide a deputy fire chief to act as the Fire Chief for Clifton.

The Clifton Fire Protection District Board has concluded that temporarily assigning Grand Junction Fire Department Deputy Chief Chris Angermuller to manage, operate and administer the daily operations of the Clifton Fire Protection District is in the best interest of the citizens of Clifton, Grand Junction, and the greater Grand Valley.

Grand Junction and Clifton have further agreed that other Grand Junction Fire Department employees together with other City staff, will be assisting Clifton to advance the interests of both Departments as they continue to evaluate and determine if a merger or other permanent relationship between the Grand Junction and Clifton may be accomplished to the long-term mutual benefit of Clifton and Grand Junction.

Grand Junction has agreed to assign Deputy Chief Angermuller because his service will benefit Clifton and he may personally and professionally benefit from the assignment, and such assignment will allow Clifton and Grand Junction to continue to evaluate and determine if a merger or other permanent relationship between the departments may be accomplished to the long-term mutual benefit of Clifton and Grand Junction.

The assignment of Deputy Chief Angermuller will begin January 1, 2023 and continue until the agreement is terminated or through July 1, 2023, whichever occurs first.

Grand Junction and Clifton have negotiated the attached agreement and the City Council having been advised in the premise deems it appropriate that the City enter into the agreement for those purposes of and on the understandings stated therein.

DRAFT

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

The City Manager is hereby authorized and directed to sign the attached agreement for the purposes established and provided therein.

PASSED and ADOPTED this 21st day of December 2022.

_____

Anna M. Stout
President of the City Council

Attest:

_____

Amy Phillips
City Clerk

DRAFT

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into this ___ day of December 2022 by and between the CITY OF GRAND JUNCTION, COLORADO, hereinafter referred to as "Grand Junction" and the CLIFTON FIRE PROTECTION DISTRICT, hereinafter referred to as "CFPD". Grand Junction and CFPD are referred to collectively as the "Parties" and individually as a "Party"

RECITALS

The Parties have agreed to enter into an interim agreement by which Grand Junction will provide a deputy fire chief to act as the Fire Chief for CFPD. The CFPD Board has approved the agreement by a vote of the CFPD Board and has concluded that temporarily assigning Deputy Chief Chris Angermuller from Grand Junction to manage, operate and administer the daily operations of CFPD is in the best interest of the citizens of CFPD, Grand Junction, and the greater Grand Valley.

The Parties have further agreed that other Grand Junction Fire Department ("GJFD") employees, together with other City staff, will be assisting CFPD to advance the interests of both Departments as they continue to evaluate and determine if a merger or other permanent relationship between the GJFD and the CFPD may be accomplished to the long-term mutual benefit of the Parties.

By the terms hereof and the signatures affixed hereto, the Parties represent that each is ready, willing and able to perform the services set forth in this agreement.

NOW, THEREFORE, and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

SCOPE OF SERVICES

1. Grand Junction shall provide GJFD Deputy Chief Chris Angermuller (referred to as "the GJFD Personnel") to CFPD for the purpose of serving as CFPD's interim fire chief for the daily management, operation, and administration of CFPD.

2. Grand Junction has agreed to assign the GJFD Personnel because his service will benefit CFPD and the GJFD Personnel may personally and professionally benefit from the assignment, and such assignment will allow the Parties to continue to evaluate and determine if a merger or other permanent relationship between GJFD and CFPD may be accomplished to the long-term mutual benefit of the Parties.

3. The assignment of the GJFD Personnel shall begin January 1, 2023 and continue until this agreement is terminated or through July 1, 2023, whichever occurs first. At all times the

GJFD Personnel's duties shall be as defined by Grand Junction in accordance with CFPD's operating standards; however, the GJFD Personnel shall be under the command and control of GJFD Chief Ken Watkins or his designee.

4. Generally, the GJFD Personnel's activities and the services, which will be provided in accordance with this agreement, may include, but are not necessarily, limited to:
   a. acting as the interim fire chief of CFPD; and,
   b. overseeing, supervising, guiding, and directing the staff of CFPD; and,
   c. acting as liaison to the CFPD Board and the community; and,
   d. serving as a member of the CFPD management/leadership team; and,
   e. evaluating, assessing, and observing the operations of CFPD and its equipment and capabilities in anticipation of determining if a merger or other permanent relationship between the GJFD and CFPD may be accomplished to the long-term mutual benefit of the Parties; and,
   f. other duties as assigned.

5. Grand Junction, by and through the GJFD Chief Ken Watkins or his designee(s) ("Fire Chief") is responsible for authorizing, approving, and supervising the work performed by the GJFD Personnel under this agreement. The Fire Chief shall consult with and direct the GJFD Personnel as necessary or reasonably required to perform the duties of the GJFD Personnel arising out of or under this agreement.

6. By signing this agreement, CFPD shall be deemed to have consented to the skills, professionalism and training of the GJFD Personnel and the services that he will provide under or in accordance with this agreement, knowing that the services the GJFD Personnel performs shall be in accordance with standards of care, skill, training, diligence and judgment provided by command officers and fire and emergency medical service organizations and providers who perform work of a similar nature to the work described in this agreement.

   Consistent with his experience and training the GJFD Personnel shall use his individual best professional judgment when directing any tactical, operational or functional decision, including making or recommending changes to CFPD. The GJFD Personnel shall meet regularly with the CFPD Boards regarding the operation and function of CFPD. If the GJFD Personnel determines that any tactical, operational or functional practice of CFPD is at variance with best practices of the GJFD and/or that direction of/from the GJFD Personnel is substantially at variance with operational practice of CFPD, then the GJFD Personnel and/or the Fire Chief shall specifically meet and confer about the tactical, operational or functional decision or direction given by the GJFD Personnel and/or the manner that CFPD is or is not discharging the same. If the GJFD Personnel and CFPD have irreconcilable differences, then Grand Junction and/or CFPD may terminate this Agreement in accordance with the TERMINATION provisions hereof.

7. Grand Junction shall equip the GJFD Personnel in accordance with its standard departmental practices.

8. CFPD shall provide the GJFD Personnel with secure office space, including telephone connections, a telephone, internet/computer connection(s), heating, cooling, lighting, parking and any and all reasonably necessary or required physical facilities, including, but not limited to, desks, chairs and filing cabinets. CFPD shall provide keys, access code(s) or combination(s) to the offices and any other space provided or reasonably required by the GJFD Personnel.

9. CFPD shall provide the GJFD Personnel access to all records kept or maintained by CFPD for the operation and administration of CFPD and evaluation of CFPD, consistent with the terms of this agreement.

COMPENSATION

Clifton agrees to pay Grand Junction $85,000.00 for the services set forth in this agreement for the term of this agreement. The $85,000.00 ("Fee") will a) compensate Grand Junction for a portion of the 2023 cost of regular salary and benefits for the GJFD Personnel and b) for additional management overhead provided by Grand Junction. The Fee will be paid monthly in installments of $14,166.66 to Grand Junction by CFPD. In the event of termination of the agreement prior to July 1, 2023, monthly payments will be prorated on a bi-weekly basis in accord with the Termination provision hereof.

Notwithstanding that the value of the compensation of the GJFD Personnel will be paid by CFPD, the GJFD Personnel is and shall continue to be an employee of Grand Junction and Grand Junction shall compensate the GJFD Personnel and provide health, general liability and workers compensation insurance and other customary benefits. Under no circumstance shall the GJFD Personnel be considered an employee or volunteer of CFPD; nor shall CFPD be considered to be a co-employer of the GJFD Personnel.

The consideration of the payment of the Fee by CFPD and the performance of the services by Grand Junction is adequate and mutually acceptable to the Parties and those considerations, together with other good and valuable consideration, shall be the basis for the formation of this agreement.

TERMINATION

If the GJFD Personnel fails to perform to the satisfaction of CFPD or the GJFD Personnel and/or Grand Junction are not satisfied, then either CFPD or Grand Junction may terminate this Agreement for convenience on fourteen (14) days prior written notice.

NOTICES

DRAFT

Notices concerning this agreement shall be made in writing by CFPD to the Grand Junction City Manager at 250 North 5th Street, Grand Junction, Colorado 81501 with a copy to the Office of the City Attorney at 250 North 5th Street, Grand Junction, Colorado 81501, by prepaid United States mail, return receipt requested. Notices concerning this agreement shall be made in writing by Grand Junction to CFPD at 3254 F Road, Clifton, Colorado 81520 by prepaid United States mail, return receipt requested.

Mailed notices shall be deemed effective upon deposit with the U.S. Postal Service.

NO THIRD-PARTY BENEFICIARIES

The enforcement of the terms and conditions of this agreement and all rights of action relating to such enforcement shall be strictly reserved to the Parties and nothing contained in this agreement shall give or allow any such claim or right of action by any other or third person. It is the express intention of the Parties that any other person, including the GJFD Personnel, other than Grand Junction and/or CFPD receiving any benefit(s) from this agreement shall be deemed to be incidental beneficiaries only.

GOVERNMENTAL IMMUNITY

Notwithstanding any other provision of this agreement to the contrary, no term or condition of this agreement shall be construed or interpreted as a waiver of any provision of the Colorado Governmental Immunity Act 24-10-101 *et. seq*., C.R.S., as now or hereafter amended. The Parties understand and agree that liability for claims for injuries to persons or property and other injuries which lie in tort or could lie in tort that arise out of the negligence of Grand Junction/the GJFD Personnel and/or their respective officers, agents and employees is controlled and limited by the provisions of 24-10-101 *et. seq*., C.R.S., as now or hereafter amended.

INTERGOVERNMENTAL AGREEMENT

For all purposes under this agreement, the GJFD Personnel shall be assigned to CFPD to perform professional services. The assignment of the GJFD Personnel is generally authorized by C.R.S. 29-5-105 and/or C.R.S. 32-1-1001.

The services provided hereunder by the GJFD Personnel are during the term of this agreement intended to be principally for the use and benefit of CFPD; however, such services are not exclusive to CFPD and accordingly Grand Junction has the right to assign/reassign specific personnel to provide services. During such assignment(s) of the GJFD Personnel that assignment(s) will be the principal assignment(s) of any Officer so assigned.

The Parties acknowledge and agree that the assigned GJFD Personnel may, with the lawful and proper invocation of a mutual aid request, respond to other locations, situations, or emergencies other than those directly arising from or related to the provision of services under or pursuant to this agreement to CFPD.

DRAFT

HEADINGS

The headings contained in this agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this agreement.

ENTIRE AGREEMENT

The Parties acknowledge and agree that the provisions contained herein constitute their best understanding of the circumstances giving rise to this agreement; however, each Party further acknowledges and agrees that alteration(s), amendment(s), change(s) or modification(s) to this agreement may be made but the same shall be valid only if they are contained in an instrument, which is executed by both Parties with the same formality as this agreement. Course of dealing, no matter how long, is not intended, and shall not be construed, as an alteration(s), amendment(s), change(s) or modification(s) to this agreement.

VENUE AND JURISDICTION

1. This agreement shall be construed and interpreted in accordance with the laws of the State of Colorado and the laws of Grand Junction; provided, that of there is a conflict between the laws, the laws of the State of Colorado shall govern.

2. Any legal action shall be brought in the Mesa County District Court, which shall have exclusive jurisdiction.

DISCRIMINATION

During the performance of this agreement, Grand Junction agrees that it will neither discriminate nor expect or require the GJFD Personnel to discriminate against any person based on race, creed, color, ancestry, hair texture, hair type or protective hairstyles commonly associated with race, religion, national origin, ancestry, gender, sex, pregnancy, marital status, military status, age, genetic information, family responsibilities, disability, sexual preference or orientation, transgender status, membership or other status in any other group protected by applicable law.

In the event of Grand Junction's discrimination or violation of any such rules, regulations or orders, this agreement may be canceled, terminated, or suspended in whole or in part by CFPD.

GENERAL

1. At all times during the performance of this agreement, the GJFD shall strictly adhere to all applicable federal and state laws, rules and regulations that have been or may hereafter be established.

DRAFT

2. The persons signing this agreement are authorized to sign and bind the entity for which they sign.

3. The provisions of this agreement are not mere recitals but are contractual in nature.

4. This agreement may be executed in counterparts and by facsimile or electronic pdf, all of which shall constitute one valid and binding instrument.

IN WITNESS WHEREOF, the Parties have caused this agreement to be executed as of the day and year first written above.

CLIFTON FIRE PROTECTION DISTRICT

by: _____
Robert Thomason, Board President

ATTEST:

by: _____
David Britto, Board Secretary

CITY OF GRAND JUNCTION

by: _____
Greg Caton, City Manager

RECOMMENDED AND APPROVED

by: _____
Ken Watkins, Fire Chief

ATTEST:

by: _____
Amy Phillips City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 21, 2022

Presented By: Trenton Prall, Public Works Director

Department: City Manager's Office

Submitted By: Johnny McFarland

Information

SUBJECT:

Intergovernmental Agreements (IGA's) between the City of Grand Junction, Mesa County, the City of Fruita, the Town of Palisade, Grand Valley Transit (GVT) and Grand Valley Metropolitan Organization (GVMPO) Setting Forth the Local Funding Formula for Contributions to GVT and GVMPO for 2023

RECOMMENDATION:

Staff recommends approval of the two Intergovernmental Agreements.

EXECUTIVE SUMMARY:

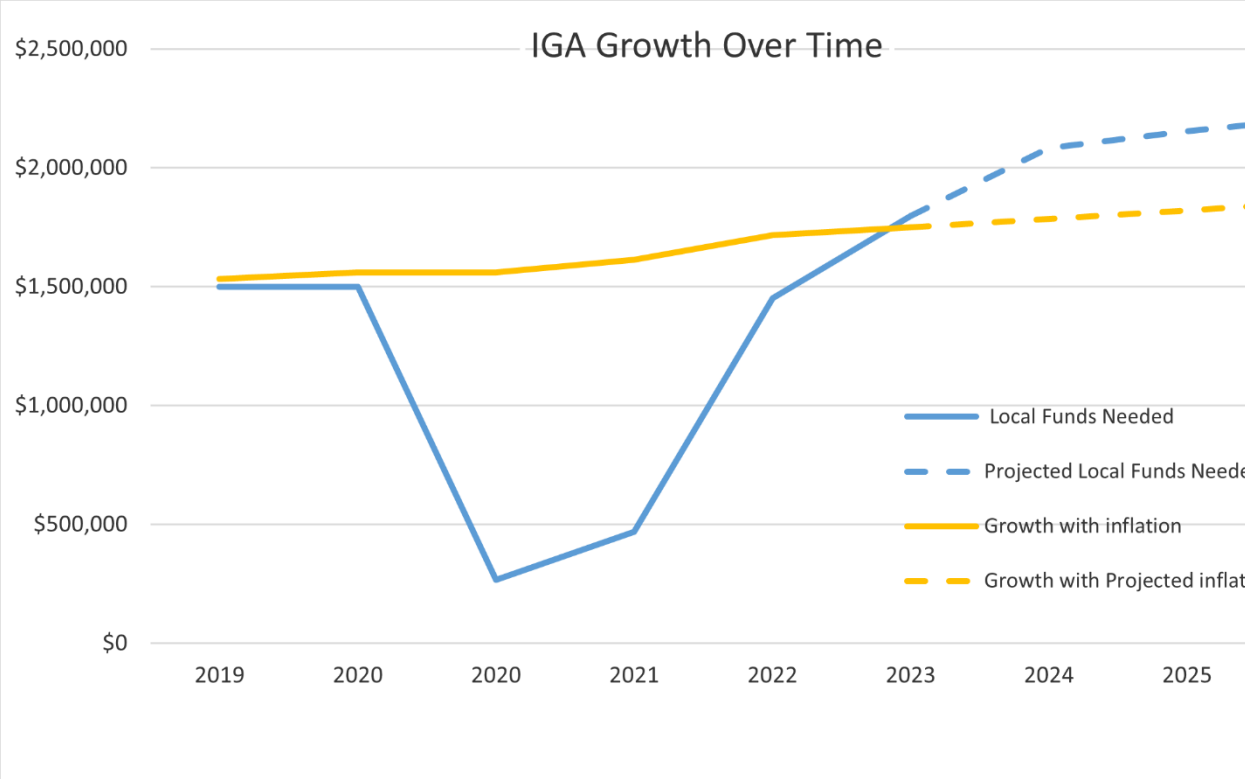
The two IGAs set forth the 2023 local funding contributions to Grand Valley Transit (GVT) and the Grand Valley Metropolitan Planning Organization (GVMPO). The City of Grand Junction's contributions to GVT will total $539,312 and Grand Junction's contributions to GVMPO will total $57,227. This represents 30 percent of total funding contributions from the City to GVT and 47.1 percent of total funding contributions from the City to GVMPO.

BACKGROUND OR DETAILED INFORMATION:

The IGA reflects operation contract increases but also considers other operation costs such as fuel, maintenance, staff, other transit related expenses as well as capital expenses. Due to the $5.6 million received from CARES Act, partner contributions dropped drastically in 2020 and 2021.

The new 2023 IGA with Transdev’s request is inline with the 2019 IGA plus the annual rate of inflation as shown in the chart below. It should be noted that 2023 does not include a capital contribution due to carry-over from 2022. After 2023, the projected IGA

costs will increase due to projected capital costs and increased operation costs. The increase in capital costs is projected and based on current fleet size, projected mileage and current and projected fleet costs and are subject to change. The history of the IGA is shown below:



FISCAL IMPACT:

The two IGAs set forth the 2023 local funding contributions to GVT and the GVMPO. The City of Grand Junction's contributions to GVT will total $539,312 and Grand Junction's contributions to GVMPO will total $57,227. This represents 30% of total funding contributions from the City to GVT and 47.1% of total funding contributions from the City to GVMPO.

The funding for these contributions are included in the 2023 adopted budget.

SUGGESTED MOTION:

I move to (Approve/Not Approve) the Intergovernmental Agreements (IGAs) between the City of Grand Junction, Mesa County, The City of Fruita, the Town of Palisade, Grand Valley Transit (GVT) and Grand Valley Metropolitan Planning Organization (GVMPO).

Attachments

1. GVT 2023 IGA FINAL
2. Staff Report- 2023 Transdev Wage Increase
3. 2023 GVMPO-IGA_ FINAL

GRAND VALLEY TRANSIT
INTERGOVERNMENTAL AGREEMENT

AN INTERGOVERNMENTAL AGREEMENT (IGA) CONCERNING THE ADOPTION OF THE LOCAL MATCH FUNDING FOR GRAND VALLEY TRANSIT (GVT) PUBLIC TRANSIT SERVICES FOR FY 2023.

WHEREAS, the Grand Valley Regional Transportation Committee (GVRTC) was formed by Intergovernmental Agreement by and between Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade to develop recommendations for local funding of transit services in the Grand Valley Urban Area; and

WHEREAS, in order to accomplish the goals for funding the transit system, a Transit Element setting forth the needs and mechanisms for future funding has been developed and adopted by the GVRTC; and

WHEREAS, the Federal Transit Administration awards operating and capital assistance to Mesa County on a matching and non-matching basis to assist in the implementation of the adopted Transit Element; and

WHEREAS, in order to remain eligible for Federal Transit Administration funding the GVRTC must develop, approve and implement a local financing structure that includes matching funds, which when expended will allow continuation of transit services in accordance with Federal standards; and

WHEREAS, the GVRTC has recommended a financing structure that it believes will provide for the funding needs of the transit system for 2023; and

WHEREAS, the GVRTC for itself and for the local governments and population that it serves desires to establish a stable, long-term operating and capital financing structure for the transit system; and

WHEREAS, the adoption of this financing structure for 2023 will allow local officials time to review all possible funding sources and to consider and work towards implementing alternative funding, including but not limited to the creation of a Regional Transportation Authority; and

WHEREAS, Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade have negotiated and agreed on the 2023 funding formula setting forth the funds to be provided by each entity; and

WHEREAS, the GVRTC approved the funding amounts for the GVT IGA at a regularly scheduled meeting on August 8, 2022 by Resolution 2022-010;

WHEREAS, the GVRTC and Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade all agree, subject to annual appropriation, to continue funding as established by this IGA until December 31, 2023 or the implementation of an approximately equal or greater permanent transit system funding source; and

WHEREAS, the GVRTC has stated that it understands, acknowledges and agrees that local match funding is not permanent funding and that the funding formula and the local match funding commitments as set forth herein will allow for the continued operation of the transit system and those funds are not and shall not be a permanent transit system funding source as set out above;

NOW, THEREFORE, BE IT AGREED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, THE GRAND JUNCTION CITY COUNCIL, THE FRUITA CITY COUNCIL AND THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE THAT THE LOCAL MATCH FUNDING FOR FY 2023 SHALL BE ESTABLISHED IN ACCORDANCE WITH THE FOREGOING RECITALS AND THE FUNDING FORMULA SET FORTH HEREIN BELOW:

Partner	Local Match
Mesa County (65%)	**$1,168,509**
Grand Junction (30%)	**$539,312**
Fruita (3%)	**$53,931**
Palisade (2%)	**$35,954**
Total Contributions (100%)	**$1,797,705**

CITY OF FRUITA

By:_____
Michael Bennett, City Manager Date

CITY OF GRAND JUNCTION

By:_____
Greg Caton, City Manager Date

MESA COUNTY

By:_____
Peter Baier, County Administrator Date

TOWN OF PALISADE

By:_____
Janet Hawkinson, Town Administrator Date

2023 Transdev Wage Increase Request- Staff Report, July, 2022

On April 28, 2022, Dana Brosig, RTPO Director, sent a memo to Transdev expressing Mesa County's desire to exercise Option Year 4/Contract Year 7 of the contract with Transdev for Grand Valley Transit service through 2023. On May 10, 2022, Ibrahima Toure, Regional Vice President for Transdev replied with a memo also expressing a desire to extend their contract and expressing a need to increase wages by $1.50/hour on July 1, 2022 as well as a 3.5% increase in wages in 2023. On June 27th, the GVRTC approved a $1.50/hr increase for all hourly Transdev employees for July-December, 2022 with the increased cost shared between Transdev and Mesa County (which includes all local and FTA funds). Local funds in the 2022 IGA were sufficient to cover the increase so no additional local funds were needed. At the meeting, GVRTC Representatives requested that Transdev resubmit the 2023 request and to not be afraid to ask for what they needed in order to hire and retain drivers. On July 25, 2022, Transdev submitted a new 2023 request with all non-salary employees receiving a $1.50/hr increase starting in January, 2023 (Attachment 1).

2023 Transdev Request

The request for 2023 is as follows:

	Amended 2022 Contract	**New Requested 2023 Contract**	Difference
Scheduling & Dispatch Supervisor	$26.03	**$27.53**	$1.50
Safety & Training Supervisor	$25.13	**$26.63**	$1.50
Road Supervisor	$21.25	**$22.75**	$1.50
Vehicle Operators			
Full-time	$17.00	**$18.50**	$1.50
Part-time	$17.00	**$18.50**	$1.50
Training	$17.00	**$18.50**	$1.50
Payroll / Administrative	$24.85	**$26.35**	$1.50
Dispatcher	$20.37	**$21.87**	$1.50
Utility/Maintenance Worker	$15.88	**$17.38**	$1.50
Lead Utility	$18.50	**$20.00**	$1.50

The request from Transdev include the following:

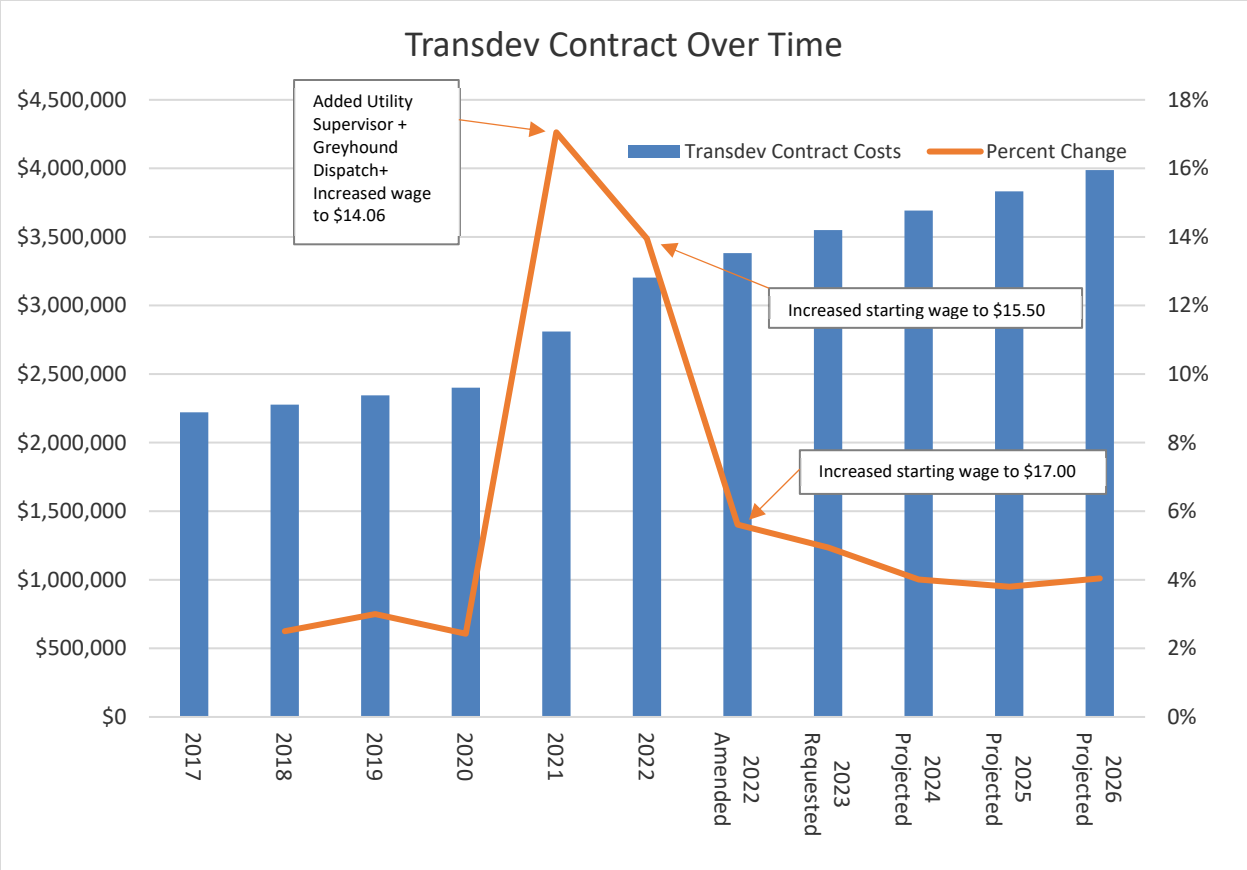
- 10.83% increase from original 2022 contract
- 4.9% increase from amended 2022 contract (approved at July GVRTC meeting)
- Requesting a $1.5/hr increase for hourly employees from amended 2022 contract
- Total contract amount for 2023 is $3,549,619 for 64,000 revenue hours.
- Other Transdev operating expenses were a similar percent of the contract cost as in previous contracts.

The projected starting hourly rates between 2024-2026 are as follows:

Position	Amended 2022 Contract	Requested 2023 Contract	Projected 2024	Projected 2025	Projected 2026
Scheduling & Dispatch Supervisor*	$26.03	$ 27.53	$ 28.63	$ 29.77	$ 30.97
Safety & Training Supervisor*	$25.13	$ 26.63	$ 27.70	$ 28.81	$ 29.96
Road Supervisor*	$21.25	$ 22.75	$ 23.66	$ 24.61	$ 25.59
Vehicle Operators					
Full-time	$17.00	$ 18.50	$ 19.24	$ 20.01	$ 20.81
Part-time	$17.00	$ 18.50	$ 19.24	$ 20.01	$ 20.81
Training	$17.00	$ 18.50	$ 19.24	$ 20.01	$ 20.81
Payroll / Administrative*	$24.85	$ 26.35	$ 27.40	$ 28.50	$ 29.64
Dispatcher	$20.37	$ 21.87	$ 22.74	$ 23.65	$ 24.60
Utility/Maintenance Worker	$15.88	$ 17.38	$ 18.07	$ 18.80	$ 19.55
Lead Utility	$18.50	$ 20.00	$ 20.80	$ 21.63	$ 22.50

Transdev Contract

The Transdev contract has historically fluctuated between a 2-3% annual increase except at times when salaries increased or additional positions were added to the contract, as shown in the chart below. As the contract is now in option years, the contract past 2023 is projected only and the increase in the out years is 3-4%, closer to the early years of the contract. The higher contract increases were necessary to maintain service, respond to increases in minimum wages, increase salaries and add positions during option years.



2023 GVT Operating Costs:

- All operating expenses will need to be matched with local funds. We no longer have CARES Act funding to cover GVT operations.
- Updated costs for fleet maintenance (22% increase from 2022 model), Mobility Manager position (2% increase) and other transit expenses (staff salaries, legal expenses, snow removal/lawn care, bus stop maintenance, etc.)
- Slight increase in advertising revenue from bus backs and bench/shelter advertising (~$57,000 in 2022 to ~$70,000 in 2023)
- Loss of Greyhound revenue (~$30,000 after expenses)
- Total operating cost increased from $4.21M (2022 original contract) to $4.34M (2022 amended contract) to $4.77M (2023 requested contract)

2023 GVT Capital

Mesa County RTPO staff have been successful in securing funding for replacement of the "baby boom" of buses where many of our cutaways reached the end of their useful life around the same time. Funding has been secured through the following:

Funding Request	Request	Status
2020 Consolidated Call for Projects- CCCP	3 cutaways	Ordered, awaiting delivery
2021- FTA 5339 Bus and Bus Facilities	2 low-floors and 3 cutaway expansion	Ordered, awaiting delivery
2022 Congressionally Designated Spending(CDS)	2 low-floors and 2 cutaways	Working on bus order
2022 CDOT Consolidated Call for Projects-CCCP	2 cutaways + difference in funding from CDS	Awaiting grant agreement
2023 Congressional Designated Spending (CDS)	4 cutaways- 2 replacement and 2 expansion fleet	Submitted, part of appropriations process
2022 FTA 5339	4 cutaways-2 replacement and 2 expansion fleet and bus maintenance facility	Submitted May, 2022

*Note that the 2023 Congressional Designated Spending request and the 2022 FTA 5339 fleet request are identical requests

The local match for these buses was covered by Multimodal Options Fund (MMOF) funding as well as local funds contributed through the IGA.

Looking forward, in the coming years we project approximately $190,000/year for fleet replacement to cover the 20% local match for competitive grants. It should be noted that we are beginning to enter a lower period of our fleet replacement cycle and we anticipate an increase in funding needs after 3-4 years, though this is difficult to project with accuracy. These costs are projected increases based on current fleet size, projected mileage and current and projected fleet cost. The cost of cutaway buses have significantly increased (~20% in 2021 and ~30% in 2022) through the state price agreement. The projected capital cost is subject to change.

The fleet maintenance facility will be covered by the following:

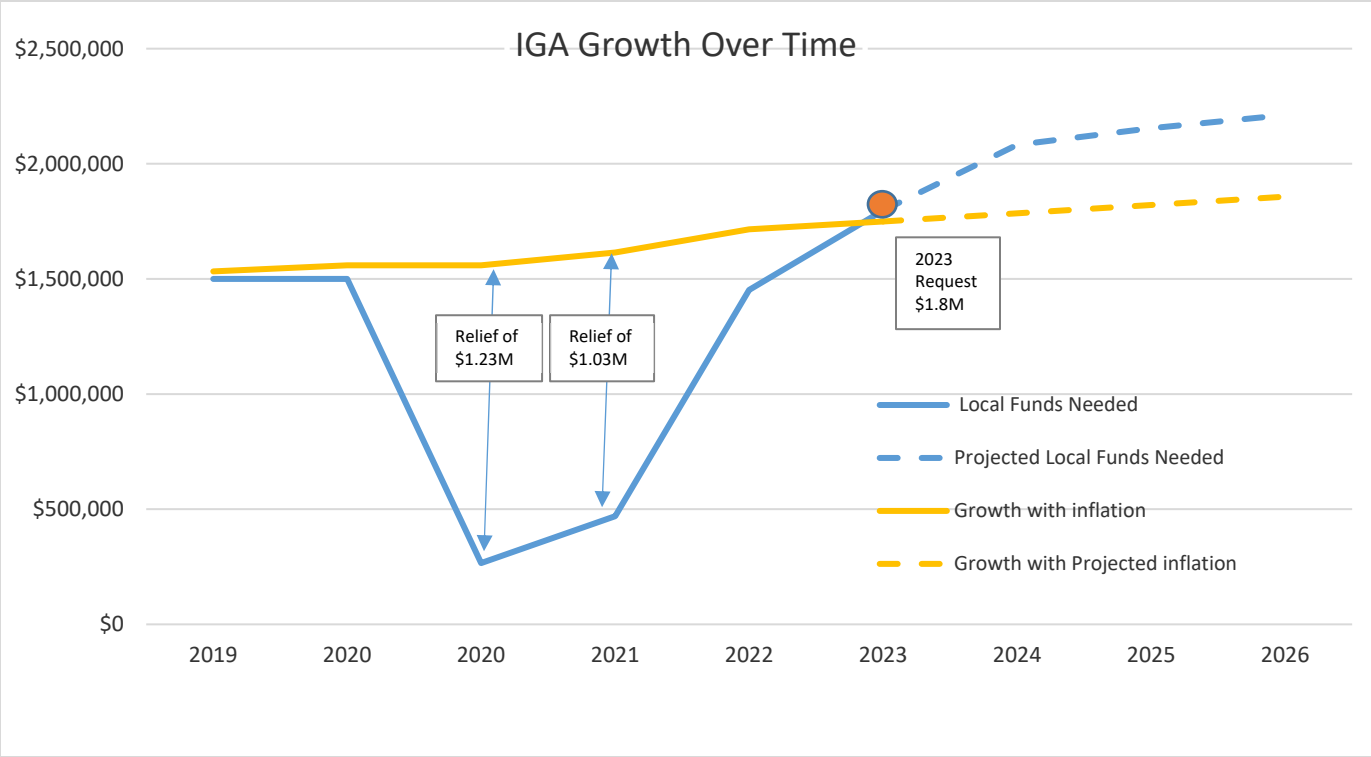
- Design, engineering and NEPA- ARPA funds
- Construction- FTA 5339 (if successful in application), MMOF (FY22 and 23 funds, if FTA 5339 is not successful), SB 260 funds as part of 10-year plan, federal share of Whitewater maintenance facility.
- No additional local funds are expected to be needed for the maintenance facility

It is projected that there will be a ~$150,000 carryover from 2022 that can be used in 2023 for capital.

Intergovernmental Agreement

The IGA reflects operation contract increases but also considers other operation costs such as fuel, maintenance, staff, other transit related expenses as well as capital expenses. Due to the $5.6M received from CARES Act, partner contributions dropped drastically in 2020 and 2021.

The new 2023 IGA with Transdev's request is in-line the 2019 IGA plus the annual rate of inflation as shown in the chart below. It should be noted that 2023 does not include a capital contribution due to carry-over from 2022. After 2023, the projected IGA costs increase due to projected capital costs and increased operation costs. The increase in capital costs are projected and based on current fleet size, projected mileage and current and projected fleet cost and are subject to change. The history of the IGA is shown below:



With the current Transdev request, the operating expenses and IGA would be as follows:

	2022 Projected costs for IGA	2022 Amended Total	Option Year 7 2023 - $18.50	Option Year 8- 2024- $19.24	Option Year 9- 2025- $20.01	Option Year 10-2026- $20.81
Transdev Contract	$3,202,86	$3,382,449	**$3,549,619**	$3,691,904	$3,832,123	$3,987,000
Annual Operating Costs	$4,367,871	$4,329,359*	**$4,772,504**	$4,896,295	$5,068,650	$5,206,305
Estimated Farebox Revenue	$300,000	$350,000	**$350,000**	$400,000	$400,000	$450,000
Annual CARES Act Funding Used for Operations	$969,979	$1,223,265	**$0**	$0	$0	$0
Total Federal Funds-Operations	$3,162,602	$3,225,717	**$2,851,171**	$2,924,065	$3,024,226	$3,105,029
Local Funds-Operations	$1,326,971	$1,082,085	**$1,921,334**	$1,972,230	$2,044,423	$2,101,276
Local Funds-CIP	$270,000	$270,000	**$0**	$180,000	$180,000	$180,000
Total Local Funds	$1,596,971	$1,352,085	**$1,921,334**	$2,152,230	$2,224,423	$2,281,276
Advertising Revenue	-$44,000	-$50,667	**-$69,848**	-$69,848	-$69,848	-$69,848
Greyhound Revenue After Expenses	-$48,452	-$18,088				
Local Funds Needed	**$1,451,927**		**$1,797,705**	**$2,080,889**	**$2,151,516**	**$2,206,723**
Mesa County (65%)	$943,753		**$1,168,509**	$1,352,578	$1,398,485	$1,434,370
Grand Junction (30%)	$435,578		**$539,312**	$624,267	$645,455	$662,017
Fruita (3%)	$43,558		**$53,931**	$62,427	$64,545	$66,202
Palisade (2%)	$29,039		**$35,954**	$41,618	$43,030	$44,134
Estimated DASH costs			**$53,780**			

Analysis

According to the Transdev justification for the 2023 request (Attachment 2), $18.50/hr starting wage is necessary for the following reasons:

- Cost of living has greatly increased due to inflation
- $18.50/hr starting wage puts Transdev as an employer of choice, which will result in more applications. With this, Transdev can be more selective in the hiring process
- Higher wages improves employee longevity which leads to increased experience, consistency in service provision, happier employees, happier riders/increased ridership
- GVT Drivers have public safety in their hands. Recruiting responsible, professional applicants is required for GVT success
- $18.50/hr starting wage is around the average of starting bus driver salaries according to several employee recruiting websites.

Historically, GVT driver wages have been low compared to similar transit agencies and local positions with similar qualifications. The 2022 Transdev Contract was negotiated assuming inflation and salary increases would level off in the end of 2021/2022. This did not happen and instead, local and state wages increased in an attempt to hire and retain employees in all sectors. Additionally, there was a 6-month lag between the request and when the new wages started so new wages were no longer competitive in January 2022. As a result of the driver shortage, the DASH 30-min frequency was increased to 1-hour frequency and Saturday service hours were reduced. With this, the GVRTC approved a mid-term contract increase in 2022 to raise hourly wages by $1.50/hr for hourly employees. At this meeting, the GVRTC made it clear that for the 2023 contract, Transdev needed to ask for an amount that would carry them through the entire contract as they did not want additional mid-term requests.

Additionally, the current starting wage of $17.00/hour is below the 2022 Mesa County Community Health Needs Assessment which states that $17.50/hr is the essential wage for household stability. This will likely increase in 2023 with ongoing inflation.

The Transdev request provides sufficient justification for increasing starting wages to $18.50/hr. With these higher wages, we expect to see lower employee turnover, more experienced and professional drivers and improved service to the public. Additionally, we hope to restore DASH frequency and return the cut service hours as Transdev is able to close the driver shortage gap.

Other contract costs are in line with historical percentage of contract cost and are reasonable.

Feedback from Manager/Administrator Meeting

A meeting with the Managers/Administrator of Mesa County, City of Grand Junction, City of Fruita and Town of Palisade was held on July 29th. The feedback from the meeting was as follows:

- Managers/Administration do not want any more mid-year requests for wage increases
- Managers/Administration asked the question, "Where is GVT going?" We will likely not see different results if we continue the same level and type of service that we are currently providing. As the population grows, there is a need for increased transit service and a desire for a system that's a viable option for more people in the community. However, a different funding mechanism will be needed for this, as partner's General Funds cannot support these changes. We need to do some visioning for a long-term plan and possibly some redesign to connect more people to jobs/services and make transit a more viable transportation option.
- Managers/Administration understand the requested increase at this time and can support it. However, they expect more reasonable (2-3%) increases in the future

Recommendation

Recommend approval of Resolution 2022-010- 2023 Grand Valley Transit Intergovernmental Agreement which includes the Transdev Request for Option Year 7.

GRAND VALLEY METROLITAN PLANNING ORGANIZATION
INTERGOVERNMENTAL AGREEMENT

AN INTERGOVERNMENTAL AGREEMENT (IGA) CONCERNING THE ADOPTION OF THE LOCAL MATCH FUNDING FOR GRAND VALLEY METROPOLITAN PLANNING ORGANIZATION (GVMPO) FOR FY 2023.

WHEREAS, the Grand Valley Regional Transportation Committee (GVRTC) is the decision-making mechanism for the Grand Valley Metropolitan Planning Organization (GVMPO) consistent with federal and state transportation planning requirements [23 USC §§134 and 135; 43-1-1101 et seq. C.R.S.]; and

WHEREAS, the GVMPO represents all local governments within the MPO boundary, as found in Attachment A or as amended, including Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade to meet federal and state requirements and to speak with one "regional voice;" and

WHEREAS, the GVMPO fulfills a number of transportation planning roles as stated in the GVRTC Bylaws updated December 16, 2019 by resolution 2019-004 and found in Attachment B including the Unified Planning Work Program (UPWP), the annual Transportation Improvement Program (TIP), the Grand Valley Travel Demand Model (TDM), and the long-range 20-year Regional Transportation Plan (RTP); and

WHEREAS, the Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT) awards operating assistance to Mesa County on a matching and non-matching basis to assist in the implementation of the MPO functions; and

WHEREAS, the GVRTC for itself and for the local governments and population that it serves desires to establish a stable, long-term operating financing structure for the MPO; and

WHEREAS, the GVRTC has recommended a financing structure that it believes will provide for the funding needs of the MPO for the 2023; and

WHEREAS, Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade have negotiated and agreed on the 2023 funding formula setting forth the funds to be provided by each entity; and

WHEREAS, the GVRTC and Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade all agree, subject to annual appropriation, to continue funding as established by this IGA until December 31, 2023 or the implementation of an approximately equal or greater permanent MPO funding source; and

WHEREAS, Mesa County has historically contributed an additional $20,000 to the MPO in order to secure additional grant funding which will continue but not be included in the funding distribution; and

WHEREAS, the GVRTC has stated that it understands, acknowledges and agrees that local match funding is not permanent funding and that the funding formula and the local match funding

commitments as set forth herein will allow for the continued operation of the MPO; and

WHEREAS, the Mesa County Regional Transportation Planning Office will invoice the partners annually in January for the agreed upon funding amounts with payment due within 30 days of receipt of invoice; and

WHEREAS, the GVRTC approved the funding amounts for the MPO IGA at a regularly scheduled meeting on August 8, 2022 by Resolution 2022-011.

NOW, THEREFORE, BE IT AGREED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, THE GRAND JUNCTION CITY COUNCIL, THE FRUITA CITY COUNCIL AND THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE THAT THE LOCAL MATCH FUNDING FOR FY 2023 FOR THE GVMPO SHALL BE ESTABLISHED IN ACCORDANCE WITH THE FOREGOING RECITALS AND THE FUNDING FORMULA SET FORTH HEREIN BELOW:

	Contribution	Percent	Mesa County Additional Contribution
Mesa County	$57,227	47.1%	$20,000
City of Grand Junction	$57,227	47.1%	
City of Fruita	$4,982	4.1%	
Town of Palisade	$2,066	1.7%	
Total	$121,500		$141,500

CITY OF FRUITA

By:_____
Michael Bennett, City Manager Date

CITY OF GRAND JUNCTION

By:_____
Greg Caton, City Manager Date

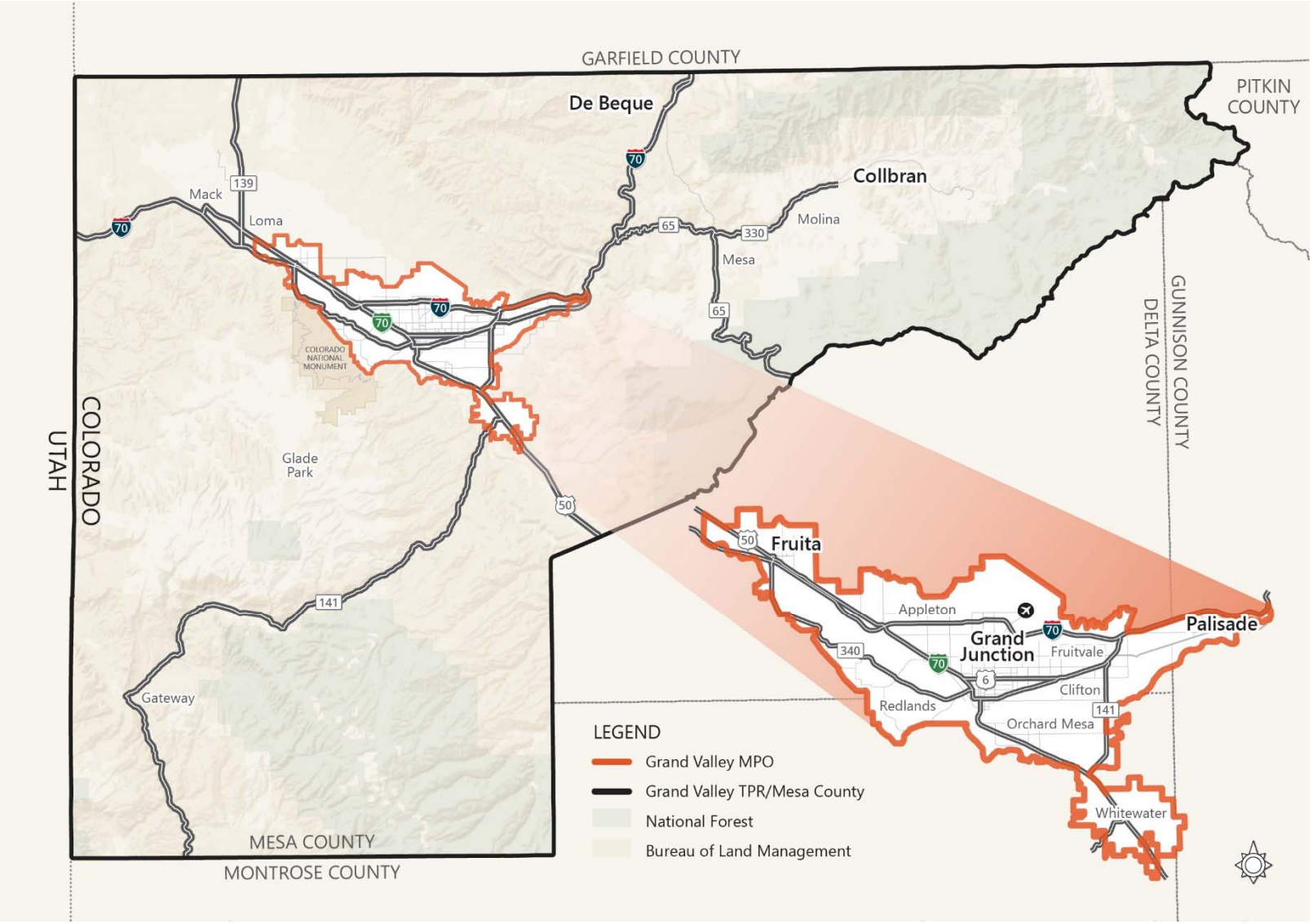
MESA COUNTY

By:_____
Peter Baier, County Administrator Date

TOWN OF PALISADE

By:_____
Janet Hawkinson, Town Administrator Date

Attachment A: MPO Boundary



First Amended Intergovernmental Agreement
Concerning the
Grand Valley Regional Transportation Committee
And Adopting Rules and Bylaws

THIS FIRST AMENDED INTERGOVERNMENTAL AGREEMENT (this "Agreement") amends that certain Intergovernmental Agreement Creating the Grand Valley Regional Transportation Committee and Adopting Rules and Bylaws dated December 17, 2002 (the "2002 Agreement") that created the GRAND VALLEY REGIONAL TRANSPORTATION COMMITTEE (hereinafter referred to as "GVRTC") and adopted bylaws and process rules. This Agreement is agreed to, made and entered into effective this 16th day of December, 2019, by and between THE COUNTY OF MESA, COLORADO, (hereinafter referred to as "County"), THE CITY OF GRAND JUNCTION, COLORADO, (hereinafter referred to as "Grand Junction"), THE CITY OF FRUITA, COLORADO (hereinafter referred to as "Fruita"), and the TOWN OF PALISADE, COLORADO, (hereinafter referred to as "Palisade"). Each of the County, Grand Junction, Fruita and Palisade are referred to herein as a "Party" and collectively as the "Parties".

RECITALS.

A. The Federal Transit Act (49 USC 5301 *et seq.*), and federal laws dealing with federal aid for highways (23 USC §§134 and 135) require the County and Grand Junction, as members of the Grand Junction/Mesa County MPO, also known as the Grand Valley Metropolitan Planning Organization, to develop and implement transportation plans within their respective jurisdictions.

B. The boundaries of the Grand Valley Metropolitan Planning Organization "MPO" include the areas between Fruita, Grand Junction and Palisade and include Whitewater. The boundaries have been determined and will be updated, as required, by the United States decennial Census of Population and Housing.

C. The Parties conclude that, notwithstanding federally mandated Census tracts and boundaries, and federally directed definitions, the part of the Grand Valley from Palisade to Fruita, including the lands in each municipality (for this Agreement hereinafter referred to as the "Grand Valley"), actually operates and should be treated as one inter-related and integrated whole, at least for transit and transportation planning purposes.

D. Regardless of the boundary of the federally defined Grand Junction Urbanized

Area, each Party recognizes that its transportation policy and improvement decisions affect the other Parties, and that each Party has a stake in the administration, policies and activities of the MPO.

E. Both because of federal mandates, and because of the desire to consider the needs and desires of the residents of the Grand Valley, the Parties recognize the need to involve property owners and residents of Mesa County in transportation planning and the priority-setting of which projects should be built and in what sequence, and similar transportation and transit questions.

F. The Parties agree that it is in their best interests to work together to continue past efforts to meaningfully involve each party and its citizens in transportation planning and management processes.

G. Currently each Party has been interested in, and has funded at least in part, the management and operations of the Grand Valley's transit system. That transit system, known as Grand Valley Transit ("GVT"), is owned and directed by Mesa County, and operated through a contract between Mesa County and a contractor.

H. Mesa County desires, and the Parties are willing, "to agree upon the overarching issues and policies that should be addressed by the GVRTC.

I. The Parties desire that the structure provided for in this Agreement will continue to provide a regional decision-making structure that can implement the federal and state mandated (and as authorized by the GVTRC) planning, coordination, operating and funding "missions," while recognizing that each Party must retain its fiscal decision making and each must continue to comply with its individual constitutional and statutory requirements.

J. One of the purposes of this Agreement is to create one body and process to meet federal and state requirements and to speak with one "regional voice" regarding the matters arising out of or under this Agreement. The Parties do so with full appreciation that "regional" means different things for different purposes. For MPO purposes, "regional" means the Grand Valley, as defined herein. For state law relating to transportation planning "regional" means all of Mesa County. The Parties hereto desire to delegate to the GVRTC the responsibility for the planning of the Mesa County TPR in coordination with the Mesa County Regional Transportation Planning Office ("RTPO").

K. The Parties acknowledge that federal law requires that the MPO and other planning efforts require the consideration, if not direct participation, of other entities and businesses involved in the federally mandated "multi-modal" view of modern transportation planning and funding. Examples of other entities whose interests must be considered are railroads, freight carriers, airport, private bus companies, pedestrians and bicyclists.

L. State law (§ 43-1-1101, *et seq.*, C.R.S.) requires that all regions of the state adopt short- and long-term transportation plans. Mesa County is one of such regions (hereinafter termed the Transportation Planning Region ("TPR") as further defined in § 43-1-1102(8), C.R.S. and 2 CCR 601-22:1.41). The local government planning for Mesa County's TPR is being performed by the MPO and the local staff of the RTPO.

AGREEMENT

NOW, THEREFORE, in consideration of their mutual promises contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, THE PARTIES AGREE as follows:

ARTICLE 1
ORGANIZATION, DEFINITIONS, PURPOSE, AND OBJECTIVES

1.1. INITIAL MATTERS

A. The Recitals set forth above are incorporated into the Agreement by reference.

B. The previously established "Grand Valley Regional Transportation Committee" ("GVRTC") is authorized by §29-1-203, C.R.S. This Agreement is intended to be a contract between governments as described therein.

1.2. THE PURPOSE OF THE GVRTC IS:

A. To ensure that the TPR represents the Parties' priorities, issues and concerns regarding regional transportation, planning and transit issues, and that such matters are communicated in a unified manner to third parties including, without limitation, the Colorado Department of Transportation ("CDOT"), the Federal Highway Administration ("FHWA") the Federal Transit Administration ("FTA"), other federal agencies, Mesa County's federal and state legislative delegations and other entities.

B. To assist the CDOT, the "FHWA" and the "FTA" in prioritizing requests for funding in Mesa County, the Grand Valley, and the local CDOT Region.

C. To promote active involvement by each Party in the planning, development and implementation of the long-range plan for the TPR.

D. To promote on-going consultation among the Parties in regional transportation and transit planning from a regional perspective.

E. To establish a mechanism for the administration of GVT.

F. To establish a decision-making mechanism for the MPO, in light of the purposes of this Agreement, consistent with federal transportation planning requirements. [23 USC §§134 and 135].

G. To present a clear regional voice to the public on transportation planning and transit issues. [23 USC§§ 134 and 135; 23 CFR 450.200 and 23 CFR 450.300].

H. To define the relationship between the GVRTC and the staff of the County that has been doing the work of the MPO including the state required planning for this transportation planning region pursuant to § 43-1-1102, C.R.S. (termed the TPR plan); public transit support and planning [49 USC 5301 *et seq.*] and transportation planning for the Grand Valley. Such staff is termed the RTPO staff.

1.3. THE OBJECTIVES OF THE GVRTC ARE TO:

A. Consider those differences while continuing the cooperative and comprehensive coordination of transportation planning activities and transportation projects consistent with the different needs, resources and populations of each Party.

B. Use the forum established by the creation of the GVRTC to achieve maximum benefits from available resources, to reduce duplication of effort and to obtain better overall coordination of transportation planning and management.

C. Create one decision-making clearinghouse for TPR regional transportation "plans" or "planning", the MPO plans and GVT issues and policies.

D. Grant sufficient authority to the GVRTC so that the other objectives can be met, without unlawfully usurping the decisions and functions of each individual Party.

E. Facilitate active communication between and among the Parties and their citizens, and other "stakeholders," regarding transportation, planning and transit issues and policies.

F. Provide needed policies for the administration of GVT, in accordance with the Regional Transportation Plan.

G. Collaborate with Parties to secure local funding for regional transportation projects.

H. Collaborate with Parties to study and initiate regional transportation funding mechanisms.

I. Through open information sharing, provide regional coordination and funding of transportation projects.

ARTICLE 2
PROCEDURES AND AUTHORITY

2.1. THE PROCEDURES FOR THE GVRTC ARE AS FOLLOWS:

A. The GVRTC is to act as a regional transportation planning committee that sets and recommends transportation policy for regional initiatives, regional priorities and regional projects, as contemplated by 23 USC§§ 134 and 135.

B. The GVRTC will seek the advice and technical support of the respective staffs of the Parties, which staffs together are called the Technical Advisory Committee ("TAC"), for technical analysis in decisions as stated in Article 6.

C. The GVRTC shall adopt:
   1. Annual Unified Planning Work Program ("UPWP") and any amendments. [23 CFR 450.308(b)]

   2. Annual Transportation Improvement Program. [23 CFR 450.326]

3. The twenty (20) year long-range transportation plans, as required by federal and state law. [23 USC§§ 134 and 135; 43-1-1101 *et seq.* C.R.S.].

D. The Parties agree to recommend the integration of the work, plans and decisions that are approved by the GVRTC in accordance with this Agreement into the master plans, growth plans, and similar planning efforts of each Party. For example, and without limitation, the 20-year planning that is contemplated by various federal laws and regulations will be the planning efforts (typically evidenced by a master or growth plan) of each Party. Such efforts are intended to make sure that the planning done by the GVRTC is integrated into and with other planning processes in the Grand Valley for each Party.

2.2. THE GVRTC HAS THE AUTHORITY TO:

A. Recommend to RTPO staff such day-to-day and other administrative decisions and plans that would not usurp the policy and fiscal decisions reserved to the Parties.

B. Develop and communicate with federal, state and other interested parties regarding the adopted plans and policies of the Parties, such as are listed in 2.1 (C) and (D), above.

C. Act as the administrative agency and recommending authority for:
   1. Non-policy decisions and work relating to the MPO, TPR, and GVT.

   2. Contracts with CDOT to execute the Consolidated Planning Grant which grant funds the planning functions of the MPO.

   3. The Regional Planning Contracts that fund the execution of the UPWP. [23 CFR 450.200, *et seq.* and 23 CFR Section 450.300 *et seq.*]

D. Act as the policy-making authority for the GVT including having recommendation authority over budget, operations and administration of the GVT to the Mesa County Board of Commissioners.

E. Recommend levels of local match for administration, capital projects and operations of the GVT to the Parties.

F. Recommend to the Parties levels of match for CDOT Consolidated Planning Grant contracts and transit grants.

G. Adopt policies and procedures for the operation and administration of the GVRTC.

ARTICLE 3
MEMBERS

3.1. MEMBERSHIP AND RELATED RULES:

Each Party to this Agreement is a Party of the GVRTC. The Parties may allow other entities, persons and stakeholders to participate in all or a portion of the activities and functions of the GVRTC, but to add a voting Party, this Agreement must be amended in writing by a majority of the parties.

3.2. MEMBERSHIP RULES:

A. The GVRTC may impose such conditions upon each new Party as it deems necessary to preserve the structure and integrity of the GVRTC, including, but not limited to, requiring financial support for its continued operation.

B. A Party may withdraw from the GVRTC (and thereby terminate this Agreement with regard to such Party) upon the giving of not less than sixty (60) days written notice to the Chair of the GVRTC. No such withdrawal shall serve to excuse the payment of any sums or performance of any obligations agreed to be paid prior to the withdrawal.

C. Each Party shall designate a representative ("Representative") and collectively, the Representatives shall form the Board of Representatives (the "Board"). Each Party may also designate an Alternate Representative to act in place of the Representative when the Representative is not available and such person shall be referred to as the Representative, as applicable, for purposes of this Agreement. Each Party shall determine, pursuant to each Party's own rules and requirements, the qualifications and designations of such Party's Representative and shall provide written notice to the other Parties of who will serve in that role, as well as the role of any Alternative Representative.

ARTICLE 4
OFFICERS

4.1. APPOINTMENT, TERM AND REMOVAL

A. The officers of the GVRTC shall be selected by the Representatives and must be Representatives themselves. The officers shall consist of a Chair and a Vice Chair and must be natural persons eighteen (18) years of age or older. The Chair and Vice Chair shall not be Representatives of the same Party.

B. Each officer will serve a term of one (1) year, with the term to run from June 1 through May 31; provided, however, each officer shall continue to serve until elections for new officers are held. Nominations and election of officers will be held during the first meeting held in June. The majority vote of the Representatives present at the time of the vote will determine the officers.

C. Vacancies in any office may be filled by a majority vote of the Representatives at any regular or special meeting of the GVRTC.

4.2. DUTIES AND AUTHORITY OF OFFICERS

A. Chair. The Chair shall have general charge and control of all of the business and affairs of the GVRTC and shall perform all duties incident to the office of Chair. He or she shall preside at all meetings of the Representatives and any other meetings held by the GVRTC. Except as otherwise directed by a majority of the Representatives, the Chair will execute all legal instruments of the GVRTC and will represent the GVRTC at any meeting, event, or other activity at which a GVRTC representative is permitted, requested, or required to be in attendance. The Chair will perform such additional duties and have such additional authority as directed by a majority of the Representatives from time to time.

B. Vice-Chair. Except as otherwise directed by a majority of the Representatives, the Vice-Chair will perform the duties and have the authority of the Chair in the Chair's absence or inability or refusal to perform his/her duties. The Vice-Chair will perform such additional duties and have such additional authority as directed by the Chair or a majority of the Representatives from time to time so long as such duties are not inconsistent with the duties and authority of the Chair. The Vice-Chair will serve as the Chairperson at any Board meeting where the Chair is absent, or is unable or refuses to serve as the Chairperson.

C. Additional Terms.

1. The Chair, Vice-Chair, the Director of the RTPO and/or Alternative Representative will represent the GVRTC on the Statewide Transportation Advisory Committee , which advises CDOT and the Transportation Commission on the needs of the transportation system in Colorado and reviews and comments on all Regional Transportation Plans and the Statewide Transportation Plan. [2 CCR 601-22]
2. The Chair, the Director of the RTPO and/or their designee will advise CDOT on the needs of the transportation system in Colorado.
3. The Chair, or in the Chair's absence, the Vice Chair, may designate another to act in his/her stead if the Vice Chair is also not available.
4. The Director of the RTPO, and his/her staff, shall be responsible for drafting minutes of each Board meeting and maintaining such minutes, as well as for providing notice of meetings as further described herein, but shall not be considered officers for the purposes of this Agreement.

ARTICLE 5
MEETINGS AND VOTING

5.1. Meetings

1. The Representatives from each Party of the GVRTC shall meet at least bi-monthly, at a time and place established at the previous meeting of the GVRTC, or at a time and place determined by the Chair, with reasonable notice to all Representatives and to the public. Public notices for the GVRTC shall be given by the Director of the RTPO on the RTPO website. Representatives may participate in any regular meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.

2. Special meetings of the Board may be called by the Chair. Thereupon it will be the duty of the Director to cause notice of such meeting to be given to each Representative not less than 72 hours before the date and time fixed for such meeting. Notice may be delivered in person, by facsimile or by electronic mail at the direction of Director of the RTPO or the Chair. Work/study sessions will constitute a special meeting. Special meetings of the Board will be held at the time and place fixed by the Chair.

Representatives may participate in any special meeting in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience.

3. Whenever any notice is required to be given to any Representative under the provisions of law or this Agreement, a waiver thereof in writing by such Representative, whether before or after the time stated therein, will be equivalent to the giving of such notice. Attendance of a Representative at any meeting of the Board will constitute a waiver by such Representative of notice of such meeting, except when such Representative attends such meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully convened.

4. All meetings will be open to the public and shall be posted by the GVRTC in conformity with the Colorado Open Meetings Law, § 24-6-401, *et seq.* C.R.S.

5. The GVRTC may vote to go into executive session for any purpose authorized and consistent with the Colorado Open Meetings Law. §24-6-401, *et seq.*, C.R.S.

6. At any meeting of the Parties, Representatives from more than one-half the number of Parties shall constitute a quorum, whether participating in-person, telephonically or by any other media by which each Representative can hear and be heard by the other Representatives and the audience. A Representative who abstains from a vote will still be counted for purposes of determining if a quorum is present.

5.2 VOTING

A. Final actions or decisions of the Representatives may be taken or made only at regular or special meetings of the Representatives, called upon notice as required herein, at which a quorum is present. Except as otherwise provided in this Agreement, final actions or decisions of the Parties shall be made by the affirmative vote of a majority of the Representatives at a properly-noticed regular or special meeting at which a quorum is present.

B. Appeals.

1. Notwithstanding the foregoing, any Party can veto any GVRTC decision or

action by a majority vote of the Party's governing board if such vote is within thirty (30) business days of the GVRTC decision or action.

2. If a veto occurs, the Representative shall notify the Chair and Director of the RTPO within one (1) business day of the veto, and shall thereafter forthwith consult in good faith with the other Representatives and Parties, to obtain a reasonable remedy or resolution.

3. Any matter subject to a veto shall not have any force or effect, and the Parties shall vote on any remedy or resolution reached with respect to the veto pursuant to Section B.2 herein. Such vote shall be subject to the veto provisions set forth in Section A herein.

4. Any other objections to items of consideration by the GVRTC will be handled through the procedures established by the Representatives from time- to-time.

ARTICLE 6
COMMITTEES AND STAFFING

6.1. TECHNICAL ADVISORY COMMITTEE

A. A TAC comprised of the staff of the Parties, and other experts and persons with expertise, is established. The TAC shall provide technical recommendations and policy advice to the GVRTC. [2 CCR 601-22].

B. The Parties shall determine from time-to-time, by either formal or informal means, who shall serve and participate as a member of the TAC. Normally, the members of the TAC would include staff from counties, municipalities, state and federal agencies and/or from any public and private entities involved in transportation or transit.

C. The TAC shall be responsible for reviewing and recommending for approval by the GVRTC the following:

1. Unified Planning Work Program and amendments. [23 CFR 450.314].

2. Transportation Improvement Programs and amendments consisting of projects utilizing federal and state funds and reflective of the jurisdiction they

represent.

3. Long range regional transportation and transit plans.

4. Policies and programs as may be directed by the GVRTC.

5. Any CDOT requests for ranking of regional transportation projects.

D. The TAC shall conduct its business within the guidelines established by GVRTC from time-to-time. The TAC shall make its recommendations to the GVRTC, based on a majority of the TAC members attending the TAC meeting.

E. Meeting locations of the TAC will be determined by the TAC members. Notice thereof shall be given by the Director of the RTPO and shall be posted at the RTPO offices. The TAC shall conduct meetings at least quarterly. The Director of the RTPO, or his or her designee, shall serve as Chair of the TAC.

6.2. SUB-COMMITTEES

A. The GVRTC may establish working sub-committees as is necessary and shall provide for the appointment of the membership of said committees. These appointments shall be in accordance with state and/or federal requirements.

6.3. STAFFING AND SUPPORT

A. The administration and coordination of the needs of the GVRTC shall be provided by the RTPO staff.

B. To provide for the operation of the GVRTC activities, the Director of the RTPO shall act as staff support of the GVRTC. The Director of the RTPO shall appoint and assign titles and duties to the RTPO staff for the completion of GVRTC activities.

C. The Director of the RTPO will be appointed and supervised by the Mesa County Administrator, or his or her designee.

D. Mesa County will enter into contracts with CDOT for planning and transit funding and with a transit operator for operations of GVT.

E. Mesa County shall act as the budget authority for the GVRTC and the RTPO.

F. The Director of the RTPO shall be the custodian of records for the GVRTC.

G. Examples of administrative activities of the RTPO are:

1. Maintain and distribute the GVRTC meeting minutes.
2. Make necessary meeting arrangements.
3. Compile information for GVRTC consideration.
4. Prepare applications and contracts for "pass-through" federal and/or state grants.
5. Prepare billings under federal and state grants.
6. Conduct audits as indicated by federal and state laws and regulations.
7. Maintain financial records adequate to sustain such audits.
8. Provide administrative support for the GVRTC in its role as an MPO, TPR and as the contract transit service administrator.
9. Participation in the State Transportation Advisory Committee, as directed by GVRTC.
10. Coordinate information exchange between the Parties and their staff, CDOT, FHWA, FTA, State and federal legislators.
11. Other administrative duties as directed by the GVRTC.
12. Prepare a recommended budget through the Unified Planning Work Program, for review by the GVRTC. The budget year shall follow timelines required by federal and state contracts.
13. Oversee updates of the Regional Transportation Plan and Transportation Demand Model and other transportation studies.

ARTICLE 7
BUDGET AND FINANCE

7.1. GVRTC AND RTPO BUDGET

A. Each year the RTPO shall recommend to the Mesa County Board of Commissioners ("BOCC"), a budget for the operation of the RTPO. The GVRTC

shall determine a local match for transit grant funds through an intergovernmental agreement which will be approved through the annual budget process of each Party.

7.2. ADMINSTRATIVE COSTS

B. The GVRTC shall recommend to its Parties joint funding for the administrative and operation costs of the RTPO, after appropriate federal and state grants are spent.

7.3. NO INDEPENDENT POWERS

A. The GVRTC is not empowered to contract for, or accept grants, funds, gifts or services from any federal, state, local public or private source or in connection with any program or purpose of which the GVRTC exists.

B. For contracts and purchases made by the RTPO -, the RTPO shall work through the Mesa County Purchasing Department, as approved by the BOCC.

C. GVRTC shall have no power to either borrow any money or pledge any assets.

D. Mesa County shall provide the GVRTC with the financial, auditing and other services including an annual audit of GVRTC's financial- transactions and expenditures, or as otherwise required by law.

E. Project costs not deemed by the GVRTC to be administrative in nature shall be paid by the Party benefiting from the project.

F. The benefiting Parties shall pay any local match required by a state or federal grant. The GVRTC shall decide which Parties benefit by agreement between the GVRTC and the benefiting Parties.

G. Mesa County shall be the financial, human resources, purchasing, and budgetary authority for the GVRTC.

ARTICLE 8
MISCELLANEOUS

8.1. REPEAL OF PRIOR AGREEMENTS AND RESOLUTIONS.
This Agreement supersedes, revokes and replaces all resolutions and agreements by and between any of the Parties that relate to the GVRTC, except that any annual Intergovernmental Agreements concerning GVRTC funding, which IGAs shall remain in full force and effect.

8.2. NOTICES. Except for notice of a special meeting delivered in person, by facsimile or by electronic mail in accordance with this Agreement, any notice, demand or request required by or relating to this Agreement shall be in writing and shall be given by personal delivery, by facsimile, or sent by registered or certified mail, postage prepaid, to each Party at the address set forth on the signature page(s) attached hereto, unless a Party has provided another address to the GVRTC.

8.3. THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall be deemed to create any third-party benefits or beneficiaries, or create a right or cause of action for the enforcement of its terms, in any entity or person not a Party to this Agreement.

8.4. AMENDMENTS. This Agreement may be amended either by a written document approved by formal consent of the governing bodies of all of the Parties at the time of the amendment or in accordance with Section 5.2 above. Course of conduct, no matter how long, shall not constitute an amendment to this Agreement.

8.5. NO ASSIGNMENT. This Agreement may not be assigned by any Party.

8.6. SEVERABILITY. In the event that any of the terms, covenants or conditions of this Agreement, or their application, shall be held invalid by any court having competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

8.7. GOVERNMENTAL IMMUNITY. This Agreement is not intended, and shall not be construed, as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties, and their past and present directors, officers, council members, employees and volunteers, under federal or state constitutional, statutory or common law, including but not limited to the Colorado Governmental Immunity Act, § 24-10-101, C.R.S., *et seq.*

8.8. GOVERNING LAW, JURISDICTION AND VENUE. Colorado law governs this Agreement. Jurisdiction and venue shall lie in the District Court for the county in which all of the disputing Parties are located. If one or more of the disputing Parties are located in different counties, the Parties agree that jurisdiction and venue shall lie in the District

Court for Mesa County. Under no circumstances may a civil action be removed to a federal court.

8.9. WAIVER OF BREACH. A Party's waiver of another Party's breach of any term or provision of this Agreement will not operate or be construed as a waiver of any subsequent breach by any Party.

8.10. DISPUTE RESOLUTION. Any dispute or claim arising under or relating to this Agreement shall be submitted first to the Representatives for possible resolution. If the Representatives are unable to resolve the dispute or claim, or if one or more of the Parties to the dispute or claim is not satisfied with the proposed resolution, the dispute or claim shall be submitted to mediation. The Parties to the dispute or claim shall share equally the cost of the mediation, provided that each Party shall pay its own attorneys' fees, costs and expenses incurred in preparing for and participating in the mediation. If the Parties are unable to resolve their dispute or claim through mediation, any Party to the dispute or claim may bring a civil action. Each Party waives its right to a jury trial.

8.11. EXECUTION. This Agreement may be executed in several counterparts, and by facsimile or electronic pdf, each of which will be an original, and all of which together will constitute one in the same instrument.

8.12. STATUTORY AMENDMENTS. All statutory references in this Agreement shall include any subsequent statutory amendments or reenactments.

8.13 TABOR. The parties understand and acknowledge that the Parties are subject to Article X, Section 20 of the Colorado Constitution ("TABOR"). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all payment obligations of the Parties are expressly dependent and conditioned upon the continuing availability of funds beyond the term of the Parties' current fiscal period ending upon the next succeeding December 31. Financial obligations of Parties payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the Parties, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated.

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

The County of Mesa, Colorado
By:

Rose Pugliese, Chair, Mesa County Board of County Commissioners

Attest:

The City of Fruita, Colorado
By:

Joel Kincaid, Mayor
Fruita City Council

Attest:

The City of Grand Junction, Colorado
By:

J. Merrick Taggart, Mayor
Grand Junction City Council

Attest:

The Town of Palisade, Colorado
By:

Roger Granat, Mayor
Palisade Board of Trustees

Attest:

DocuSign Envelope ID: 17676026-F21C-4746-9FDA-BB5052E7ADA2

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

The County of Mesa, Colorado
By:

Rose Pugliese, Chair, Mesa County Board of County Commissioners

Attest:

The City of Fruita, Colorado
By:

Joel Kincaid, Mayor
Fruita City Council

Attest:

The City of Grand Junction, Colorado
By:

J. Merrick Taggart, Mayor
Grand Junction City Council

Attest:

The Town of Palisade, Colorado
By:

Roger Granat, Mayor
Palisade Board of Trustees

Attest:

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

The County of Mesa, Colorado
By:

Rose Pugliese, Chair, Mesa County Board of County Commissioners

Attest:

The City of Fruita, Colorado
By:

Joel Kincaid, Mayor
Fruita City Council

Attest:

The City of Grand Junction, Colorado
By:

J. Merrick Taggart, Mayor
Grand Junction City Council

Attest:

The Town of Palisade, Colorado
By:

Roger Granat, Mayor
Palisade Board of Trustees

Attest:

IN WITNESS WHEREOF, this Agreement has been executed the day and year first above written.

The County of Mesa, Colorado
By:

_____
Rose Pugliese, Chair, Mesa County Board of County Commissioners

Attest:

_____

The City of Fruita, Colorado
By:

_____
Joel Kincaid, Mayor
Fruita City Council

Attest:

_____

The City of Grand Junction, Colorado
By:

_____
J. Merrick Taggart, Mayor
Grand Junction City Council

Attest:

_____

The Town of Palisade, Colorado
By: Roger L. Granat
Roger Granat, Mayor
Palisade Board of Trustees

Attest: Lindsey Chitwood

Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: December 21, 2022

Presented By: Matt Smith, Interim Police Chief

Department: Police

Submitted By: Interim Chief Matt Smith

Information

SUBJECT:

2023 Agreement with Mesa County for Animal Control Services

RECOMMENDATION:

Approve a contract with Mesa County to provide Animal Control services for the year 2023 to the City of Grand Junction.

EXECUTIVE SUMMARY:

The City of Grand Junction is asking to again contract with Mesa County Animal Services to provide services relative to animal control complaints as they pertain to the City. This contract is for the calendar year of 2023, and will not exceed $365,140.72.

BACKGROUND OR DETAILED INFORMATION:

Under this agreement, which has been in effect for several years, Mesa County Animal Services (MCAS) provides animal control services for the City of Grand Junction. The purpose of this contract is to enforce the animal control codes within the city limits, and includes the appropriate personnel, equipment, and other related costs to properly serve that function. For the period of January 2021 through November 2022, MCAS responded to over 3,000 calls for service within the city limits, including dogs at large, aggressive animals, animal bites, animal welfare checks and agency assists on calls related to animals. Additionally, MCAS officers respond to criminal cases as needed regarding animal-based complaint cases.

The City's share of animal control costs is based on the percentage of overall calls for service inside City limits. The agreement is based on a projection of costs and three quarterly payments are made based on that projection/budget. The final payment is made after a reconciliation of actual costs following year-end and if it is less than

projected, that is the total paid for the year. In any case, the cost will not exceed the contract amount of $365,140.72 .

FISCAL IMPACT:

The total cost of the contract will not exceed $365,140.72 and is included in the 2023 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) a contract with Mesa County Animal Services (MCAS) to provide animal control services for the City of Grand Junction for the calendar year 2023.

Attachments

1. City County Animal Services Agreement 2023

AGREEMENT BETWEEN MESA COUNTY, COLORADO, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, BY AND THROUGH THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS, AND THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY, PERTAINING TO ANIMAL SERVICES.

The City of Grand Junction, a Colorado home rule municipality ("City"), and Mesa County, Colorado, a Political Subdivision of the State of Colorado, by and through the Mesa County Board of County Commissioners, ("Mesa County" or "County") for the benefit of Mesa County Animal Services ("MCAS") have determined that Mesa County shall provide animal services within the City. Those services will be pursuant to the City's home rule powers and under the provisions of §29-1-201, et. seq., C.R.S. as amended. This Agreement, dated _____, 20____, is intended to provide the basis for animal services for the year January 1, 2023 through December 31, 2023.

AGREEMENT

(1) The City has adopted Title 6 of the Grand Junction Municipal Code ("Code" or "the Code") for the control of animals within the City. The City hereby agrees to provide the County with the authority necessary to administer and enforce the animal control Code within the City.

(2) The County agrees to enforce the Code as now codified and hereafter amended, in accordance with its provisions, consistent with proper enforcement practice and on a uniform basis throughout the City.

(3) During the term hereof, the City will pay to the County, Three Hundred and Sixty Five Thousand, One Hundred Forty and 72/100ths, ($365,140.72). The City shall make three equal payments to the County of, Ninety-One Thousand, Two Hundred Eighty Five and 18/100ths, ($91,285.18) on or before March 31, June 30, and September 30, 2023. A final payment for 2023 services shall be made on or before January 15, 2024 following an actual cost accounting for the animal control services provided to the City by MCAS. The final payment for services shall not exceed $365,140.72 but may, as shown by the accounting, be less than that amount. Upon receipt of four payments not to exceed the total sum of $365,140.72 the County shall have received full consideration for its services.

All fines and shelter/impoundment revenues derived from 2023 enforcement under this Agreement shall be paid to the County as additional consideration for the services rendered and such revenue is separate and apart from the calculation of payments due to the County from the City.

(4) The consideration paid by the City to the County as established by this

Agreement is sufficient to support the making and enforcement of this Agreement. The consideration is determined as follows:

a. Mesa County's actual expenses (shown herein below as personnel expenditures, operating expenditures and Mesa County OMB Circular A-87 Cost Allocation Plan – 2021 Actual Expenditures) for animal services from July 1, 2021 through June 30, 2022, shall be reduced by MCAS operation revenues from July 1, 2021 through June 30, 2022, excluding as provided in (3) all fines and shelter/impoundment revenues paid by the City.

The resulting amount represents the Estimated Net Cost of the overall, combined City-County animal services program for 2023.

The City and County recognize and acknowledge that the County will occasionally incur capital expenditures related to the County facilities, equipment and/or tooling utilized in providing the services referenced in this Agreement. The only capital expenditures permitted in the formula in paragraph (4)c hereof are capital expenditures that have been agreed to in writing by both the City and County prior to such costs for capital expenditures actually being expended. There are no approved Capital expenditures for the term of this Agreement.

b. As part of this Agreement, the County's dispatch and patrol stops are logged within a database. The percentage of animal services attributable to the City is calculated from this data after administrative stops have been deleted.

c. Multiplying the Estimated Net Cost of the City-County Program by the percentage of the workload attributable to enforcement activity within the City yields an amount representing the Estimated City Cost for Animal Services 2023. The resulting figure is the estimated amount due Mesa County under this Agreement for providing animal control services in 2023. That amount will be paid as provided in paragraph (3) hereof.

The 2023 calculation is:

$ 712,922.00	personnel expenditures 7/1/21 to 6/30/22
$ 149,582.00	operating expenditures 7/1/21 through 6/30/22
$ 325,139.00	Mesa County A-87 Cost Allocation Plan 2021 Actual Expenditures
$ 477.00	Capital expenditures 7/1/21 to 6/30/22
$ 385,260.00	MCAS operation revenues from 7/1/21 through 6/30/22

$	802,860.00	Estimated Net Cost of City-County Program
X	45.48%	City's 3-year average percentage of Animal Control Responses 7/1/19 through 6/30/22
$	365,140.72	Estimated City Cost for Animal Services 2023.
$	91,285.18	PAYMENTS DUE Mesa County for Estimated City Cost for Animal Services for 2023. Final payment based on actual costs, all payments not to exceed Estimated City Cost for Animal Services 2023.

(5) The County shall provide animal services pursuant to this Agreement during those hours best suited, as determined by the County, for enforcement. The County shall provide a standby system for emergency calls for all other hours. In situations that cannot be handled solely by the County, the Grand Junction Police Department may be called by the County to assist.

(6) The County will select and supervise the personnel providing animal services under this Agreement. Mesa County shall provide to the City all necessary or required reports on the activities of the animal services officers.

(7) Enforcement actions arising out of or under the Code shall be prosecuted in the Grand Junction Municipal Court in the same manner as other enforcement actions as determined by the City prosecutor. The City agrees to reasonably cooperate with the County in enforcement and prosecution activities.

(8) Liability. Each party understands and agrees that each may be protected by and will rely on and do not waive or intend to waive by any provision of this Agreement the limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, 24-1-101, et seq., C.R.S. and as amended. Each party shall be responsible for its own acts and results thereof and shall not be responsible for the acts of the other party and the results thereof. Any person(s) employed by the City or the County that performs work hereunder shall remain employee(s) of the respective party and not agent(s) and/or employee(s) of the other party.

(9) This Agreement shall terminate upon six months' written notice of intent to terminate, or on December 31, 2023 if the parties to this Agreement enter into a new agreement for the provision of animal control services in the succeeding year as set forth below. Notice to terminate, if issued, shall be sent to the appropriate signatory of this Agreement by certified mail.

(10) It shall be the responsibility of the County to provide the City with a proposed animal services Agreement for 2024 services no later than November 1, 2023. After

review of the proposed Agreement, the City will on or before December 1, 2023, either issue a preliminary acceptance of the proposed Agreement or a written notice of termination of the existing Agreement and a statement of the City's intention not to enter into the proposed Agreement for animal services in the succeeding calendar year.

(11) If preliminary acceptance has been given, the proposed Agreement shall not become effective until expiration of the then existing Agreement and until signed by the parties. The City's preliminary acceptance may be withdrawn at any time prior to signing of the Agreement by notification of termination being sent to the County as specified in paragraph 9. If preliminary acceptance is withdrawn by a notice of termination, the City will pay for, and the County will provide, animal services for six (6) months from the date of the notice of termination.

(12) The terms and rates for the six (6) months service continuation period after notice of termination shall be those agreed to by the parties in the 2023 Agreement.

(13) If terms and conditions of the proposed Agreement are not accepted by the parties in the form of a signed written Agreement, on or before December 31, 2023, the provision of animal services to the City shall cease June 30, 2024.

Attest: CITY OF GRAND JUNCTION

_____ _____
City Clerk: Mayor:

Date:_____ Date:_____

Attest: COUNTY OF MESA

_____ _____
County Clerk: Board of County Commissioners
Chairperson: Scott McInnis

Date:_____ Date:_____

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 21, 2022

Presented By: Randi Kim, Utilities Director

Department: Persigo

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize CM/GC Contract with Garney Construction for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

RECOMMENDATION:

Staff recommends the City Purchasing Division to enter into a Pre-Construction Services and General Conditions Contract with Garney Construction in the amount of $1,001,814 which includes $421,814 for pre-construction services, a pro-rated amount of $580,000 for General Conditions for 2023 (based on 28-month total construction period), and a 10 percent Overhead and Profit percentage for Construction Services for the Phase 1 Persigo WWTP Expansion Project CM/GC.

EXECUTIVE SUMMARY:

The City of Grand Junction manages, operates, and maintains the Persigo Wastewater Treatment Plant (WWTP) and collection system for the benefit of the current and future users of sewer service within the Persigo 201 Service Area. The Persigo WWTP was commissioned in 1984 and has been continuously serving the community within the 201 Service Boundary ever since. This Phase 1 Expansion Project at Persigo will be the first large scale expansion project since 1984. It will include rehabilitating the headworks building with new equipment, constructing a new dewatering building and solids storage area, construction of a second ultra-violet disinfection system for redundancy, construction of a new air blower building for the aeration basins and revitalization of the aeration basin equipment, and improvements to control structures to make hydraulic conveyance improvements. The City contracted with Burns & McDonnell for engineering services to design the expansion of the Persigo WWTP Phase 1 Expansion Project and design is underway.

This contract is for a Construction Management/General Contractor (CM/GC) for pre-construction services and construction of the Phase 1 Expansion Project. Garney Construction has been selected through a qualifications based recruitment, Request for

Proposal (RFP) process. Garney Construction is a national company specializing in water and wastewater treatment plant construction. Garney Construction will mobilize personnel and equipment from its branch office in Littleton, Colorado to support the Phase 1 Expansion Project. Garney has completed numerous projects similar in size and scope to the Persigo Phase 1 Wastewater Expansion Project in Colorado as noted in the attached company profile.

CM/GC services will include constructability reviews during the design phase and pre-construction services, including early procurement of long-lead equipment items. Once the design is complete, the contractor will provide a Guaranteed Maximum Price (GMP) for construction services with construction anticipated to start in September of 2023 and be completed by December 31, 2025.

BACKGROUND OR DETAILED INFORMATION:

In 2021, a Wastewater Treatment Facilities Master Plan was completed that identified improvements, capacity expansion, and renovation priorities at the Persigo WWTP. The Persigo WWTP operates under the Colorado Dept. of Health and Environment (CDPHE) discharge permit (CO0040053), effective as of January 1, 2018. Currently, the WWTP has a permitted hydraulic capacity (flow-rate) of 12.5 million gallons per day (MGD) and an organic capacity of 26,480 pounds per day of biological oxygen demand. Based on CDPHE guidance, wastewater plants are required to initiate master planning and construction activities at 80 percent and 95 percent of permitted capacity, respectively.

The Persigo WWTP reached 80 percent capacity in 2018. As required by the CDPHE permit, the City began planning for plant expansion upon reaching this 80 percent capacity milestone. The master plan addressed the following objectives:

1. Align wastewater facilities planning with the City's adopted 2020 Comprehensive Plans.
2. Assess infrastructure needs to meet current and future growth, capacity, and regulatory projections.
3. Provide a 20-year wastewater infrastructure plan that includes asset revitalization and optimization investments needed.

The scope of the Persigo WWTP Phase 1 Expansion Project encompasses design and construction of the following planned processes which were prioritized per the master plan on criticality to increase operational efficiencies, the need to replace aging assets, and the need to expand available treatment capacity. This Phase 1 Expansion Project will increase the permitted hydraulic capacity from 12.5 MGD to 15 MGD by making hydraulic improvements within the WWTP, modifying/expanding existing processes, and constructing new wastewater processes. The focal points of this project will include aeration basin asset revitalization and construction of a new air blower building to serve the aeration basins; construction of a second ultra-violent disinfection system which will add redundancy to that process; construction of a new dewatering building and a

covered solids storage area, rehabilitation of the headworks building with new equipment; and miscellaneous improvements to existing control structures to improve hydraulic conveyance within the treatment facility.

Staff identified the CM/GC delivery method for this project to enable collaboration between the CM/GC contractor, City staff, and the City's engineering consultant to provide value engineering and constructability services during design, cost estimating, early procurement of long-lead equipment items, permitting, construction management, and inspection for the successful completion of the project.

A formal Request for Proposal 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 and the Western Colorado Contractor's Association, as well as a secondary list of firms. it was also advertised in the Daily Sentinel. This process reached approximately 1,263 firms, of which 35 firms downloaded the solicitation documents. Four firms submitted formal proposals which were found to be responsive and responsible. The name of each firm, their office location, CM/GC Pre-Construction Services fee based upon current scope of work, Overhead and Profit Percentage that will determine the Construction Services fee, and General Conditions fee are listed in the following table:

Contractor	**Office Location**	**Pre-Construction Service Fee (Not to Exceed)**	**Overhead & Profit Percentage**	**General Conditions (Not to Exceed)**
Garney Construction	Littleton, Colorado	$421,814.00	10% (negotiated down from 12.5%)	$4,053,705.00
The Haskell Company	Salt Lake City, Utah	$555,684.00	7%	$4,331,224.00
Glacier Construction Company	Centennial, Colorado	$170,880.00	8%	$3,261,388.00
Hensel Phelps Construction Company	Ft. Collins, Colorado	$298,810.00	8.5%	$5,400,932.00

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

An evaluation committee comprised of City staff and Mesa County staff thoroughly reviewed the proposals received and provided scores and comments for each proposal

according to Section 6 - Evaluation Criteria and Factors of the RFP (Responsiveness of Submittal to the RFP, Understanding of the Project and Objectives, Experience, Strategy and Implementation Plan, and Fees). Additionally, City staff and the City's engineering consultant reviewed the proposals, as subject matter experts, and provided their thoughts and counsel to the committee members (serving as subject matter experts only, these individuals were not allowed to cast a vote on the selection of a CM/GC contractor).

Through scoring and discussion, the evaluation committee agreed that out of the four submittals received, two of the contractors provided documentation demonstrating higher level of qualifications. The two finalists, as determined by the evaluation committee, were Garnery Construction and The Haskell Company. In-person interviews were conducted with each firm. Following the interviews with each firm, the evaluation committee (with participation from the subject matter experts) deliberated the information presented by the two firms and made a recommendation to select Garney Construction as the preferred proposer.

Upon notification to Garney Construction of their selection, they were informed that negotiations, specifically pertaining to their pricing proposal of 12.5 percent Overhead & Profit (OH&P), were required before a final recommendation for award could be issued. Through a concerted effort of negotiations, by both the City and the Proposer, an agreement was reached for the final negotiated 10 percent OH&P. This successful negotiation process brought a net cost savings to the City of approximately $935,495 (based on the current construction estimate).

FISCAL IMPACT:

The total cost for 2023 CM/GC Pre-Construction Services and General Conditions is $1,001,814. Funds for this project are included in the 2023 Adopted Budget for the Sewer Fund. Once design is progressed in 2023, Staff will submit change orders to City Council for consideration that will include early release packages for purchase of long-lead critical equipment and the final Guaranteed Maximum Price (GMP) for construction, once that amount is determined.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a Pre-Construction Services and General Conditions Contract with Garney Construction in the amount of $1,001,814 which includes $421,814 for pre-construction services, a pro-rated amount of $580,000 for General Conditions for 2023 (based on 28-month total construction period), and a 10 percent Overhead and Profit percentage for Construction Services for the Phase 1 Persigo WWTP Expansion Project CM/GC.

Attachments

1. Phase 1 CC Agenda Attachment_Garney Expertise_2022-11-21

PHASE I PERSIGO WWTP EXPANSION PROJECTS (CM/GC)

CITY OF GRAND JUNCTION, CO

SEPTEMBER 20, 2022

City of Grand Junction
Duane Hoff Jr., Contract Administrator

Dear Duane Hoff Jr. and Selection Committee Members,

The Phase 1 Persigo Wastewater Treatment Plant Expansions Project is an important initiative aimed to meet the needs of the growing population of Grand Junction. Garney Companies, Inc. (Garney) commends the City of Grand Junction (the City) for your foresight of this growing need, and is excited about the prospect of getting back to the Grand Junction area to perform significant upgrades needed to align wastewater facilities planning with the City's adopted 2020 Comprehensive Plan.

GARNEY BRINGS THE FOLLOWING BENEFITS TO THE CITY:

STORIED WWTP HISTORY WITH BURNS & McDONNELL (BMcD)



Garney and BMcD have completed 72 wastewater and water projects together, totaling more than $800M throughout the United States. Half of those projects were completed in Colorado and 26 were completed using a collaborative delivery method. Our familiarity with one another and the relationships we have fostered with suppliers and subcontractors allow us to hit the ground running, ensuring the project is completed on schedule and within budget. Currently, Garney and BMcD are partnered on the $42M Cherokee Reclamation Facility Project in Colorado Springs where the team has been able to navigate the volatile market while saving the Owner $3M through value engineering (VE) ideas.

AVAILABLE WWTP EXPERTS IN COLORADO



Having local resources dedicated to a project of this level of importance is critical to its success. Our industry-leading resources and relationships in Colorado set us apart as your ideal CM/GC partner. ***Garney is familiar with Grand Junction from our local work just minutes down the road, constructing the $22M Fruita Wastewater Reclamation Facility (WRF). Just like the Fruita WRF, where we completed the project under budget and ahead of schedule, our team will be intently tuned into the needs of the project through open communication with the City and BMcD.***

ABILITY TO MAINTAIN YOUR PLANT OPERATIONS



Garney has completed 71 treatment plant rehabilitation projects in Colorado. With this similar experience and working together, with your operations and maintenance staff, we will develop Maintenance of Plant Operation plans while design is still in the early stages and will ensure your operator's preferences are heard. This will allow the City, BMcD, and Garney to collaboratively enhance the design plans with plant operations at the forefront of decision-making. Continuous operations are of utmost importance and as a three-pronged team, we will ensure minimal disruptions throughout construction.



WWTP EXPERTISE

Garney's wastewater experience is unmatched across the industry. Our award-winning projects in Colorado within the last five years prove our dedication to delivering the highest quality projects centered around safety, schedule adherence, and cost consciousness. For more project-specific information, see Section E - Capability/Performance.



PERSONNEL YOU CAN TRUST

160 YEARS COMBINED INDUSTRY EXPERIENCE
83 TOTAL YEARS AT GARNEY
79 COLLABORATIVE PROJECTS DELIVERED

INDUSTRY EXCELLENCE

Engineering News-Record (ENR) Rankings (2021):
#5 WASTEWATER TREATMENT PLANTS
#6 ENVIRONMENTAL FIRM IN WASTEWATER TREATMENT
#6 TOP 30 ALL-ENVIRONMENTAL FIRMS

There is no better CM/GC team fit for this project than Garney. We thank you for this opportunity and are excited to build a long-term relationship with the City on this project.

JOEL HEIMBUCK, DBIA
7911 Shaffer Parkway
Littleton, CO 80127
Director of Western Plant Operations
jheimbuck@garney.com
(303) 725-8456

HEATH BROOKS
Project Manager
hbrooks@garney.com
(303) 489-2152

Joel Heimbuck, Director of Western Plant Operations, will be our team's principal contact person.

Heath Brooks - Project Manager, is authorized to make presentations on behalf of the firm.

Acknowledgment of Addenda:
ADDENDUM #1 // 08.29.2022
ADDENDUM #2 // 09.02.2022
ADDENDUM #3 // 09.15.2022



PAR 1088 NORTHERN TREATMENT PLANT (PROGRESSIVE DESIGN-BUILD)

Brighton, Colorado

OWNER

Metro Water Recovery
Kelsey Gedge
(303) 286-3357
kgedge@mwrd.dst.co.us

PROJECT BUDGET

30%: $110,000,000 ***60%:*** $102,000,000

GUARANTEED MAXIMUM PRICE

$99,000,000

PROJECT COST

Garney's Contract: $98,998,176 ***Total Contract:*** $254M

The fee and general conditions cost account for approximately 20% of the overall project cost.

CHANGE ORDERS

$1,332,180 (The change orders were for owner-initiated scope additions, as well as reimbursements to cover the added costs due to the flood of 2013).

CONSTRUCTION SCHEDULE

Start Date: August 2011

Original Completion Date: September 2016

Actual Completion Date: March 2017
The schedule was extended due to re-sequencing of work after the flood of 2013. In addition, the influent pumps did not function as designed which required them to be removed and sent back to the manufacturer.

PROJECT DESCRIPTION

GARNEY SELF-PERFORMED OVER 1M HOURS OF WORK ON THIS PROJECT.

To date, the $254 million facility is one of the largest progressive design-build wastewater treatment plants constructed in the United States. This new advanced WWTP serves 300,000 customers across five Colorado metropolitan cities and is now treating wastewater after 45 months of construction and commissioning. The new facility has the capacity to treat 24 MGD with a buildout of 60 MGD. Commissioning activities ensured the new facility would not only meet all regulatory requirements but would do so in an efficient and cost-effective manner. Garney was a participatory subcontractor to CH2M's design-build team on this $254 million project. Garney peaked at 185 people on the project site and average 130 people on the site over the project duration. **The schedule was fast paced. This project required 1,000,000 self-performance manhours over a 42-month duration. We were able to obtain new employees based on reputation in the industry and have been able to keep many of these employees based on their satisfaction with Garney and our workload.**

KEY PERSONNEL INVOLVED: MATT WAMPLER, GERARDO GOMEZ, JANET MARRIAGE

INNOVATIVE APPROACHES

- Proactively involved permitting authorities to minimize schedule delays
- Used 3D modeling to enhance operations input and minimize design changes
- Used river/groundwater sources for structure water testing to minimize potable water usage
- Utilized robust structural concrete mix design to shorten cure times for early testing

"Garney excelled on this fast-paced project by providing excellent management and trade work. Garney has the ability to build a team of Garney employees and subcontractors who are working to achieve common goals while being very client-focused."

- JOHN KUOSMAN, (METRO WASTEWATER RECLAMATION DISTRICT - NOW WITH MERRICK)



NORTH WATER RECLAMATION FACILITY PHASE 1A IMPROVEMENTS (CMAR)

Parker, Colorado

OWNER

Parker Water & Sanitation District
Rebecca Tejada, P.E.
(720) 842-4261
rtejada@pwsd.org

PROJECT BUDGET

30%: N/A ***60%:*** $49,840,000
Garney entered into contract at 60%, so a 30% estimate was not included.

GUARANTEED MAXIMUM PRICE

$56,280,000

PROJECT COST

$57,430,000

The fee and general conditions cost account for approximately 20% of the overall project cost.

CHANGE ORDERS

$1,150,000 (The change orders were for additional time to complete additional scope).

CONSTRUCTION SCHEDULE

Start Date: July 2018

Original Completion Date: January 2022

Actual Completion Date: January 2022
(Completed on Schedule)

PROJECT DESCRIPTION

Garney provided CMAR services for full design assistance, plan review, cost estimating, scheduling, procurement, and construction services for completion of improvements and the 1.8 MGD expansion to an existing 2 MGD wastewater treatment plant for a final capacity of 3.8 MGD. The preconstruction phase included constructability and VE reviews, development of a trend log, a risk register and baseline schedule, final analysis of 100% design documents, and incorporation into final agreed GMP.

The scope included a headworks with chemical storage and feed, screening, grit removal, influent pump station, and odor control; a primary clarifier complex with splitter box, polymer injection, and primary sludge pump station; an advanced water treatment (AWT) facility including flocculation, sedimentation, and filtration; ultraviolet (UV) disinfection facility; replacement of existing effluent pump station pumps; replacement of existing dissolved air flotation thickeners (DAFT) with rotary drum thickeners (RDT); conversion of existing aerobic digesters to autothermal thermophilic aerobic digestion (ATAD); primary power metering/distribution upgrades; replacement of cake pumps with serpentine cleated belt conveyor; standby power upgrades; instrumentation and programmable logic controller (PLC) upgrades; yard piping, site grading, access roads, and landscaping. Below and above grade process piping included 15,980 LF of 1" to 48". **Our team re-purposed an existing Digester and split it into two new ATAD Digester Tanks by adding a wall in the middle. This saved from demolition of the existing tank and saved on concrete by not pouring two new tanks.**

KEY PERSONNEL INVOLVED: JOEL HEIMBUCK, JANET MARRIAGE

PROJECT RELEVANCE

- » WWTP Improvements Project
- » Completed on Schedule
- » Collaborative Delivery
- » Colorado Project
- » Similar Construction Cost
- » VE Savings Generated





WASTEWATER TREATMENT PLANT IMPROVEMENTS (CMAR)

Loveland, Colorado

OWNER

City of Loveland, CO
Brian Gandy
(970) 962-3760
brian.gandy@cityofloveland.org

PROJECT BUDGET

30%: $33,160,000 ***60%:*** $32,140,000

GUARANTEED MAXIMUM PRICE

$34,520,000

PROJECT COST

$35,130,000

The fee and general conditions cost account for approximately 20% of the overall project cost.

CHANGE ORDERS

$610,000 (The change orders were for reconciling the VE to reduce the overall project cost, design corrections, and additional work across work packages).

CONSTRUCTION SCHEDULE

Start Date: April 2016

Original Completion Date: September 2019

Actual Completion Date: September 2019
(Completed on Schedule)

PROJECT DESCRIPTION

This CMAR project involved a preconstruction phase and three construction phases to upgrade an existing wastewater treatment plant to exceed 20 MGD peak hour flow (average daily flow of 8.4 MGD).

The scope included a remodel of the digester complex including digesters 3 and 4, a new MCC building, sludge mixing tank, digester feed pumps, primary sludge mixing progressive cavity pumps, heat exchangers, HVAC, and electrical and instrumentation. The biological nutrient removal (BNR) phase of the project included removal and replacement of fine bubble aeration diffusers, the addition of air compressors and large bubble diffusers, a new RAS anoxic zone tank, and concrete and yard pipe modifications.

THE BIGGEST CHALLENGE ON THIS PROJECT WAS MAINTAINING OPERATIONS THROUGHOUT CONSTRUCTION. THIS WAS COMPLETED SUCCESSFULLY WITHOUT A PERMIT VIOLATION AND CONSISTED OF SEWER BYPASS PUMPING 404 MILLION GALLONS OVER A PERIOD OF 116 DAYS. THE SCOPE ALSO REQUIRED WELLPOINT DEWATERING THROUGHOUT THE PROJECT.

KEY PERSONNEL INVOLVED: JOEL HEIMBUCK, MATT WAMPLER, JEFFERSON LEWIS, JANET MARRIAGE

APWA 2020 COLORADO CHAPTER PROJECT OF THE YEAR

COLORADO CONTRACTORS ASSOCIATION 2019 H20 PROJECT AWARD

"Garney was always willing to go the extra mile in terms of making accommodations for plant staff during construction, shutdown, tie-ins, etc. As changes occurred, the pricing that Garney provided was fair and reasonable. If cost of work was ever questioned, Garney was willing to talk through and negotiate those differences with the City."

- Brian Gandy
City of Loveland, CO



CHEROKEE TDS REDUCTION FACILITY (PROGRESSIVE DESIGN-BUILD)

Colorado Springs, Colorado

OWNER

Cherokee Metropolitan District
Jeffrey Munger
(719) 597-5080
jmunger@cherokeemetro.org

PROJECT BUDGET

30%: $48,190,000 ***60%:*** $43,960,000

GUARANTEED MAXIMUM PRICE

$42,030,000

PROJECT COST

$42,300,000

The fee and general conditions cost account for approximately 20% of the overall project cost.

CHANGE ORDERS

$270,000 (change orders were due to owner-initiated changes and allowance item usage).

CONSTRUCTION SCHEDULE

Start Date: October 2019

Original Completion Date: January 2023

Actual Completion Date: In Progress

PROJECT DESCRIPTION

This project is the District's first Progressive Design-Build project and includes a preconstruction and construction phase. The preconstruction phase included preliminary studies, constructability reviews, cost estimates, permitting, and final design. ***VE ideas generated saved the District approximately $3M and consisted of constructing a new splitter box within an existing basin, redesigning the concrete ramps for access to the ponds by reducing their size, and selecting a pre-engineered metal building (PEMB) instead of a traditional CMU for the 13,000 SF filter building.*** Once the design was finalized, a guaranteed maximum price was agreed upon, and construction commenced.

The scope included a new metal building housing an RO and pressure membrane ultrafiltration system, evaporation ponds, headworks structure, grit basin, and modifications to the existing SBR basins consisting of removing the existing diffusers and replacing them with MBR. The MBR basins are also receiving two waste recirculation pumps and submersible mixers. Includes a chemical storage building and feed system, stormwater detention basin outlet structure, and HDPE discharge piping. A 3 MGD bypass will be used to keep the plant in operation. Bringing the project online consists of a complicated phased start-up sequence to ensure the biological micro-organisms are not impacted by the new processes. Once all of the process-related construction is complete, the site will receive 51,705 SF of asphalt paving for access roads to the new facilities and repair the areas disturbed by construction.

KEY PERSONNEL INVOLVED: JOEL HEIMBUCK, MATT WAMPLER, JEFFERSON LEWIS, CHAD HULAN

PROJECT RELEVANCE

- » WWTP Improvements Project
- » Collaborative Delivery
- » Local Project
- » Similar Construction Cost
- » VE Savings Generated

Early procurement used on two large systems totaling $4M in value to save time critical to meeting the schedule.





EVANS CONSOLIDATED WWTP (CMAR)

Evans, Colorado

OWNER

City of Evans, CO
Keith Meyer, P.E. (Owner's Rep.)
(970) 988-8605
keith.meyer@ditescoservices.com

PROJECT BUDGET

30%: $39,030,000 ***60%:*** $38,450,000

GUARANTEED MAXIMUM PRICE

$39,160,000

PROJECT COST

$37,290,000

The fee and general conditions cost account for approximately 20% of the overall project cost.

CHANGE ORDERS

-$1,870,000 (The project was completed under budget).

CONSTRUCTION SCHEDULE

Start Date: January 2015

Original Completion Date: July 2018

Actual Completion Date: July 2018
(Completed on Schedule)

PROJECT DESCRIPTION

THE NEW EVANS WASTEWATER TREATMENT PLANT IS THE LARGEST CAPITAL IMPROVEMENT PROJECT IN THE CITY'S 146-YEAR HISTORY. The $39-million plant was designed to handle future capacity, meet state treatment standards and consolidate two existing treatment facilities. The plant replaced two lagoon treatment plants with a state-of-the-art biological nutrient-removal treatment facility, a lift-station facility and 4.5 miles of dual sanitary sewer force mains.

Construction included a headworks facility with mechanical step screen, manual bar screen, and grit removal system, three-stage secondary process capable of nitrification, denitrification, and biological phosphorus removal with three treatment trains, three secondary clarifiers, UV disinfection system with two channels and two banks in series, administration/O&M/lab building, anaerobic lagoon for solids handling, 3.0 MGD lift station, and three miles of two 10" diameter force mains.

KEY PERSONNEL INVOLVED: JANET MARRIAGE

2019 ENR BEST WATER/ ENVIRONMENT PROJECT

Throughout the design phase, close coordination among team members drove the creation of cohesive specifications for each package and created a uniform set of documents. The owner, owner's construction manager, both design engineers, and the general contractor worked together to ensure a smooth, high-quality project. This unique approach to project delivery created more efficiency in the design, construction, inspection and operations of the new plant and lift station.

"Garney's entire team from project management staff to craft workers are dedicated to providing a top-quality project from start to finish. Garney is a quality contractor who provides a quality project every time they come to the table."

- Keith Meyer, P.E.
Ditesco (Owner's Rep.)



SIMILAR PROJECTS IN COLORADO

Additional Projects Similar in Size and Scope

	Contract Value	Collaborative Delivery	Local Project	Similar Size	WTP/WRF	Within Last 10 Years	Project with BMcD
PAR 1088 Northern Treatment Plant (PD-B) Metro Water Recovery	$99M	✓	✓	✓	✓	✓	
Cherokee TDS Reduction Facility (PD-B) Cherokee Metropolitan District	$42M	✓	✓	✓	✓	✓	✓
Plum Creek WPF Advanced Treatment (CM/GC) Town of Castle Rock, CO	$52M	✓	✓	✓	✓	✓	✓
Thornton WTP Replacement (PD-B) City of Thornton, CO	$85M	✓	✓	✓	✓	✓	✓
PAR 942 North Secondary Complex Improv. Metro Water Recovery, CO	$48M		✓	✓	✓	✓	
Griswold WPF Solids Handling Improv. (CM/GC) City of Aurora, CO	$36M	✓	✓	✓	✓	✓	
WPCF Nitrification Project Phase II (CMAR) City of Greeley, CO	$30M	✓	✓	✓	✓	✓	
Dodd WTP Upgrades (PD-B) Left Hand Water District	$30M	✓	✓	✓	✓	✓	✓
Wes Brown WTP Improvements (CM/GC) City of Thornton, CO	$57M	✓	✓	✓	✓	✓	✓
Soldier Canyon Filter Plant 15 MGD Expansion (CMAR) Soldier Canyon Water Treatment Authority, CO	$35M	✓	✓	✓	✓	✓	
Northern Water Treatment Plant Phase 2 (CM/GC) East Cherry Creek Valley Water & Sanitation District	$52M	✓	✓	✓	✓	✓	
Harold D. Thompson WRF (CM/GC) Lower Fountain Metropolitan Sewage Disposal District	$24M	✓	✓	✓	✓	✓	
Larry D. Moore Water Treatment Plant Roxborough Water and Sanitation District	$36M		✓	✓	✓	✓	

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date:	December 21, 2022
Presented By:	Trenton Prall, Public Works Director
Department:	Public Works - Streets
Submitted By:	John Somerlot, Streets Maitenance Supervisor

Information

SUBJECT:

Authorize Contract for Annual Traffic Control

RECOMMENDATION:

Staff recommends that the City Purchasing Division enter into a contract with Traffic Control Specialists LLC to provide professional traffic control services on an "as needed" basis for special events, maintenance operations, and emergency road closures.

EXECUTIVE SUMMARY:

This contract with Traffic Control Specialists (TCS), if approved, will allow departments within the City to utilize traffic control for emergency situations, special events and necessary road maintenance.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction operations periodically require additional traffic control services to supplement staffing resources for special events, maintenance operations,

and emergency road closures. These services are contracted out by multiple departments throughout the year under a single "as needed" contract for professional traffic control services. The City anticipates contracting professional traffic control services to assist with the following types of activities:

Special Events:

- Junior College World Series (JUCO) Baseball Tournament
- 4th of July Fireworks
- Santa Cause Run

Maintenance Operations:

- Annual Chip Seal Program
- Street Patching
- Spring Cleanup
- Utility Repairs
- Additional street maintenance (crack-fill, guardrail)

Emergency Road Closures:

- Vehicular Accidents
- Power Outages
- Weather Events / Natural Disasters

A formal Request for Proposal (RFP-5119-22-SH) 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 and the Western Colorado Contractor's Association (WCCA), and advertised in the The Daily Sentinel. BidNet sent the solicitation notice to 119 vendors, and 14 downloaded the solicitation document.

The City received only one proposal, which was submitted by Traffic Control Specialists LLC in Grand Junction, Colorado. Purchasing Policy requires City Council approval if there are fewer than two responses to a solicitation of at least $50,000.

The proposal was reviewed individually by an evaluation committee based on the criteria set forth in the solicitation documents. The evaluation committee found the firm capable of performing the scope of services being requested and that the rates in the proposal were reasonable.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

Aggregate expenses for contracted traffic control services are estimated at $120,000 to $150,000 annually. These are budgeted separately in individual departmental budgets and included in the 2023 Adopted budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division enter into a contract with Traffic Control Specialists LLC to provide professional traffic control services on an "as needed" basis for special events, maintenance operations, and emergency road closures.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: December 21, 2022

Presented By: Trenton Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Authorize Construction Contract for 24 Road & G Road Capacity Improvements

RECOMMENDATION:

Authorize the City Purchasing Division to Execute a Construction Contract with Oldcastle SW Group, Inc. DBA United Companies for the Construction of the 24 and G Road Capacity Improvements Project amount of $12,865,417.35.

EXECUTIVE SUMMARY:

This request is to award a Construction Contract for the 24 Road and G Road Capacity Improvements Project. This project will construct new southbound lanes west of the existing 24 Road from the I-70 Interchange to Leland Avenue. G Road will be widened to three lanes between 23 1/2 Road and 24 1/2 Road. This project will also construct a modern roundabout at the intersection of 24 Road and G Road. This project is one of the projects funded by voter authorized Transportation Capacity Expansion Funds. The final alignment of 24 Road will have two northbound and two southbound lanes, turn lane pockets, and landscaped medians. The first phase of this project was completed with the bridge over North Leach Creek along G Road.

BACKGROUND OR DETAILED INFORMATION:

With recent growth along both the 24 Road and G Road corridors, these streets and the intersection at 24 and G Road have endured long delays during peak hours of the day. This project will allow for the reconstruction of 24 and G Roads to add capacity and better handle the traffic volumes on these two corridors; as well as, provide a modern, two-lane roundabout at the intersection of 24 and G Roads to facilitate traffic flow. This project is funded by the voter authorized debt proceeds for transportation expansion.

Construction is anticipated to start in January 2023 with an estimated completion in

January 2024. Further landscaping work will be finished in spring 2024 to align with the planting season. Traffic impacts will be minimized, but limited closures will be sporadically allowed. Specifically, the following traffic patterns are expected to be maintained as open throughout the project:

- 24 Road southbound through traffic (truck route)
- 24 Road northbound through traffic (truck route)
- 24 Southbound to G Road westbound traffic
- G Road eastbound to 24 Road southbound traffic

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 and the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. There were 1,612 companies that received notification, 21 companies downloaded the solicitation documents, and 3 companies submitted formal bids, all of which were found to be responsive and responsible in the following amounts:

Contractor	Location	Amount	Value Engineered Amount
Oldcastle SW Group, Inc. DBA United Companies	Grand Junction, CO	$13,511,104.85	$12,865,417.35
Mountain Valley Contracting, Inc.	Grand Junction, CO	$13,839,625.50	$13,263,752.25
M.A. Concrete Construction, Inc.	Grand Junction, CO	$14,255,804.55	$13,524,299.55

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

After reviewing the bids received (all of which were over the budgeted amount), a value engineering effort was conducted, and several items were reduced in quantity. Among these were the pedestrian sidewalk (2,100 square yards of concrete) north of G Road and west of 24 Road along the undeveloped north side of G Road. This section of G Road originally had a development proposed that has since been withdrawn and therefore staff recommends this portion of sidewalk be removed from the contract. This also reduced the pedestrian lighting needs for the project (21 fewer lights and light bases). The wiring, conduit, and splice boxes remain in place for future development. Lights and a small section of sidewalk will also be maintained at each bus stop. All reductions have been applied across the board to all of the bid responses received, for proper comparison.

The Engineering Division also feels comfortable with reducing the Minor Contract Revision amount from $350,000 to $250,000. With the completion of utility undergrounding efforts prior to the start of the project, some of the project risk has been averted and therefore, staff believe other bid quantities include enough solutions for potential problems that may be encountered with subsurface conditions.

Topsoil quantities were cut in half (from 16,015 SY to 8,007.5 SY) after discussion with the City's Landscaping Subconsultant. The original quantities had been conservative and are not necessary for the plantings selected.

With the pricing of Variable Message Boards received in the bid packages, the City will move ahead with purchasing several boards and supplying the project with existing city-owned boards for the duration of the project. 4 Portable Message Sign Panels were removed from the project bid.

Staff expected this bid to be indicative of current construction costs and will work to project these costs across the balance of the capital improvement program and make adjustments.

FISCAL IMPACT:

The cost for the 24 Road and G Road Capacity Improvements project was included in the 2022 budget in the Transportation Capacity Fund at an estimated amount of $12.0 million. The $12.8 million value engineered project represents a 6% increase on the original estimate and aligns with current construction cost inflation experience in the industry. As reported in the quarterly capital report, it was planned to enter into a contract for construction in 2022 and then reappropriate (carry forward) funds necessary for a construction project to 2023 to complete the work. The fund balance in the Transportation Capacity Fund is estimated at $35.4 million at December 31, 2022, therefore there are sufficient funds available for contract in 2022 and completion of this $12.8 million project in 2023.

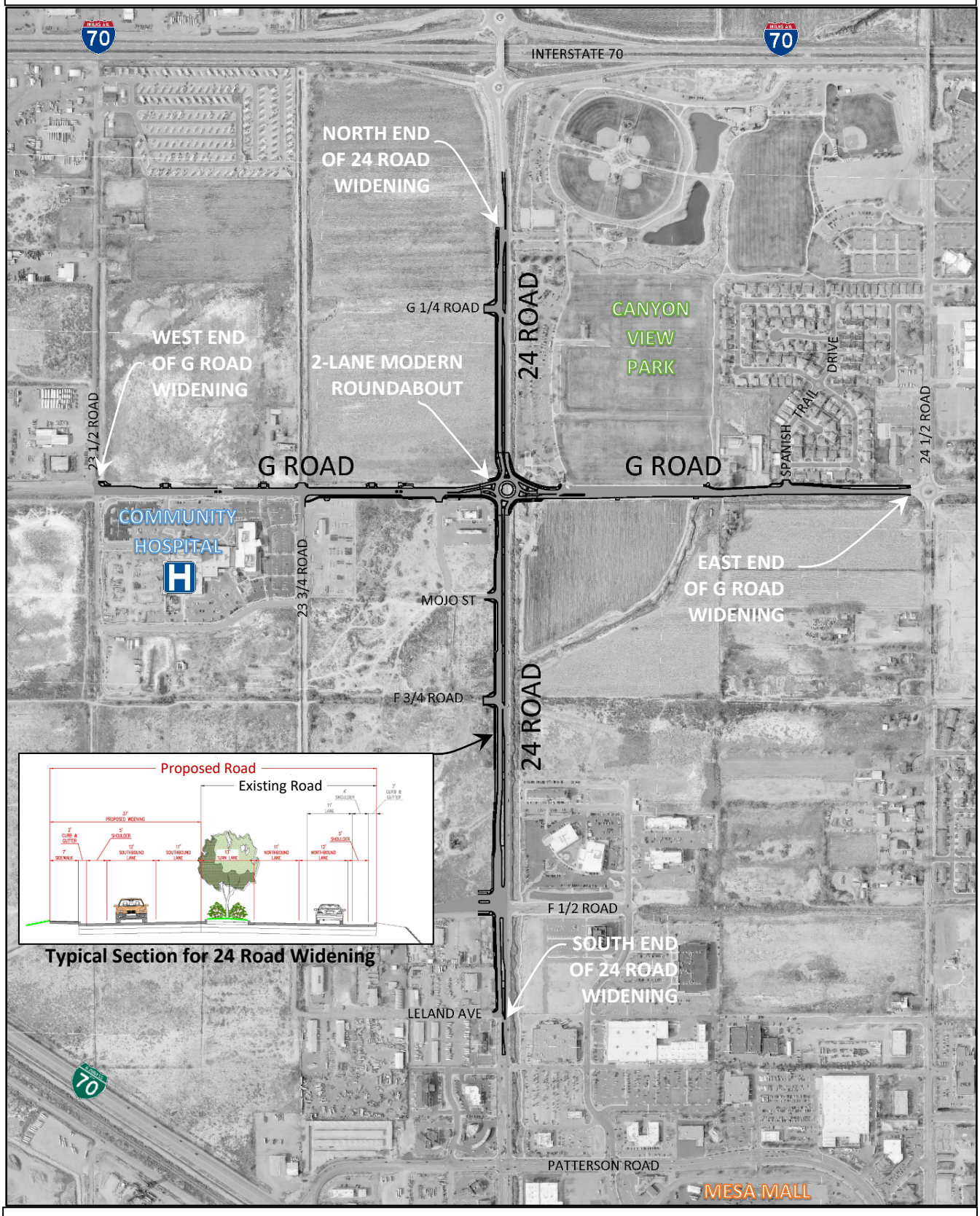
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. DBA United Companies for the 24 Road & G Road Expansion Project in the amount of $12,865,417.35.

Attachments

1. Project Vicinity Map

24 Road & G Road Capacity Improvements



Typical Section for 24 Road Widening

Vicinity Map

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: December 21, 2022

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Vacating a Slope Easement Containing 0.47 Acres on Property Located at 702 Horizon Drive as Acquired by the City of Grand Junction and Described in the Mesa County Land Title Records, Reception Number 2075083

RECOMMENDATION:

The Planning Commission heard this request at their December 13, 2022 meeting and voted (5-0) to recommended conditional approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Horizon Cache, LLC is requesting the vacation of a slope easement containing 0.47 acres on property located at 702 Horizon Drive as granted to the City of Grand Junction ("City") for a slope easement as part of the construction of 27 ½ Road at G Road and deeded to the City as part of a Mesa County District Court ruling.

As part of the Starbucks commercial building proposed to be constructed at 702 Horizon Drive, there is a portion of the building that is encroaching onto the slope easement No 10, one easement of many easements and right-of-way granted to the City by the Court to allow for the construction of 27 ½ Road to tie into G Road at Horizon Drive. This request is to vacate only Slope Easement P.E. No 10 as shown on the "Etter/Epstein-City-A-5" exhibit found in Book 3149, Page 437 and the legal description found in Book 3149, Page 438 of the Court document recorded and filed on September 6, 2002, at the Mesa County Clerk and Recorder.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

As part of the Starbucks commercial building proposed to be constructed at 702 Horizon Drive there is a portion of the building that is encroaching into an existing slope

identified as Slope Easement P.E. No 10, one easement of many easements and right-of-way granted to the City by the Court to allow for the construction of 27 ½ Road to tie into G Road at Horizon Drive. This request is to vacate only Slope Easement P.E. No 10 as shown on the "Etter/Epstein-City-A-5" exhibit found in Book 3149, Page 437 and the legal description found In Book 3149, Page 438 of the Court document recorded and filed on September 6, 2002, at the Mesa County Clerk and Recorder.

This slope easement was acquired by a 2002 condemnation action to provide an area of land where the construction of 27 ½ Road could be done with ample area to construct improvements, including fill material being placed along the roadway, stabilizing the slope area, and to maintain the improvements of the roadway on the property at 702 Horizon Drive. The City constructed 27 ½ Road soon after securing the Right-of-Way and easements for the road construction project. Slope easement No. 10 was acquired as a permanent easement for construction and maintenance purposes. The slope area is now stable, and the easement is not needed for repairs or other purposes. There have been no repairs to the slope since 27 ½ Road was constructed. Because the slope is stable and has been following construction of the roadway, City Development Engineer Dorris has determined in his professional opinion that none of Slope Easement P.E. No. 10 is needed by the City today or into the future. Short of an earthquake, there are no geologic conditions that would change the condition of the slope. Mr. Dorris has inspected the site, the existing slope conditions and for the foregoing reasons, finds the slope easement acquired by the City in 2002 is no longer needed.

The City has already conditioned the site plan approval of the Starbucks building upon the recording of the Horizon Cache Subdivision plat. This easement vacation should also condition approval upon the plat being recorded and this condition is recommended as a condition of approval.

NOTIFICATION REQUIREMENTS
A Neighborhood Meeting was not required for an easement vacation.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject area was posted with an application sign on November 7, 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 this public hearing was published December 6, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans

and policies of the City;
The request to vacate the existing Slope Easement P.E. No.10 for the 27 ½ Road does not conflict with the 2020 Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of this easement will have no current or future impact on public facilities or services provided to the general public. Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Principal 3: Responsible and Managed Growth

Policy 6: Support the development of neighborhood centered commercial uses and mixed-use developments, including supporting the creation of a mix of uses along prominent corridors that reflect the needs of adjoining residents' retail, office and other service needs.

Principal 5: Strong Neighborhoods and Housing Choices

Policy 3: Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods, including promoting land use patterns with local services and gathering places including cafes.

Therefore, staff has found this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;
This request is to vacate a slope easement. As such, no parcels will be landlocked as a result of the proposed vacation request. Therefore, staff has found this criterion has been met.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation request does not impact access to any parcel and, as such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services.
There are no adverse impacts to 702 Horizon Drive or any adjacent properties or the general community at large. The slope in question is stable, there are no geologic conditions that would change the condition of the slope. The slope easement is no longer needed for 27 ½ Road and the existing road conditions will remain, providing community access as it was designed to. Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to

any property as required in Chapter 21.06 GJMC; and
City Development Engineer Dorris has determined the slope in question is stable and will be into the future and that vacation of Slope Easement No. 10 will not inhibit the present or future provision of adequate public facilities and services specific to the public use of 27 ½ Road at this location. Staff finds that this criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
The Applicant cannot make ready its site for the new commercial building without the encumbrance caused by this easement being vacated. Permanent structures cannot be constructed over an easement. Staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Horizon Cache Easement Vacation of Slope Easement P.E. No 10, VAC-2022-771, located at 702 Horizon Drive as described herein and by Reception Number 2075083, the following findings of fact have been made with a recommendation of conditional approval:

1. The request conforms with Section 21.02.100 (c) of the Zoning & Development Code.
2. The requested vacation does not conflict with the goals and policies of the 2020 Comprehensive Plan.

With the following conditions of approval:
1. Recording of the Horizon Cache Subdivision Plat per Section 21.02.070 of the Grand Junction Municipal Code.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 94-22, a Resolution Vacating the Horizon Cache Slope Easement P.E. No 10, VAC-2022-771, located at 702 Horizon Drive as granted to the City of Grand Junction by Reception Number 2075083, with the findings of fact and condition as listed in the staff report.

Attachments

1. Development Application
2. Location Map-Site Plan-Photos
3. EXHIBIT Slope Easement Vacation 11-16-22
4. Slope Easement - Reception No 2075083
5. RES-702 Slope vacation 121422
6. Planning Commission Minutes - 2022 - December 13 - Draft

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

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: 702 Horizon Dr.

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

Existing Land Use Designation	C-1	Existing Zoning	C-1
Proposed Land Use Designation	Commercial	Proposed Zoning	C-1

Property Information

Site Location:	702 Horizon Dr. GRND. JCT 81501	Site Acreage:	2.46348
Site Tax No(s):	2945-012-00-93	Site Zoning:	C-1
Project Description:	Vacating an unnecessary slope easement		

Property Owner Information		Applicant Information		Representative Information	
Name:	Emanuel Epstein Revocable Trust	Name:	Sid Squirrell	Name:	Mark Austin
Street Address:	37116 Mandarin Ave.	Street Address:	244 N. 7th St.	Street Address:	123 N. 7th St.
City/State/Zip:	ZPH, FL 33541	City/State/Zip:	GR JCT, CO 81501	City/State/Zip:	GR JCT, CO 81501
Business Phone #:	727-320-7704	Business Phone #:	970-263-2948	Business Phone #:	970-242-7540
E-Mail:	dsronny2252@gmail.com	E-Mail:	sid@rjcommercial.com	E-Mail:	markA@austincivilgroup.com
Fax #:		Fax #:	970-241-6263	Fax #:	970-255-1212
Contact Person:	Deb Schneider	Contact Person:	Sid Squirrell	Contact Person:	Mark Austin
Contact Phone #:	727-320-7704	Contact Phone #:	970-260-0121	Contact Phone #:	970-242-7540

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

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

Signature of Person Completing the Application: Sidney Squirrell — Date: 10/26/2022

Signature of Legal Property Owner: Deborah Schneider FEE — Date: 10/26/2022

General Project Report
702 Horizon Drive
Slope Easement Vacation

Project Description (Location, Acreage, Proposed Use)

The purpose of this submittal is to obtain approval from the City of Grand Junction to vacate a slope easement located on the south side of the subject property along 27 ½ Road. The subject property is a 1.48-acre parcel known as 702 Horizon Drive in Grand Junction, Colorado. This property is located on the northeast corner of 27 ½ Road and G Road at Horizon Drive. The purpose of the proposed vacation is to accommodate a newly constructed building on the west side of the parcel, which the slope easement encroaches upon. The subject property is depicted in the photo below:



Property Zoning

The property is currently zoned Light Commercial (C-1) in the City of Grand Junction and lies next to the intersection of Horizon Drive and 27 ½ Road in an area composed of commercial properties. Adjacent properties and properties in the vicinity of the project site are zoned as Project Development (PD) or Light Commercial (C-1). The applicant proposes no changes to current zoning at this time. The vacation of this slope easement abides by and conforms to all of the approval criteria found in the zoning code as follows:

(c) **Approval Criteria. The vacation of the right-of-way or easement shall conform to the following:**

(1) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

(2) No parcel shall be landlocked as a result of the vacation;

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of the public facilities and service provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services);

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Surrounding Land Uses and Zoning

The following adjacent properties are zoning accordingly:

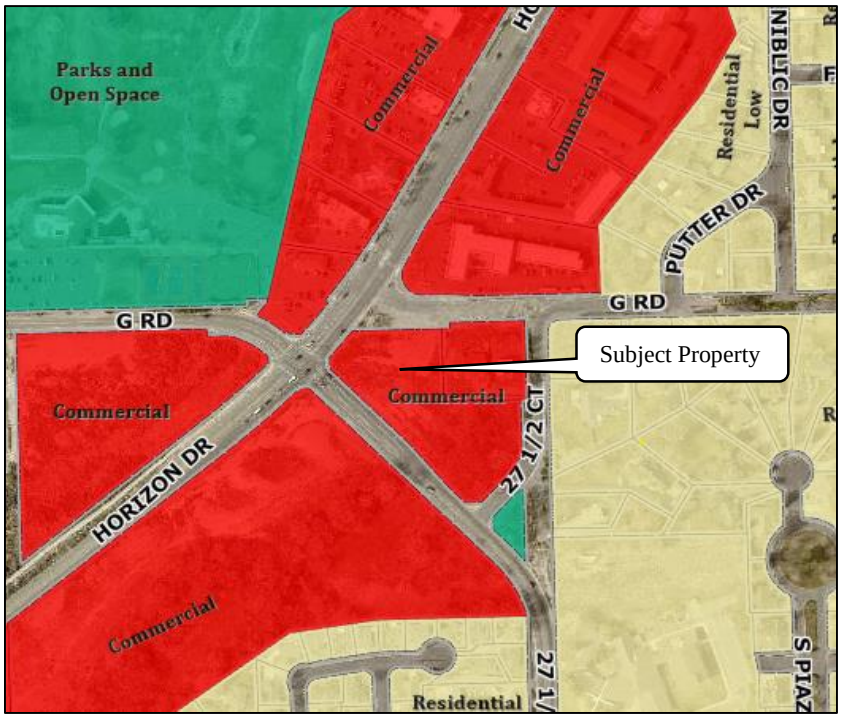
DIRECTION	ZONING	CURRENT LAND USE
North	C-1	Commercial
Northeast	PD	Residential
South	C-1	Commercial
East	PD	Residential
West	C-1	Commercial

The City of Grand Junction's current zoning surrounding this parcel is shown below.



Current City of Grand Junction Zoning

General Project Report
702 Horizon Drive
Slope Easement Vacation



2020 Comprehensive Plan

Slope Easement Location

The slope easement vacation area is 0.47 acres located on the south side of the property along 27 ½ Road. The legal description and legal sketch of the slope easement, as provided by a surveyor, are shown in Exhibit A and Exhibit B of this report.

Site Access

The proposed slope easement vacation requires no changes to site access. The site is accessible from 27 ½ Road and Horizon Drive. A new access point will be located on G Road north of the property.

Utilities

All utility services required for this project are currently located on, or adjacent to, the project site. No changes are proposed at this time.

An 8-inch PVC sanitary sewer line currently exists adjacent to the north side of the parcel on G Road. There is also an 8-inch PVC stubbed sanitary sewer line adjacent to the property on the southwest corner located along 27 ½ Road. A 15-inch PVC sanitary line exists on the west side of the parcel along Horizon Drive.

There are two 8-inch water lines owned by Ute Water that are adjacent to the property. One line is located on the east side of the property on 27 ½ Court and runs from 27 ½ Road to G Road. The second water line is adjacent to the north side of the property on G Road to Horizon Drive. There are two water mains

owned by Ute Water within the vicinity of the property; an 18-inch water main adjacent to the south side of the property on 27 ½ Road, and a 12-inch water main located on the west side of the property on Horizon Drive.

Three flow hydrants exist within the vicinity of the property; on the northeast corner of 27 ½ Court at G Road, on the north side of the property on G Road, and one located on the northwest side of Horizon Dr. A test hydrant exists on the southeast corner of 27 ½ Road at 27 ½ Court. The water lines and hydrants owned by Ute Water are depicted in the image below:



Map of Ute Water Lines and Hydrant Locations

City water does not currently exist on this site. Future development would likely utilize the previously listed water lines owned by Ute Water. Exact water distribution system requirements are yet to be determined. No changes are proposed at this time.

Development Schedule and Phasing

The project anticipates obtaining approval for the slope easement vacation by November of 2022.

General Project Report
702 Horizon Drive
Slope Easement Vacation

Exhibit A

Slope Easement Legal Description

A vacation of a Perpetual Easement for Slope purposes, Parcel P.E. No. 10 as shown at Reception No. 2075083 of the Mesa County Records, situate in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 1, also known as the Northeast Corner of said Lot 3 and considering the East Line of said Lot 3 to bear S 00°03 '02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along said East Line a distance of 363.86 feet to a point; thence leaving said East Line N 89°56'58" W a distance of 40.00 feet to a point on the East Boundary Line of that property as described by instrument recorded at Reception Number 2897211 in the office of the Mesa County Clerk and Recorder; thence, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49' 14" W a distance of 59.21 feet; thence N 44°19'28" W a distance of 34.42 feet; thence N 39°45'02" W a distance of 25.60 feet to the True Point of Beginning:

thence N 39°45'02" W a distance of 124.88 feet;

thence N 44°19'28" W a distance of 239.67 feet;

thence N 45°40'32" E a distance of 6.00 feet;

thence S 71°27'06" E a distance of 181.24 feet;

thence S 44°19'28" E a distance of 90.32 feet;

thence S 01°28'12" E a distance of 119.95 feet;

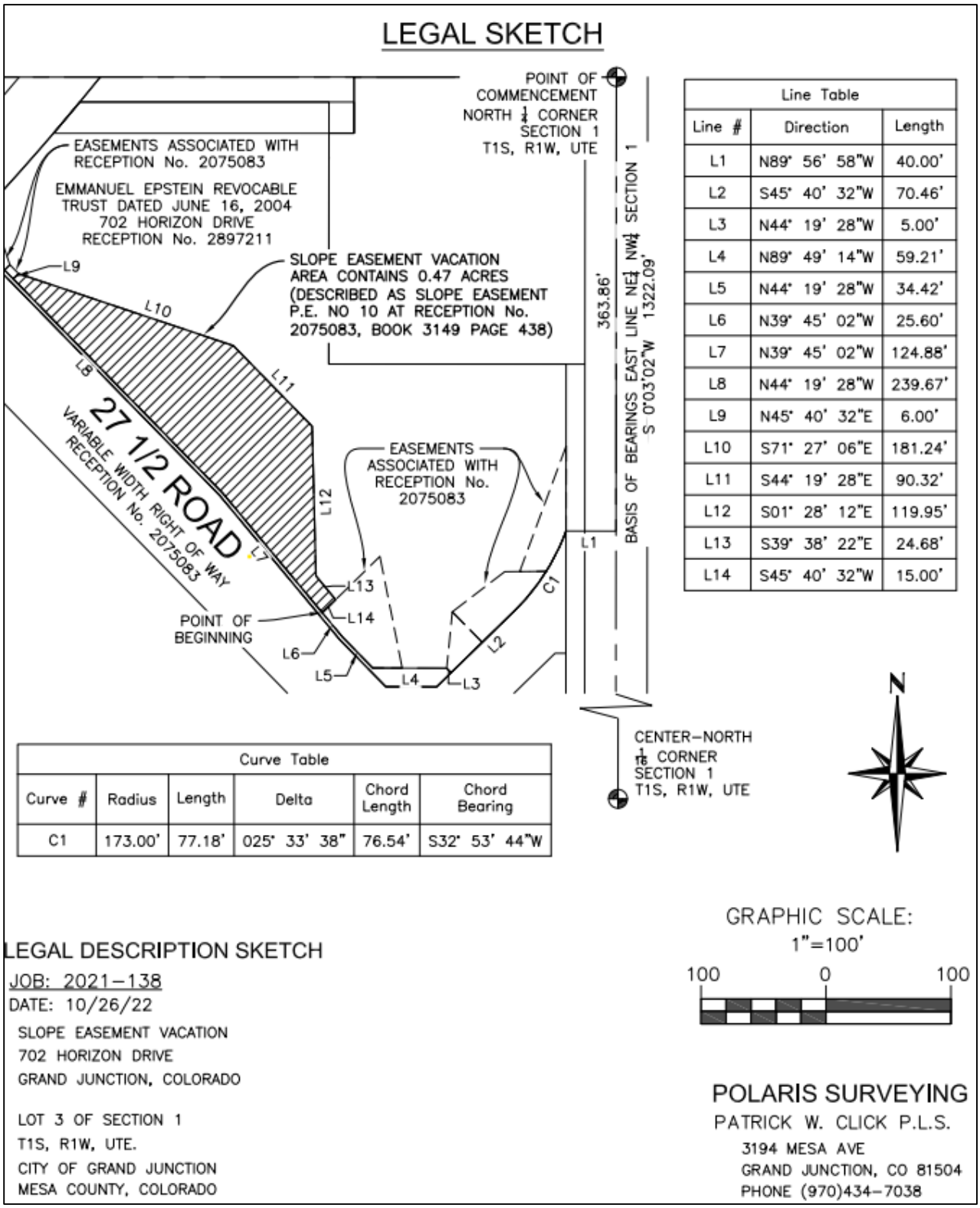
thence S 39°38'22" E a distance of 24.68 feet;

thence S 45°40'32" W a distance of 15.00 feet to the Point of Beginning,

containing 20,614.72 square feet as described.

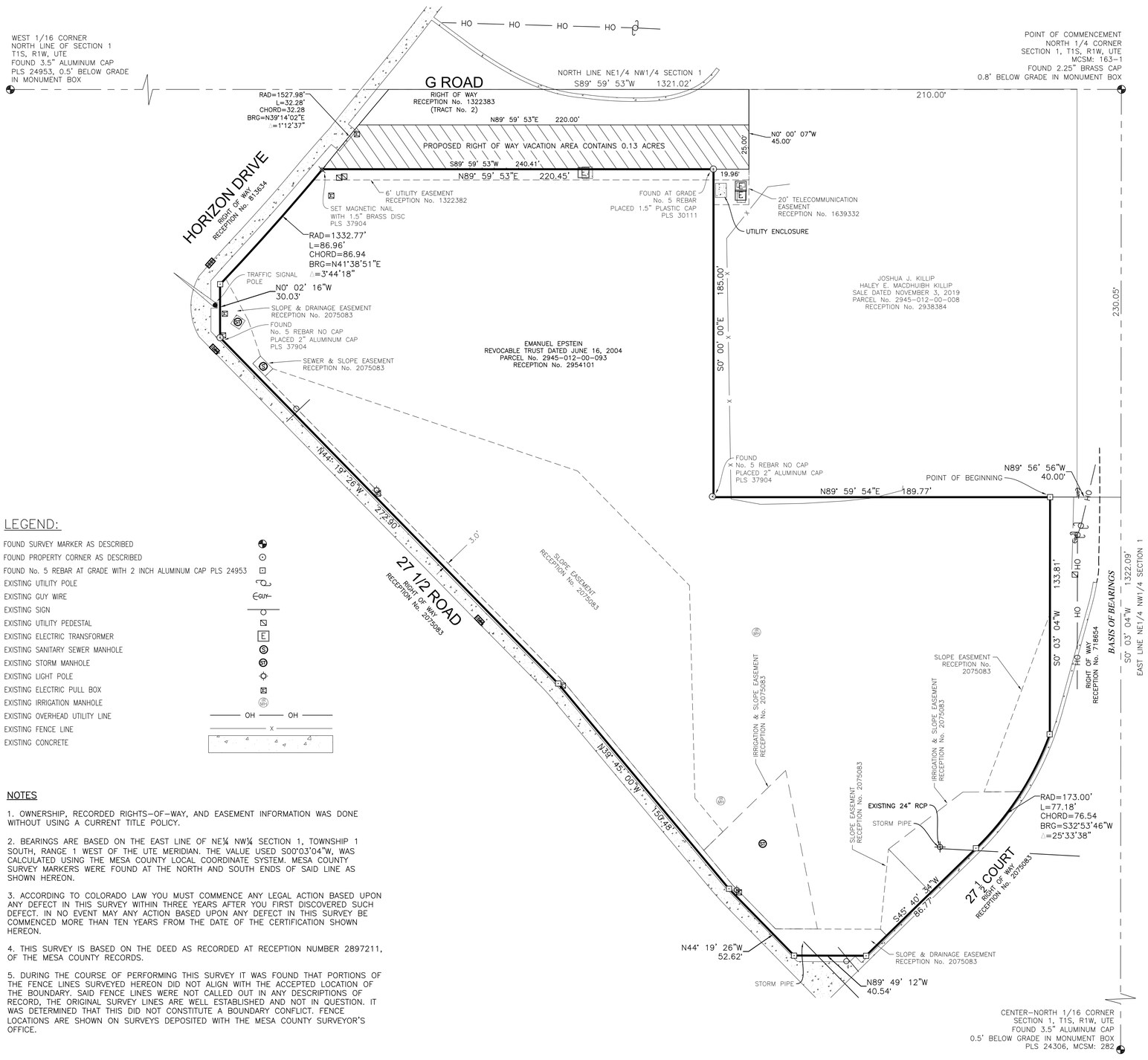
Legal description written by:
Patrick W. Click
Colorado licensed surveyor number 37904
3194 Mesa Ave #B
Grand Junction, CO 81504

Exhibit B


LEGAL SKETCH
POINT OF COMMENCEMENT
NORTH ¼ CORNER
SECTION 1
T1S, R1W, UTE
EASEMENTS ASSOCIATED WITH RECEPTION No. 2075083
EMMANUEL EPSTEIN REVOCABLE TRUST DATED JUNE 16, 2004
702 HORIZON DRIVE
RECEPTION No. 2897211
SLOPE EASEMENT VACATION AREA CONTAINS 0.47 ACRES (DESCRIBED AS SLOPE EASEMENT P.E. NO 10 AT RECEPTION No. 2075083, BOOK 3149 PAGE 438)
L9
L10
L11
L8
27 1/2 ROAD
VARIABLE WIDTH RIGHT OF WAY
RECEPTION No. 2075083
L7
L12
EASEMENTS ASSOCIATED WITH RECEPTION No. 2075083
L13
L14
POINT OF BEGINNING
L6
L5
L4
L3
L2
C1
L1
363.86'
BASIS OF BEARINGS EAST LINE NE¼ NW¼ SECTION 1
S 0°03'02"W 1322.09'
CENTER-NORTH
¼ CORNER
SECTION 1
T1S, R1W, UTE
N
Line Table
Line # | Direction | Length
L1 | N89° 56' 58"W | 40.00'
L2 | S45° 40' 32"W | 70.46'
L3 | N44° 19' 28"W | 5.00'
L4 | N89° 49' 14"W | 59.21'
L5 | N44° 19' 28"W | 34.42'
L6 | N39° 45' 02"W | 25.60'
L7 | N39° 45' 02"W | 124.88'
L8 | N44° 19' 28"W | 239.67'
L9 | N45° 40' 32"E | 6.00'
L10 | S71° 27' 06"E | 181.24'
L11 | S44° 19' 28"E | 90.32'
L12 | S01° 28' 12"E | 119.95'
L13 | S39° 38' 22"E | 24.68'
L14 | S45° 40' 32"W | 15.00'
Curve Table
Curve # | Radius | Length | Delta | Chord Length | Chord Bearing
C1 | 173.00' | 77.18' | 025° 33' 38" | 76.54' | S32° 53' 44"W
GRAPHIC SCALE:
1"=100'
100 0 100
LEGAL DESCRIPTION SKETCH
JOB: 2021-138
DATE: 10/26/22
SLOPE EASEMENT VACATION
702 HORIZON DRIVE
GRAND JUNCTION, COLORADO
LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO
POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NW¼ SECTION 1
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



N

GRAPHIC SCALE:
1"=30'

30 0 30 60

LINEAR UNITS ARE U.S. SURVEY FEET

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND PROPERTY CORNER AS DESCRIBED
- FOUND No. 5 REBAR AT GRADE WITH 2 INCH ALUMINUM CAP PLS 24953
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC PULL BOX
- EXISTING IRRIGATION MANHOLE
- EXISTING OVERHEAD UTILITY LINE — OH — OH —
- EXISTING FENCE LINE — X —
- EXISTING CONCRETE

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.

2. BEARINGS ARE BASED ON THE EAST LINE OF NE¼ NW¼ SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S00°03'04"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2897211, OF THE MESA COUNTY RECORDS.

5. DURING THE COURSE OF PERFORMING THIS SURVEY IT WAS FOUND THAT PORTIONS OF THE FENCE LINES SURVEYED HEREON DID NOT ALIGN WITH THE ACCEPTED LOCATION OF THE BOUNDARY. SAID FENCE LINES WERE NOT CALLED OUT IN ANY DESCRIPTIONS OF RECORD, THE ORIGINAL SURVEY LINES ARE WELL ESTABLISHED AND NOT IN QUESTION. IT WAS DETERMINED THAT THIS DID NOT CONSTITUTE A BOUNDARY CONFLICT. FENCE LOCATIONS ARE SHOWN ON SURVEYS DEPOSITED WITH THE MESA COUNTY SURVEYOR'S OFFICE.

LEGAL DESCRIPTION:

THAT PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN IN GRAND JUNCTION, MESA COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO, WHENCE THE SOUTHEAST CORNER OF SAID NE¼ NW¼ BEARS SOUTH 00°03'04" WEST A DISTANCE OF 1322.09 FEET, FOR A BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°03'04" WEST A DISTANCE OF 230.05 FEET; THENCE NORTH 89°56'56" WEST A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 27½ ROAD, AS DEFINED IN RECEPTION NO. 718654, MESA COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'04" WEST A DISTANCE OF 133.81 FEET, ALONG SAID RIGHT-OF-WAY LINE AND THAT RIGHT-OF WAY LINE DESCRIBED IN RECEPTION NO. 2075083; THENCE, ALONG SAID RIGHT-OF-WAY DESCRIBED IN RECEPTION NO. 2075083 THE FOLLOWING SEVEN (7) COURSES:
(1) WITH A NON-TANGENT CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 25°33'38", A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 77.18 FEET, AND A CHORD LENGTH OF 76.54 FEET, WITH A CHORD BEARING OF SOUTH 32°53'46" WEST;
(2) SOUTH 45°40'34" WEST A DISTANCE OF 86.77 FEET;
(3) NORTH 89°49'12" WEST A DISTANCE OF 40.54 FEET;
(4) NORTH 44°19'26" WEST A DISTANCE OF 52.62 FEET;
(5) NORTH 39°45'00" WEST A DISTANCE OF 150.48 FEET;
(6) NORTH 44°19'26" WEST A DISTANCE OF 272.90 FEET;
(7) NORTH 00°02'16" WEST A DISTANCE OF 30.03 FEET; THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 03°44'08", A RADIUS OF 1332.77 FEET, AN ARC LENGTH OF 86.89 FEET, AND A CHORD LENGTH OF 86.88 FEET, WITH A CHORD BEARING OF NORTH 41°38'57" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON DRIVE AS DEDICATED IN RECEPTION NO. 813634; THENCE NORTH 89°59'29" EAST A DISTANCE OF 220.48 FEET, ALONG THE SOUTH RIGHT OF-WAY LINE OF G ROAD AS DEDICATED IN RECEPTION NO. 1322383; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 184.98 FEET; THENCE NORTH 89°59'54" EAST A DISTANCE OF 189.77 FEET TO THE POINT OF BEGINNING.

Said Parcel contains 2.46 Acres.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED PATRICK W. CLICK 1-12-2022 37904 PROFESSIONAL LAND SURVEYOR

COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NW¼ SECTION 1
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2021-138 FIELD WORK: KM DRAWN BY: PC
DATE: 1/12/2022 DRAWING NAME: G Road & Horizon CHECKED BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

OWNERSHIP STATEMENT - TRUST

(a) Deborah Schneide ("Trust") is the owner of the following property:

(b) Northwest corner of 27½ Road and Horizon Drive

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 is also attached.

I, (c) Deborah Schneide, am the Trustee for the Trust. I have the legal authority to bind the Trust to agreements concerning financial obligations and this property. I have attached the most recently recorded Statement of Authority of the Trust.

- [x] My legal authority to bind the Trust both financially and concerning this property is unlimited.
- [ ] My legal authority to bind the Trust financially and/or concerning this property is limited in the following manner:

All other Trustees and their authority to bind the Trust are listed and described here:

NA

- [x] Trust is the sole owner of the property.
- [ ] Trust owns the property with other(s). The other owners of the property are:

(d) NA

On behalf of Trust, I have reviewed the application for the (e) rezone, Single Side, ROW vacation

I understand the continuing duty to inform the City planner of any changes in my authority to bind the Trust or regarding any interest in the property, such as ownership, easement, right-of-way, encroachment, boundary disputes, lienholder and any other interest in the property.

- [x] I and the Trustees have no knowledge of any possible conflicts between the boundary of the property and abutting properties.
- [ ] I and the Trustees have the following knowledge (indicate who has the knowledge) and evidence concerning possible boundary conflicts between the property and the abutting property(ies):

(f) NA

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

Signature of Partnership representative: Deborah Schneide TTEE

Printed name of person signing: Deborah Schneide

State of Florida)

County of Pinellas) ss.

Subscribed and sworn to before me on this 19th day of January, 2022

by Robert A Ferri

Witness my hand and seal.

My Notary Commission expires on 05/19/2025

ROBERT A FERRI
Notary Public—State of Florida
Commission # HH 097813
My Comm. Expires May 19, 2025
Bonded through National Notary Assn.

Notary Public Signature

RECEPTION#: 2897211, at 10/1/2019 11:36:57 AM, 1 of 2
Recording: $18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

This Quitclaim Deed made this 22nd day of July, 2019, by and between the Emanuel Epstein Revocable Trust Dated June 16, 2004, as Amended and Restated April 18, 2005 (Grantor) of 12701 126th Avenue North, #213, Largo, Florida 33774, for Ten Dollars ($10.00) and other valuable consideration, hereby sell(s) and quitclaim(s) to the **Emanuel Epstein Revocable Trust Dated June 16, 2004, as Amended and Restated April 18, 2005** (Grantee), whose address is 12701 126th Avenue North, #213, Largo, Florida 33774, the real property interests located in the County of Mesa, State of Colorado bearing the following legal description:

That parcel of land located in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian in Grand Junction, Mesa County, Colorado and being more particularly described as follows:

PARCEL 1:

COMMENCING at the Northeast corner of the NE¼ NW¼ of Section 1, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado, whence the Southeast corner of said NE¼ NW¼ bears South 00°03'04" West, a distance of 1322.09 feet, for a basis of bearings with all bearings contained herein relative thereto; South 00°03'04" West, a distance of 230.05 feet; thence North 89°56'56" West, a distance of 40.00 feet to the West right-of-way line of 27½ Road, as defined in Reception No. 718654, Mesa County records to the POINT OF BEGINNING; thence South 00°03'04" West, a distance of 133.81 feet, along said right-of-way line and that right-of-way line described in Reception No. 2075083; thence, along said right-of-way described in Reception No. 2075083 the following seven (7) courses: (1) with a non-tangent curve turning to the right having a delta angle of 25°33'38", a radius of 173.00 feet, an arc length of 77.18 feet, and a chord length of 76.54 feet, with a chord bearing of South 32°53'46" West; (2) South 45°40'34" West, a distance of 86.77 feet; (3) North 89°49'12" West, a distance of 40.54 feet; (4) North 44°19'26" West, a distance of 52.62 feet; (5) North 39°45'00" West, a distance of 150.48 feet; (6) North 44°19'26" West, a distance of 272.90 feet; (7) North 00°02'16" West, a distance of 30.03 feet; thence with a non-tangent curve turning to the left having a delta angle of 03°44'08", a radius of 1332.77 feet, an arc length of 86.89 feet, and a chord length of 86.88 feet, with a chord bearing of North 41°38'57" East, along the Southeasterly right-of-way line of Horizon Drive as dedicated in Reception No. 813634; thence North 89°59'29" East, a distance of 220.48 feet, along the South right-of-way line of G Road as dedicated in Reception No. 1322383; thence South 00°00'00" East, a distance of 184.98 feet; thence North 89°59'54" East, a distance of 189.77 feet to the POINT OF BEGINNING.

Said parcel containing an area of 2.46 Acres, as herein described.

with all its appurtenances.

Signed this 22nd day of July, 2019.

EMANUEL EPSTEIN REVOCABLE TRUST DATED JUNE 16, 2004, AS AMENDED AND RESTATED ON APRIL 18, 2005

By: Deborah Schneide TTEE
Deborah Schneide, Trustee

STATE OF FLORIDA)
) ss.
County of Pinellas)

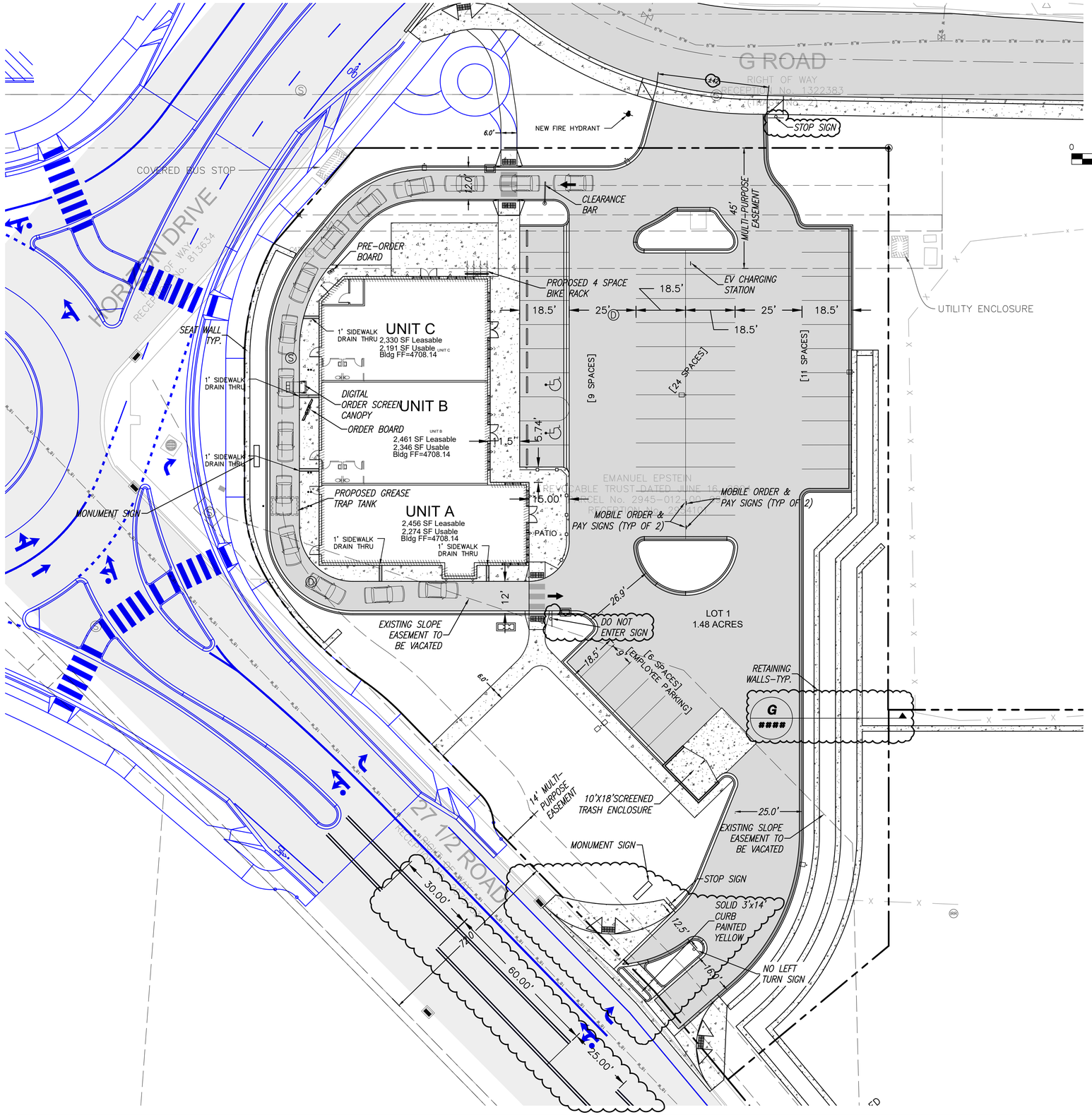
The foregoing instrument was acknowledged before me this 22nd day of July, 2019, by Deborah Schneide, Trustee of the Emanuel Epstein Revocable Trust Dated June 16, 2004, as Amended and Restated April 18, 2005.

Witness my hand and official seal.
My commission expires: 05/14/2021

ROBERT ANTHONY FERRI
Notary Public - State of Florida
Commission # GG 069302
My Comm. Expires May 14, 2021
Bonded through National Notary Assn.

Notary Public

Legal Description Prepared by:
Jeffrey C. Fletcher PLS 24953
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503



GENERAL NOTES:

1. CONTACT MARK BARSLUND AT (970) 201-1362 FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK ON THE SITE.
2. ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
3. ALL ADA PARKING SPACES SHALL BE SIGNED AND STRIPED PER CITY OF GRAND JUNCTION DETAIL C-24.
4. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK IN PUBLIC STREETS
5. PROVIDE TWO EACH, MOBILE ORDER & PAY SIGNS

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- PROPOSED TRANSITION CURB/GUTTER
- EXISTING RETAINING WALL
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER INLET
- PROPOSED STORM SEWER INLET
- PROPOSED DRY UTILITIES
- HYDRAULIC GRADE LINE
- RETAINING WALL
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLINE DRAIN
- EXISTING 8" WATER MAIN
- PROPOSED 2" DOMESTIC SERVICE
- PROPOSED 4" FIRE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED METER/BACKFLOW VAULT
- PROPOSED IRRIGATION MANHOLE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED TRAFFIC FLOW
- GRADE BREAK
- ROOF DRAIN (RD)
- STREET LIGHT POLE
- FIRE DEPARTMENT CONNETION
- PARKING LOT LIGHT
- PROPOSED BUILDING LIGHT
- POWER POLE
- A/B AS-BUILT
- FL FLOWLINE
- EOP EDGE OF PAVEMENT
- TOC TOP OF CONCRETE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TBW TOP BACK OF WALK
- TC TOP OF CURB
- BOC BACK OF CURB
- LS LANDSCAPE AREA
- UTILITY PEDESTALS (TEL & ELEC)
- TRANSFORMER

LAND USE SUMMARY		
USE	SQUARE FT	PERCENT
BUILDINGS	7,386	11%
LANDSCAPE	26,698	41%
ASPHALT/PKG/CONC	30,561	48%
ROW DEDICATION	–	0%
TOTAL	64,645	100%

PARKING SUMMARY

7,386 SF SHOPPING PLAZA 1 SP/250 SF=30 Spaces Req'd
Total Parking Provided On Site = 50 Spaces
Parking Ratio: 1Sp/140 SF

BENCHMARK
MCSM: 163-1
FOUND 2.25" BRASS CAP
0.8' BELOW GRADE IN
MONUMENT BOX

N:50003.07
E:97360.00
ELEVATION:4728.21 (NAVD88)

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY WATER USERS	KEVIN CONRAD	245-5056
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE EASTER	244-2626
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750
MESA COUNTY STORMWATER	JOSH MARTINEZ	683-4206

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

Know what's below. Call before you dig. 811

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	CLIENT COMMENT UPDATE	04-21-22	mra
2	CLIENT COMMENT UPDATE	05-12-22	mra
3	PRELIMINARY ROW ALONG HORIZON	06-14-22	mra
4	REVISED ROW ALONG HORIZON	07-01-22	mra
5	RESPONSE TO ROUND 1 REVIEW COMMENTS	07-25-22	mra

A · C · G GROUP, INC.
AUSTIN CIVIL GROUP, INC.
Land Planning ▪ Civil Engineering ▪ Development Services
123 North 7th Street, Suite 300 ▪ Grand Junction, Colorado 81501
(970) 242-7540

STARBUCKS ON HORIZON
description
STARBUCKS SITE PLAN
702 Horizon Drive
prepared for
Horizon Cache

DRAWN BY: MRH
DESIGNED BY: MRH
CHECKED BY:
APPROVED BY: MRA

JOB NUMBER: 1011.0018
DATE: 9/2/22
SCALE: 1"=20'
SHEET NO: C 03

P:\1011.0018 - Horizon Drive Starbucks\Dwg\C3d\Production Dwg\PROD SITE - HORIZON STARBUCKS.dwg, C-3 STARBUCKS SITE, 9/2/2022 12:33:31 PM

Legal Description

A vacation of a Perpetual Easement for Slope purposes, Parcel P.E. No. 10 as shown at Reception No. 2075083 of the Mesa County Records, situate in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 1, also known as the Northeast Corner of said Lot 3 and considering the East Line of said Lot 3 to bear S 00°03 '02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along said East Line a distance of 363.86 feet to a point; thence leaving said East Line N 89°56'58" W a distance of 40.00 feet to a point on the East Boundary Line of that property as described by instrument recorded at Reception Number 2897211 in the office of the Mesa County Clerk and Recorder; thence, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49' 14" W a distance of 59.21 feet; thence N 44°19'28" W a distance of 34.42 feet; thence N 39°45'02" W a distance of 25.60 feet to the True Point of Beginning:

thence N 39°45'02" W a distance of 124.88 feet;

thence N 44°19'28" W a distance of 239.67 feet;

thence N 45°40'32" E a distance of 6.00 feet;

thence S 71°27'06" E a distance of 181.24 feet;

thence S 44°19'28" E a distance of 90.32 feet;

thence S 01°28'12" E a distance of 119.95 feet;

thence S 39°38'22" E a distance of 24.68 feet;

thence S 45°40'32" W a distance of 15.00 feet to the Point of Beginning,

containing 20,614.72 square feet as described.

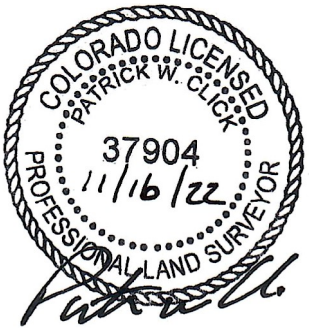
Legal description written by:

Patrick W. Click

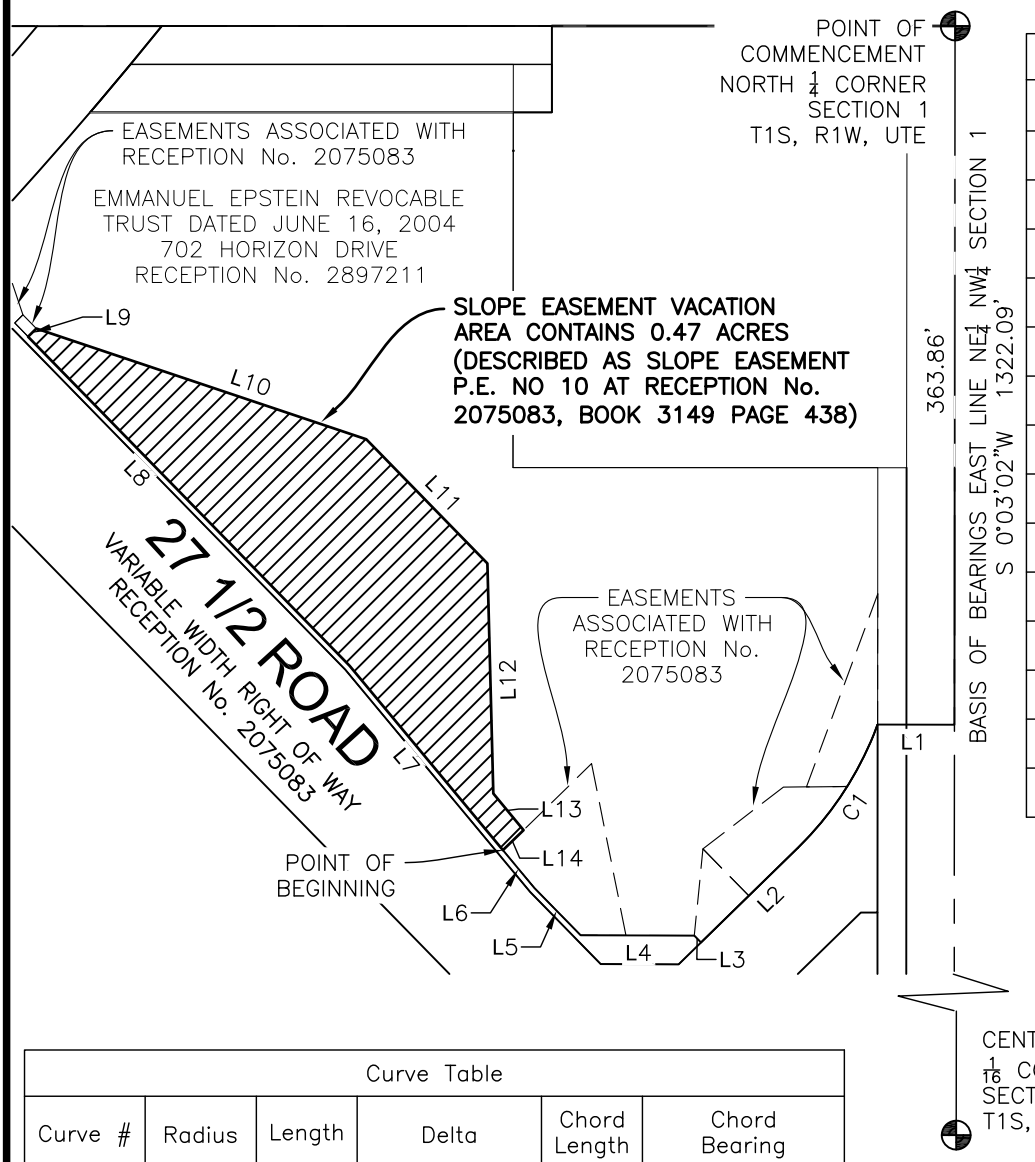
Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504



LEGAL SKETCH



Line Table		
Line	Direction	Length
L1	N89° 56' 58"W	40.00'
L2	S45° 40' 32"W	70.46'
L3	N44° 19' 28"W	5.00'
L4	N89° 49' 14"W	59.21'
L5	N44° 19' 28"W	34.42'
L6	N39° 45' 02"W	25.60'
L7	N39° 45' 02"W	124.88'
L8	N44° 19' 28"W	239.67'
L9	N45° 40' 32"E	6.00'
L10	S71° 27' 06"E	181.24'
L11	S44° 19' 28"E	90.32'
L12	S01° 28' 12"E	119.95'
L13	S39° 38' 22"E	24.68'
L14	S45° 40' 32"W	15.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	173.00'	77.18'	025° 33' 38"	76.54'	S32° 53' 44"W

LEGAL DESCRIPTION SKETCH

JOB: 2021–138

DATE: 11/16/22

SLOPE EASEMENT VACATION
702 HORIZON DRIVE
GRAND JUNCTION, COLORADO
LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

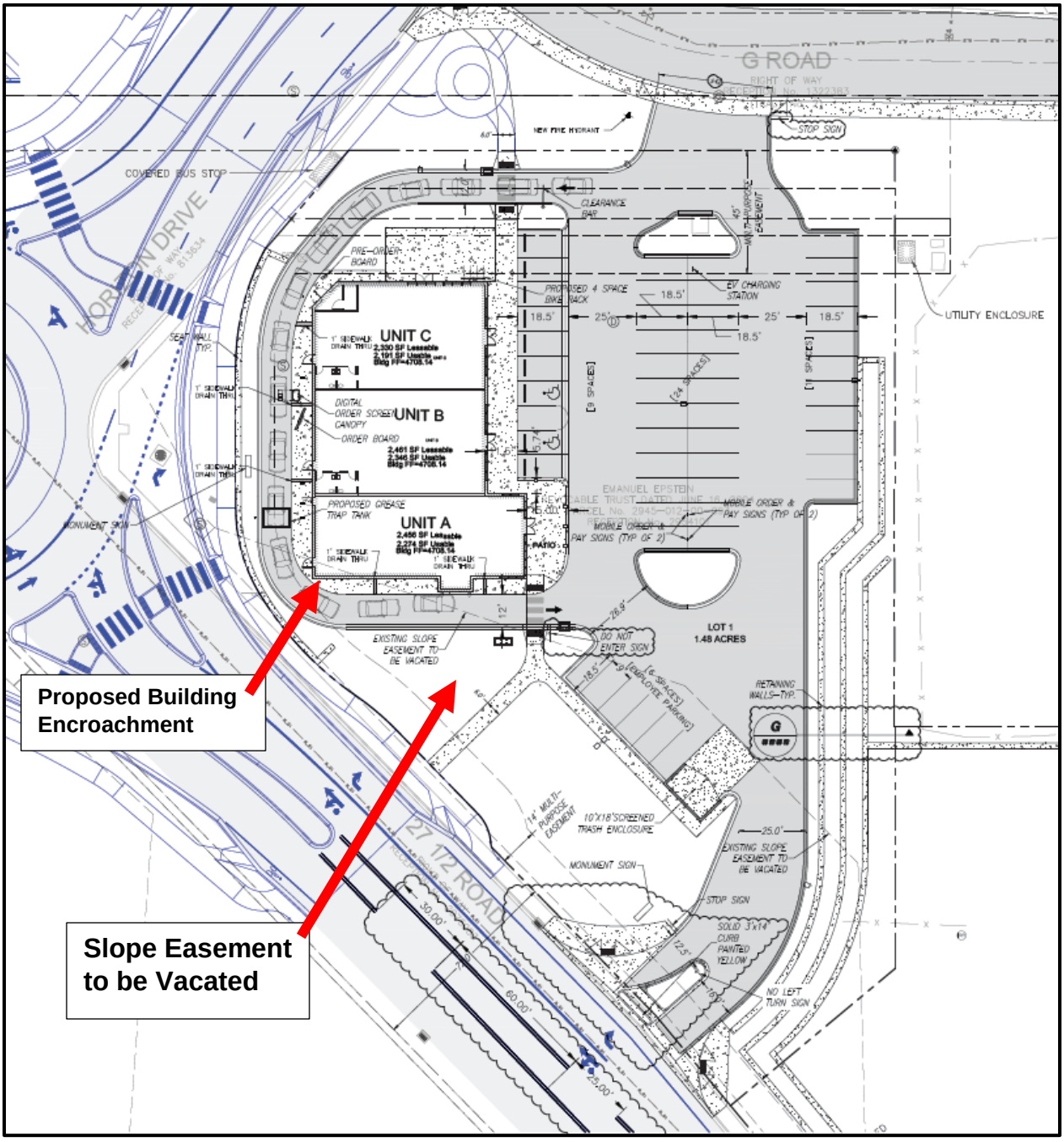


GRAPHIC SCALE:
1"=100'

100 0 100

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434–7038

LOCATION MAP/SITE PLAN



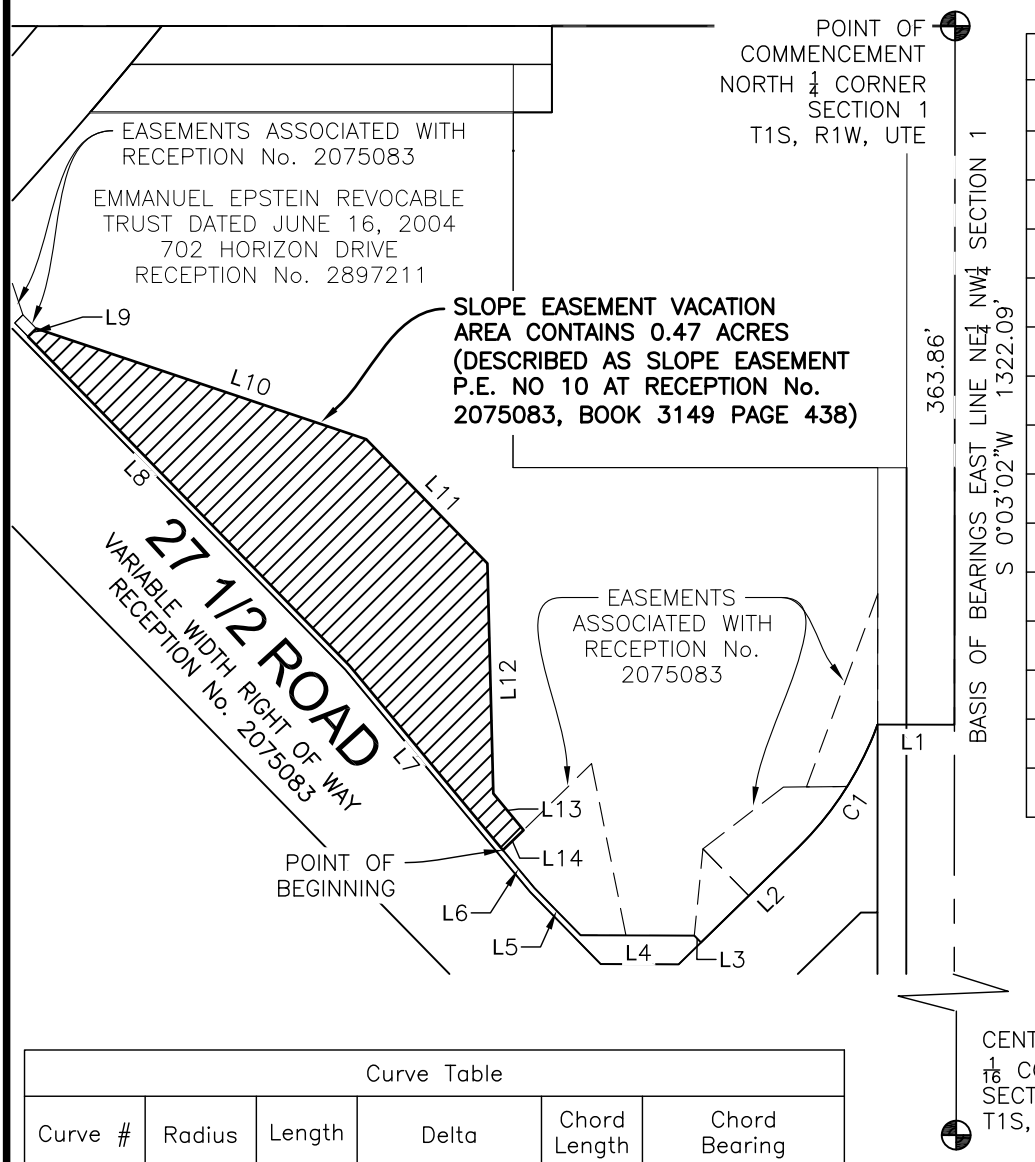
SITE PHOTO



AIR PHOTO



LEGAL SKETCH



Line Table		
Line	Direction	Length
L1	N89° 56' 58"W	40.00'
L2	S45° 40' 32"W	70.46'
L3	N44° 19' 28"W	5.00'
L4	N89° 49' 14"W	59.21'
L5	N44° 19' 28"W	34.42'
L6	N39° 45' 02"W	25.60'
L7	N39° 45' 02"W	124.88'
L8	N44° 19' 28"W	239.67'
L9	N45° 40' 32"E	6.00'
L10	S71° 27' 06"E	181.24'
L11	S44° 19' 28"E	90.32'
L12	S01° 28' 12"E	119.95'
L13	S39° 38' 22"E	24.68'
L14	S45° 40' 32"W	15.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	173.00'	77.18'	025° 33' 38"	76.54'	S32° 53' 44"W

N

LEGAL DESCRIPTION SKETCH

JOB: 2021–138

DATE: 11/16/22

SLOPE EASEMENT VACATION
702 HORIZON DRIVE
GRAND JUNCTION, COLORADO
LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

COLORADO LICENSED
PATRICK W. CLICK
37904
11/16/22
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE:
1"=100'

100 0 100

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434–7038

1 PAGE DOCUMENT

2075083 09/06/02 0319PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $230.00

FILED
IN DISTRICT COURT
MESA COUNTY, COLORADO
JUL 09 2001
BOOK3149 PAGE414

RECEIVED
JUL - 2 2001

DISTRICT COURT, MESA COUNTY, COLORADO 125 North Spruce Street Grand Junction, CO 81501 (970) 257-3625	
CITY OF GRAND JUNCTION, a home rule city, Petitioner, v. EMANUEL EPSTEIN; THE ESTATE OF JIMMIE L. ETTER; GENA HARRISON, Public Trustee and Treasurer of the County of Mesa, Colorado, Respondents.	
John P. Shaver, No. 16594 Assistant City Attorney 250 North 5th Street, Grand Junction, CO 81501 (970) 244-1501 Fax: (970) 244-1456 Mark E. May, No. 12049 Weiner, Schiller and May, P.C. 6412 S. Quebec Street, Englewood, CO 80111 (303) 779-5200 Fax: (303) 779-0736	Case No. 00 CV 73 Div.: A Ctrm.:

RULE AND ORDER IN CONDEMNATION

THIS MATTER came before this Court upon the Stipulation and joint motion for Entry of a Rule Order in condemnation submitted by Petitioner City of Grand Junction, a home rule city, by and through the Office of the City Attorney (Petitioner) and Respondents Emanuel Epstein and the Estate of Jimmie L. Etter, by and through their counsel, Weiner, Schiller and May, Mr. Mark E. May, (Respondents), with respect to the acquisition of property interests which are the subject matter of this action, said Stipulation being duly executed by the persons interested as owners and it appearing to the Court from said Stipulation and other pleadings herein that said persons are the record owners and that said persons have agreed with the City upon just compensation to be paid:

CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF ORIGINAL IN MY CUSTODY
Date 9-6-02
Sandra Casselberry
Clerk
SEAL COMBINED COURT MESA COUNTY COLORADO

The Court being advised in the premises FINDS and ORDERS as follows:

1. Venue for this proceeding is proper in Mesa County, Colorado, and this Court has subject matter jurisdiction.

2. Petitioner and Respondents are subject to the personal jurisdiction of this Court.

3. Respondents are the owners of real property in Mesa County, Colorado described in the Petition and Amended Petition in Condemnation.

4. Petitioner has the authority to exercise the power of eminent domain pursuant to § 38-1-101 *et seq.*, C.R.S and that this Rule and Order is entered pursuant to law.

5. That the parties have agreed that the total sum of $208,000.00 represents the full and just compensation to be paid for the acquisitions that are the subject of this action and all damages and that the compensation shall be in full settlement and satisfaction of all claims for the condemnation, the effect of the condemnation, the conveyance of the remnant parcel, the Agreement for Possession and Use and any and all claims of damages, interest, costs and attorney fees.

6. The Petitioner and the Respondent shall bear their own costs, expenses and attorneys' fees.

7. The terms and conditions of the Stipulation shall remain in effect and the Court retains jurisdiction in order to enforce the terms of the Stipulation.

IT IS ORDERED, ADJUDGED AND DECREED

1. That the property interests described in the Petition and Amended Petition in Condemnation have been duly and lawfully taken by the City pursuant to the laws, Charter and Constitution of the City and the State of Colorado.

2. That the interests of the Respondents-Owners in said parcels have been acquired by the City and that title to the same, are hereby conveyed and vested in the City.

3. That the Clerk of the Court shall accept for deposit the sum of $148,000.00 from the City.

4. That the sum of $148,000.00 is to be disbursed by the Clerk of the Court to the Respondent-Owners pursuant to and in accordance with court order.

5. That the Respondents-Owners have received and acknowledge the receipt, sufficiency and adequacy of the prior payment of $60,000.00 and upon receipt of $148,000.00 from the Clerk of the Court that full and complete compensation shall have been made.

6. That a certified copy of this Rule and Order be recorded and indexed in the Office of the Clerk and Recorder-Mesa County Land Records, in like manner as if it were a deed of conveyance from the owners to the City.

7. That the Stipulation for Entry of Rule and Order is hereby adopted and accepted by this Order as the Order of the Court.

DATED this 9th day of July, 2001.

BY THE COURT:

Amanda D. Bailey

Amanda Bailey
District Court Judge

Right-of-Way Parcel No. 1
Legal Description

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

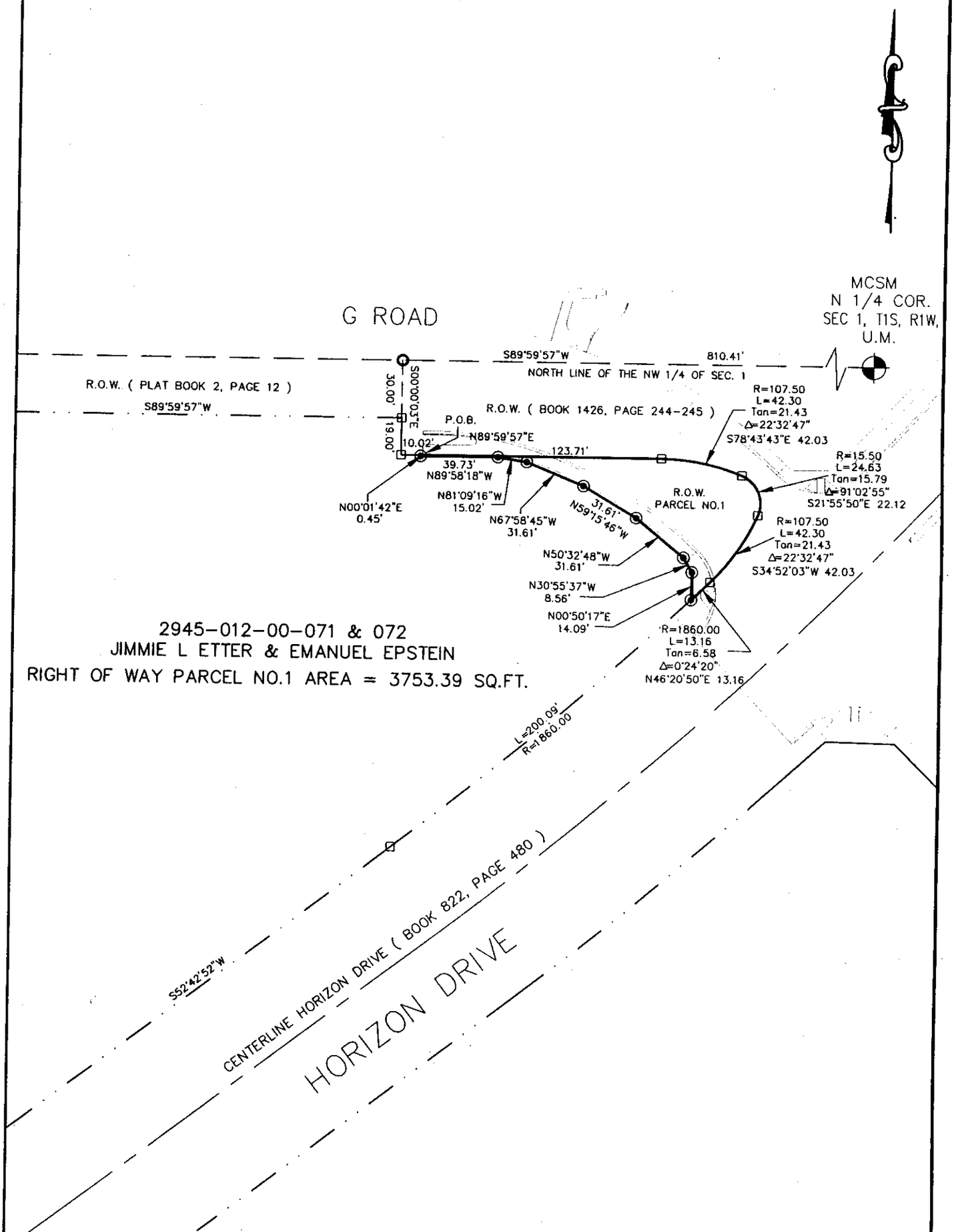
Commencing at the North ¼ Corner of said Section 1, and considering the north line of the NE ¼ NW ¼ of said Section 1 to bear S 89°59'57" W with all bearings contained herein being relative thereto; thence S 89°59'57" W along the north line of the NE ¼ NW ¼ of said Section 1 a distance of 810.41 feet to a point; thence leaving the north line of the NE ¼ NW ¼ of said Section 1, S 00°00'03" E a distance of 49.00 feet to a point on the south right-of-way line for G Road as described by instrument recorded in Book 1426 at Page 244 in the office of the Mesa County Clerk and Recorder; thence N 89°59'57" E along the south right-of-way line for G Road as aforesaid a distance of 10.02 feet to the True Point of Beginning;

thence along the south right-of-way line for G Road as aforesaid the following three (3) courses:

1. N 89°59'57" E a distance of 123.71 feet;
2. 42.30 feet along the arc of a curve concave to the Southwest, having a radius of 107.50 feet, a central angle of 22°32'47", and a long chord bearing S 78°43'43" E a distance of 42.03 feet;
3. 24.63 feet along the arc of a curve concave to the Southwest, having a radius of 15.50 feet, a central angle of 91°02'55", and a long chord bearing S 21°55'50" E a distance of 22.12 feet to a point on the westerly right-of-way line for Horizon Drive as described by said instrument recorded in Book 1426 at Page 244 in the office of the Mesa County Clerk and Recorder;

thence along the westerly right-of-way line for Horizon Drive as aforesaid, 42.30 feet along the arc of a curve concave to the Northwest, having a radius of 107.50 feet, a central angle of 22°32'47", and a long chord bearing S 34°52'03" W a distance of 42.03 feet;
thence continuing along the westerly right-of-way line for Horizon Drive, 13.16 feet along the arc of a curve concave to the Northwest, having a radius of 1,860.00 feet, a central angle of 00°24'20", and a long chord bearing S 46°20'50" W a distance of 13.16 feet;
thence leaving the westerly right-of-way line for Horizon Drive, N 00°50'17" E a distance of 14.09 feet;
thence N 30°55'37" W a distance of 8.56 feet;
thence N 50°32'48" W a distance of 31.61 feet;
thence N 59°15'46" W a distance of 31.61 feet;
thence N 67°58'45" W a distance of 31.61 feet;
thence N 81°09'16" W a distance of 15.02 feet;
thence N 89°58'18" W a distance of 39.73 feet;
thence N 00°01'42" E a distance of 0.45 feet to the Point of Beginning,
containing 3,753.39 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-1"



2945-012-00-071 & 072
JIMMIE L ETTER & EMANUEL EPSTEIN
RIGHT OF WAY PARCEL NO.1 AREA = 3753.39 SQ.FT.

DRAWN BY: SRP DATE: 10-04-99 SCALE: 1" = 60' APPR. BY: TW FILE NO: EE5.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

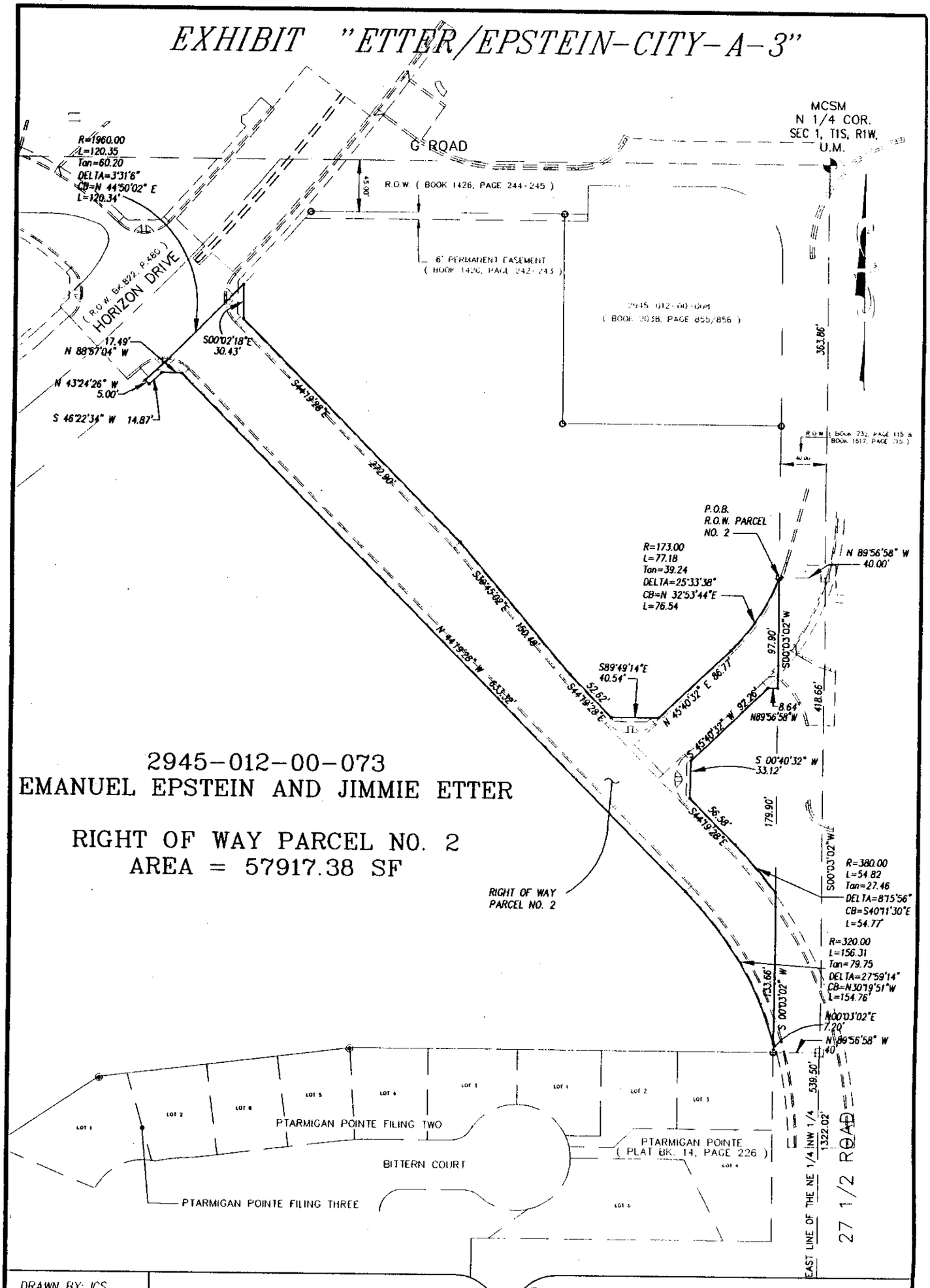
Right-of-Way Parcel No. 2
Legal Description

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence S 00°03'02" W along the west right-of-way line for 27 ½ Road as aforesaid a distance of 97.90 feet;
thence leaving the west right-of-way line for 27 ½ Road, N 89°56'58" W a distance of 8.64 feet;
thence S 45°40'32" W a distance of 92.26 feet;
thence S 00°40'32" W a distance of 33.12 feet;
thence S 44°19'28" E a distance of 56.58 feet;
thence 54.82 feet along the arc of a curve concave to the Southwest, having a radius of 380.00 feet, a central angle of 08°15'56", and a long chord bearing S 40°11'30" E a distance of 54.77 feet to a point on the west right-of-way line for 27 ½ Road as aforesaid;
thence S 00°03'02" W along the west right-of-way line for 27 ½ Road a distance of 133.66 feet;
thence leaving the west right-of-way line for 27 ½ Road, 156.31 feet along the arc of a curve concave to the Southwest, having a radius of 320.00 feet, a central angle of 27°59'14", and a long chord bearing N 30°19'51" W a distance of 154.76 feet;
thence N 44°19'28" W a distance of 633.32 feet;
thence N 88°57'04" W a distance of 17.49 feet;
thence S 46°22'34" W a distance of 14.87 feet;
thence N 43°24'26" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder;
thence along the southerly right-of-way line for Horizon Drive as aforesaid, 120.35 feet along the arc of a curve concave to the Northwest, having a radius of 1,960.00 feet, a central angle of 03°31'06", and a long chord bearing N 44°50'02" E a distance of 120.34 feet;
thence leaving the southerly right-of-way line for Horizon Drive, S 00°02'18" E a distance of 30.43 feet;
thence S 44°19'28" E a distance of 272.90 feet;
thence S 39°45'02" E a distance of 150.48 feet;
thence S 44°19'28" E a distance of 52.62 feet;
thence S 89°49'14" E a distance of 40.54 feet;
thence N 45°40'32" E a distance of 86.77 feet;
thence 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing N 32°53'44" E a distance of 76.54 feet to the Point of Beginning,
containing 57,917.38 feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-3"



DRAWN BY: JCS
DATE: 2-23-00
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: EEA3.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

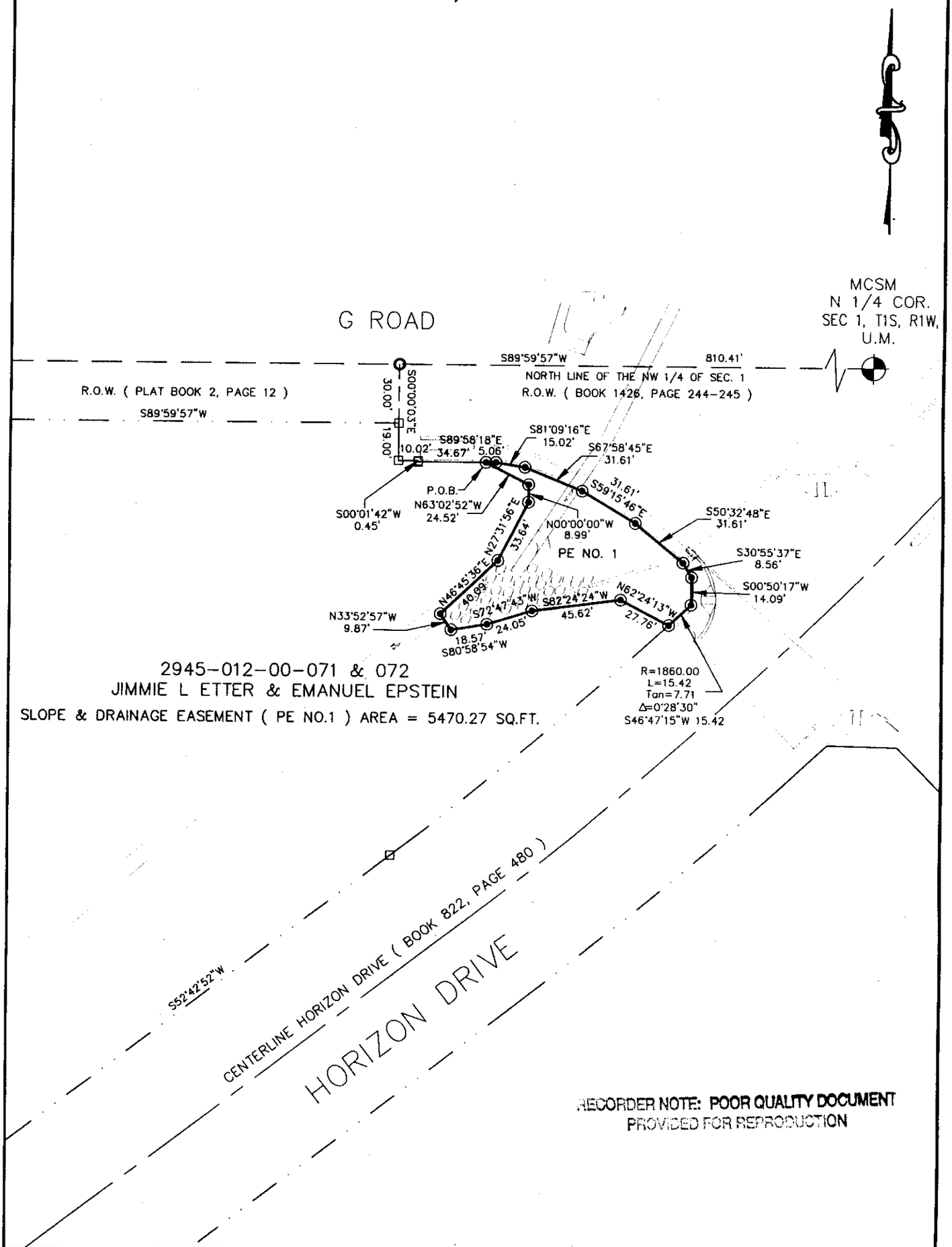
Perpetual Slopes and Drainage Easement Parcel P.E. No. 1
Legal Description

A Perpetual Easement for Slope and Drainage purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the north line of the NE ¼ NW ¼ of said Section 1 to bear S 89°59'57" W with all bearings contained herein being relative thereto; thence S 89°59'57" W along the north line of the NE ¼ NW ¼ of said Section 1 a distance of 810.41 feet to a point; thence leaving the north line of the NE ¼ NW ¼ of said Section 1, S 00°00'03" E a distance of 49.00 feet to a point on the south right-of-way line for G Road as described by instrument recorded in Book 1426 at Page 244 in the office of the Mesa County Clerk and Recorder; thence N 89°59'57" E along the south right-of-way line for G Road as aforesaid a distance of 10.02 feet; thence leaving the south right-of-way line for G Road, S 00°01'42" W a distance of 0.45 feet; thence S 89°58'18" E a distance of 34.67 feet to the True Point of Beginning;

thence S 89°58'18" E a distance of 5.06 feet;
thence S 81°09'16" E a distance of 15.02 feet;
thence S 67°58'45" E a distance of 31.61 feet;
thence S 59°15'46" E a distance of 31.61 feet;
thence S 50°32'48" E a distance of 31.61 feet;
thence S 30°55'37" E a distance of 8.56 feet;
thence S 00°50'17" W a distance of 14.09 feet to a point on the westerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder;
thence along the westerly right-of-way line for Horizon Drive as aforesaid, 15.42 feet along the arc of a curve concave to the Northwest, having a radius of 1,860.00 feet, a central angle of 00°28'30", and a long chord bearing S 46°47'15" W a distance of 15.42 feet;
thence leaving the westerly right-of-way line for Horizon Drive, N 62°24'13" W a distance of 27.76 feet;
thence S 82°24'24" W a distance of 45.62 feet;
S 72°47'43" W a distance of 24.05 feet;
thence S 80°58'54" W a distance of 18.57 feet;
thence N 33°52'57" W a distance of 9.87 feet;
thence N 46°45'36" E a distance of 40.09 feet;
thence N 27°31'56" E a distance of 33.64 feet;
thence N 00°00'00" W a distance of 8.99 feet;
thence N 63°02'52" W a distance of 24.52 feet to the Point of Beginning,
containing 5,470.27 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-2"



2945-012-00-071 & 072
JIMMIE L ETTER & EMANUEL EPSTEIN
SLOPE & DRAINAGE EASEMENT (PE NO.1) AREA = 5470.27 SQ.FT.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

DRAWN BY: SRP DATE: 9-21-99 SCALE: 1" = 60' APPR. BY: TW FILE NO: EE6.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

Perpetual Slopes and Drainage Easement Parcel P.E. No. 2
Legal Description

A Perpetual Easement for Slope and Drainage purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving said right-of-way line, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet to the True Point of Beginning;

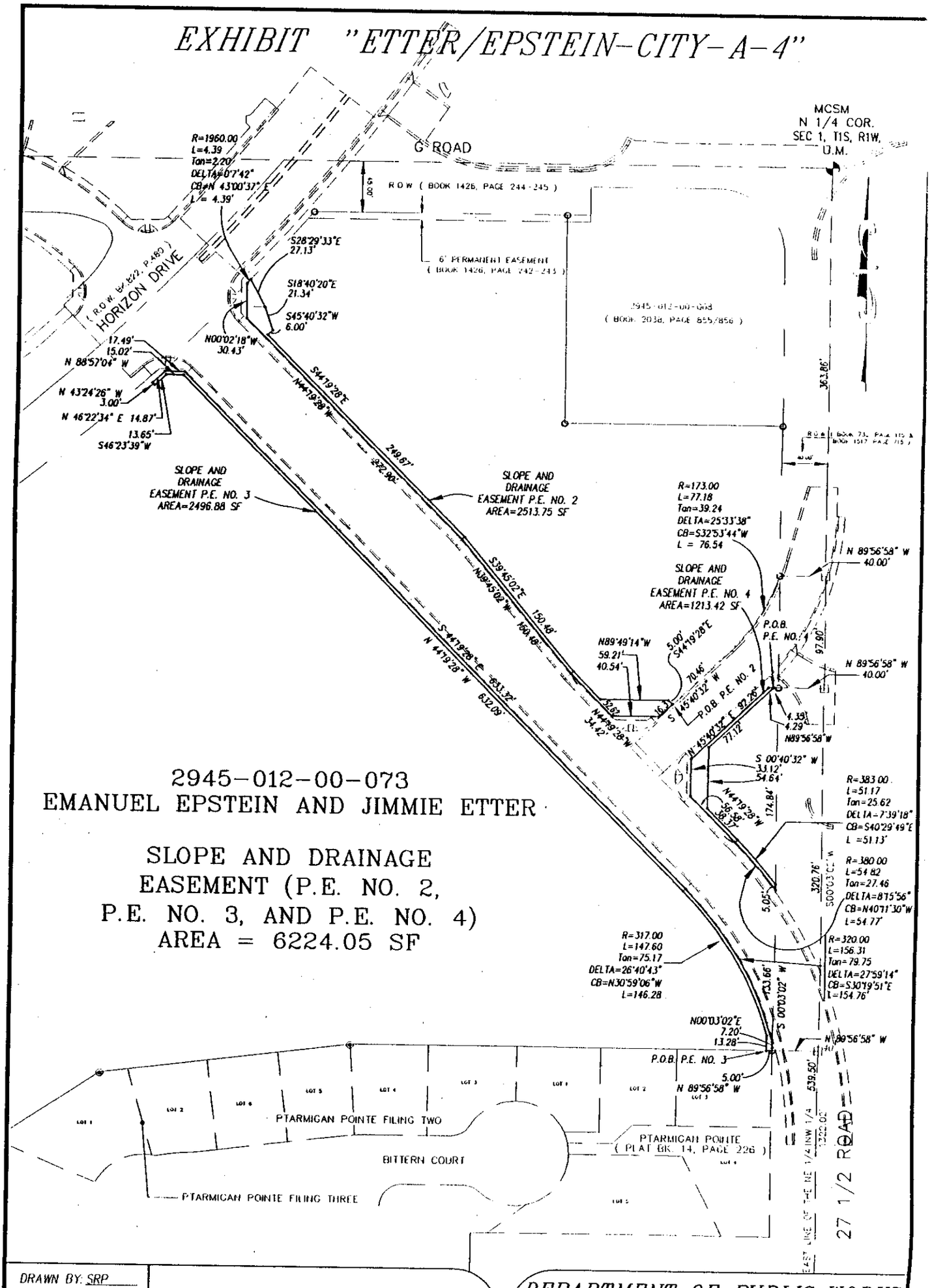
thence S 45°40'32" W a distance of 16.30 feet;
thence N 89°49'14" W a distance of 40.54 feet;
thence N 44°19'28" W a distance of 52.62 feet;
thence N 39°45'02" W a distance of 150.48 feet;
thence N 44°19'28" W a distance of 272.90 feet
thence N 00°02'18" W a distance of 30.43 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder;
thence along the southerly right-of-way line for Horizon Drive as aforesaid, 4.39 feet along the arc of a curve concave to the Northwest, having a radius of 1,960.00 feet, a central angle of 00°07'42", and a long chord bearing N 43°00'37" E a distance of 4.39 feet;
thence leaving the southerly right-of-way line for Horizon Drive, S 28°29'33" E a distance of 27.13 feet;
thence S 18°40'20" E a distance of 21.34 feet;
thence S 45°40'32" W a distance of 6.00 feet;
thence S 44°19'28" E a distance of 249.67 feet;
thence S 39°45'02" E a distance of 150.48 feet;
thence S 44°19'28" E a distance of 34.42 feet;
thence S 89°49'14" E a distance of 59.21 feet;
thence S 44°19'28" E a distance of 5.00 feet to the Point of Beginning,
containing 2,513.75 square feet as described.

Perpetual Slopes and Drainage Easement Parcel P.E. No. 3
Legal Description

A Perpetual Easement for Slope and Drainage purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 5.00 feet;
thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 13.28 feet;
thence 147.60 feet along the arc of a curve concave to the Southwest, having a radius of 317.00 feet, a central angle of 26°40'43", and a long chord bearing N 30°59'06" W a distance of 146.28 feet;
thence N 44°19'28" W a distance of 632.09 feet;
thence N 88°57'04" W a distance of 15.02 feet;
thence S 46°23'39" W a distance of 13.65 feet;
thence N 43°24'26" W a distance of 3.00 feet;
thence N 46°22'34" E a distance of 14.87 feet;
thence S 88°57'04" E a distance of 17.49 feet;
thence S 44°19'28" E a distance of 633.32 feet;
thence 156.31 feet along the arc of a curve concave to the Southwest, having a radius of 320.00 feet, a central angle of 27°59'14", and a long chord bearing S 30°19'51" E a distance of 154.76 feet to a point on the west right-of-way line for 27 ½ Road as aforesaid;
thence S 00°03'02" W along the west right-of-way line for 27 ½ Road a distance of 7.20 feet to the Point of Beginning,
containing 2,496.88 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-4"



DRAWN BY: SRP
DATE: 2-23-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: EEA4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

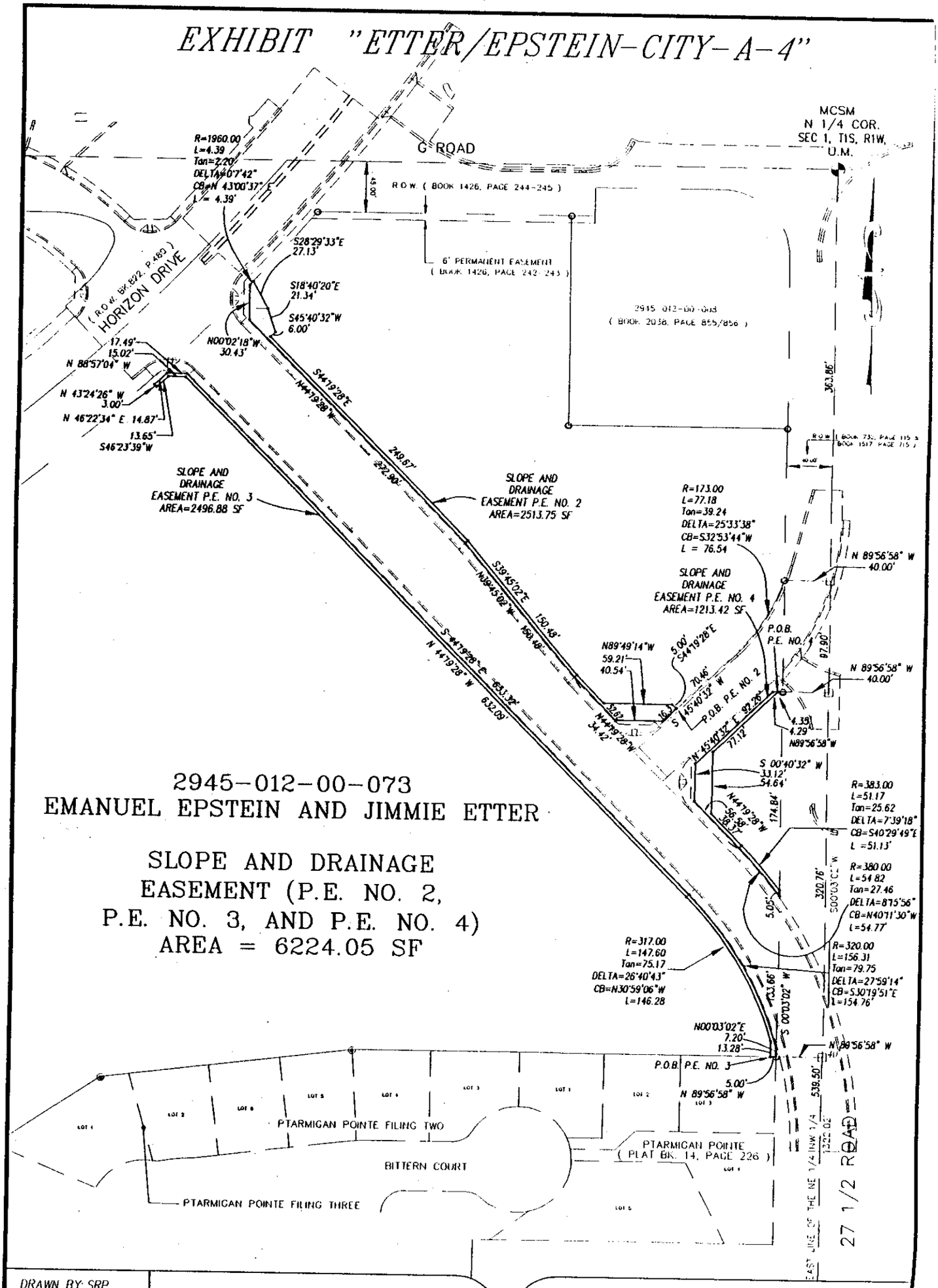
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

Perpetual Slopes and Drainage Easement Parcel P.E. No. 4
Legal Description

A Perpetual Easement for Slope and Drainage purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 461.76 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, N 89°56'58" W a distance of 4.35 feet to the True Point of Beginning;

thence S 45°40'32" W a distance of 77.12 feet;
thence S 00°40'32" W a distance of 54.64 feet;
thence S 44°19'28" E a distance of 38.37 feet;
thence 51.17 feet along the arc of a curve concave to the Southwest, having a radius of 383.00 feet, a central angle of 07°39'18", and a long chord bearing S 40°29'49" E a distance of 51.13 feet to a point on the west right-of-way line for 27 ½ Road as aforesaid;
thence S 00°03'02" W along the west right-of-way line for 27 ½ Road a distance of 5.05 feet;
thence 54.82 feet along the arc of a curve concave to the Southwest, having a radius of 380.00 feet, a central angle of 08°15'56", and a long chord bearing N 40°11'30" W a distance of 54.77 feet;
thence N 44°19'28" W a distance of 56.58 feet;
thence N 00°40'32" E a distance of 33.12 feet;
thence N 45°40'32" E a distance of 92.26 feet;
thence S 89°56'58" E a distance of 4.29 feet to the Point of Beginning,
containing 1,213.42 square feet as described.



DRAWN BY: SRP
DATE: 2-23-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: EEA4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

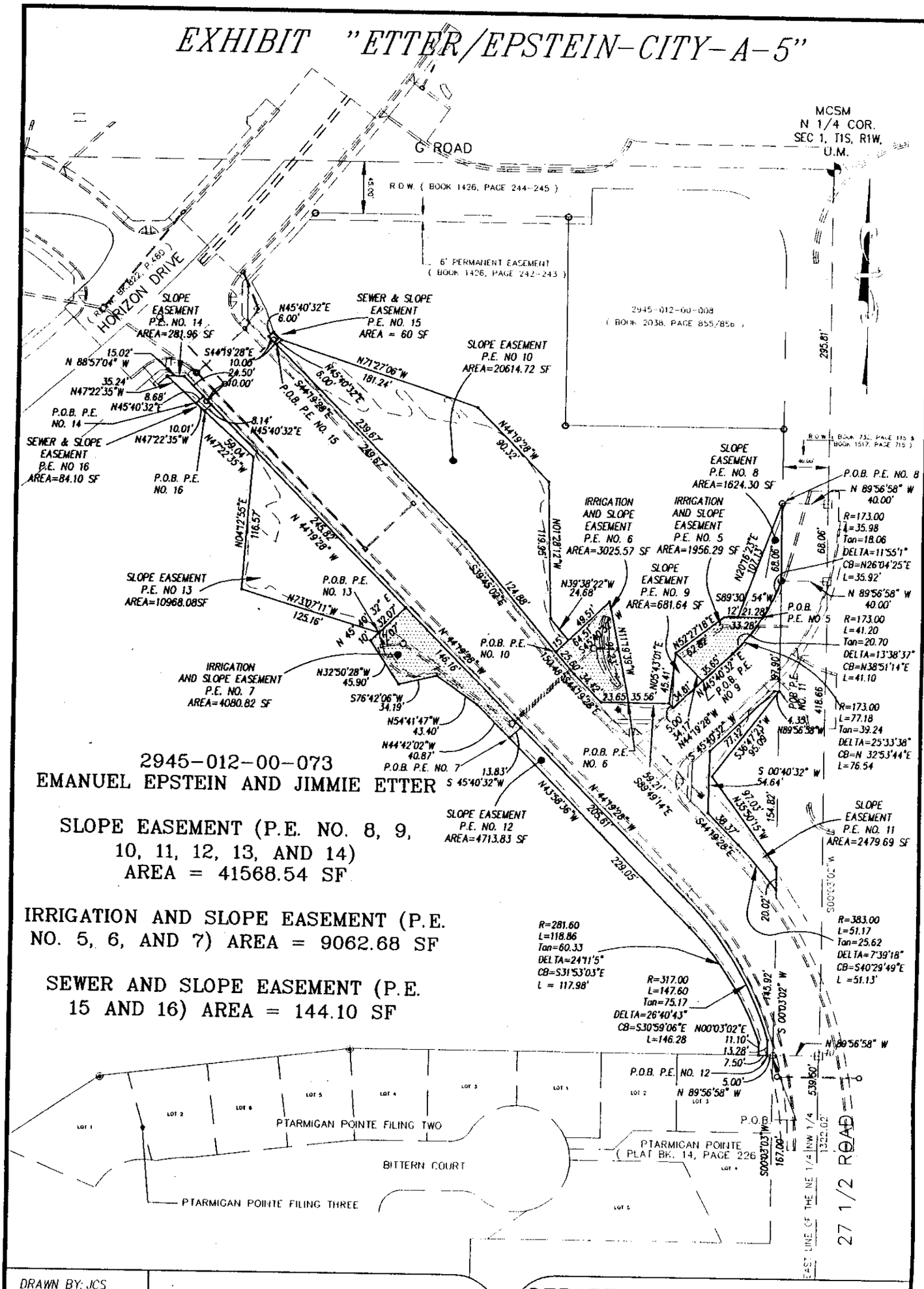
Perpetual Slopes and Irrigation Easement Parcel P.E. No. 5
Legal Description

A Perpetual Easement for Slopes and Irrigation purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, 35.98 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 11°55'01", and a long chord bearing S 26°04'25" W a distance of 35.92 feet to the True Point of Beginning;

thence 41.20 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 13°38'37", and a long chord bearing S 38°51'14" W a distance of 41.10 feet;
thence S 45°40'32" W a distance of 35.65 feet;
thence N 44°19'28" W a distance of 34.17 feet;
thence N 52°27'18" E a distance of 52.82 feet;
thence N 89°30'54" E a distance of 33.28 feet to the Point of Beginning,
containing 1,956.29 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



2945-012-00-073
EMANUEL EPSTEIN AND JIMMIE ETTER

SLOPE EASEMENT (P.E. NO. 8, 9, 10, 11, 12, 13, AND 14) AREA = 41568.54 SF

IRRIGATION AND SLOPE EASEMENT (P.E. NO. 5, 6, AND 7) AREA = 9062.68 SF

SEWER AND SLOPE EASEMENT (P.E. 15 AND 16) AREA = 144.10 SF

DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

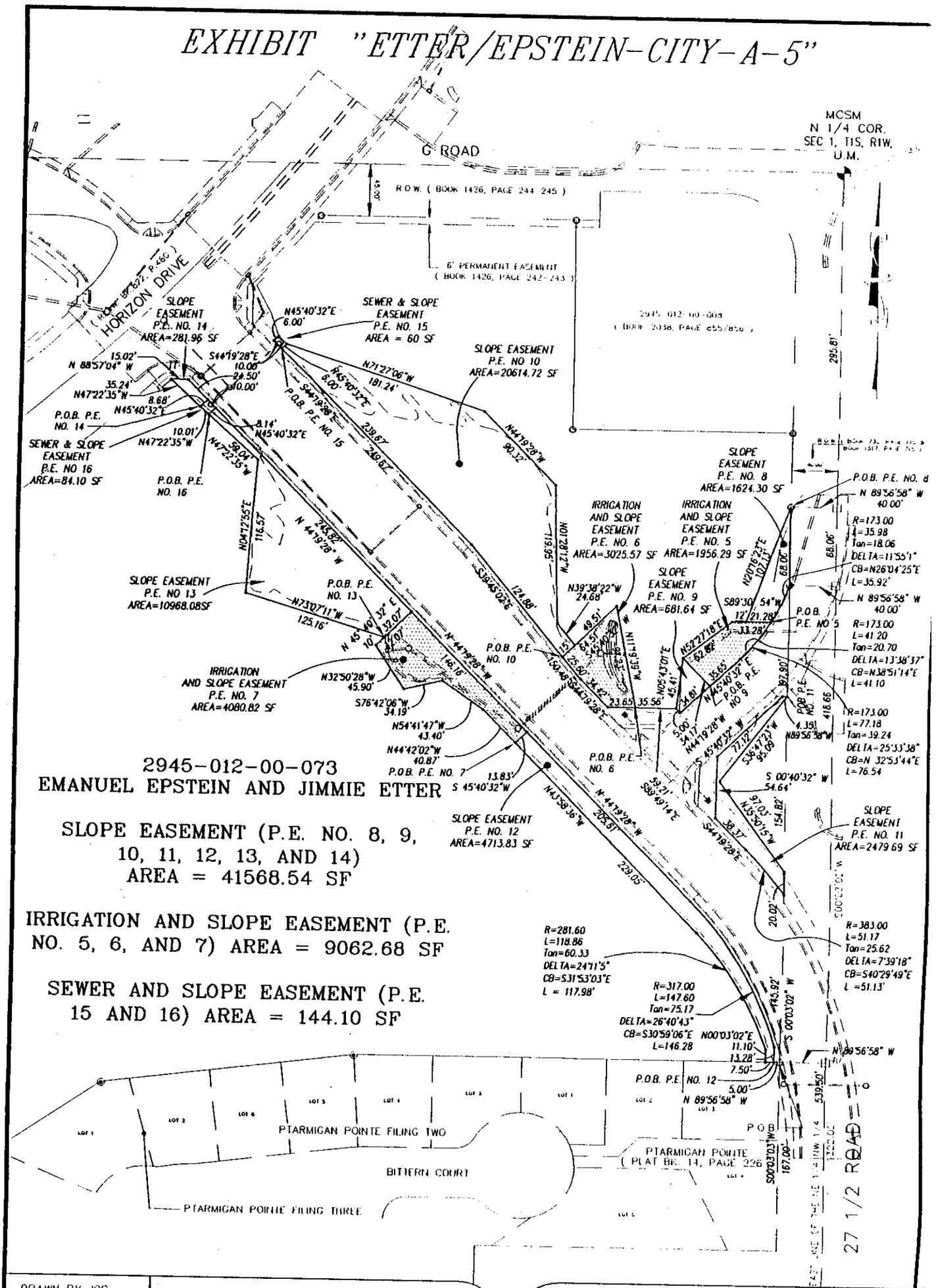
Perpetual Slopes and Irrigation Easement Parcel P.E. No. 6
Legal Description

A Perpetual Easement for Slopes and Irrigation purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49'14" W a distance of 35.56 feet to the True Point of Beginning;

thence N 89°49'14" W a distance of 23.65 feet;
thence N 44°19'28" W a distance of 34.42 feet;
thence N 39°45'02" W a distance of 25.60 feet;
thence N 45°40'32" E a distance of 64.51 feet;
thence S 11°19'39" E a distance of 91.23 feet to the Point of Beginning,
containing 3,025.57 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



2945-012-00-073
EMANUEL EPSTEIN AND JIMMIE ETTER

SLOPE EASEMENT (P.E. NO. 8, 9, 10, 11, 12, 13, AND 14)
AREA = 41568.54 SF

IRRIGATION AND SLOPE EASEMENT (P.E. NO. 5, 6, AND 7) AREA = 9062.68 SF

SEWER AND SLOPE EASEMENT (P.E. 15 AND 16) AREA = 144.10 SF

DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

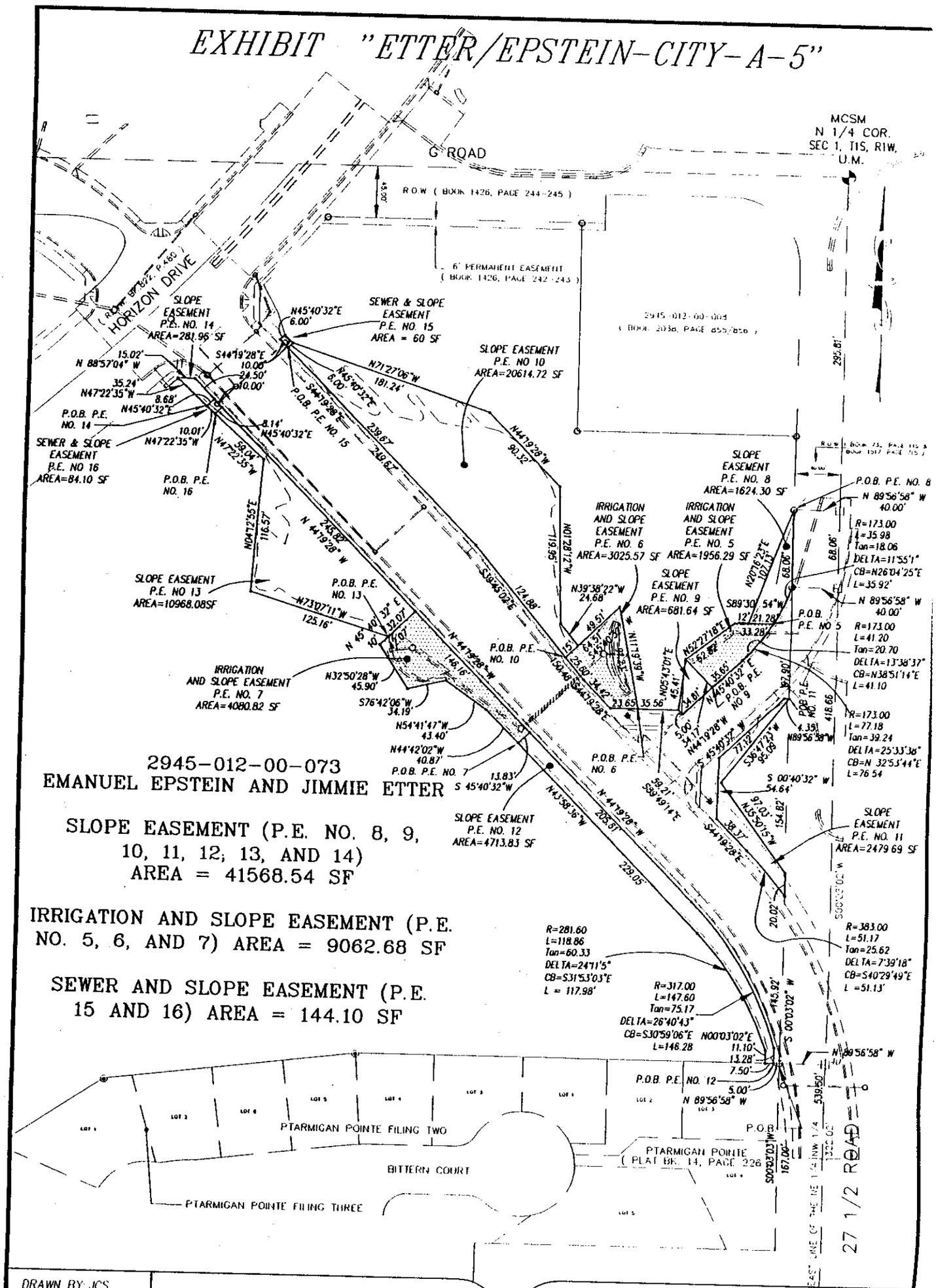
Perpetual Slopes and Irrigation Easement Parcel P.E. No. 7
Legal Description

A Perpetual Easement for Slopes and Irrigation purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder; thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 12.50 feet; thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 11.10 feet; thence 118.86 feet along the arc of a curve concave to the Southwest, having a radius of 281.60 feet, a central angle of 24°11'05", and a long chord bearing N 31°53'03" W a distance of 117.98 feet; thence N 43°58'36" W a distance of 229.05 feet to the True Point of Beginning;

thence N 44°42'02" W a distance of 40.87 feet;
thence N 54°41'47" W a distance of 43.40 feet;
thence S 76°42'06" W a distance of 34.19 feet;
thence N 32°50'28" W a distance of 45.90 feet;
thence N 45°40'32" E a distance of 42.07 feet;
thence S 44°19'28" E a distance of 146.16 feet,
containing 4,080.82 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

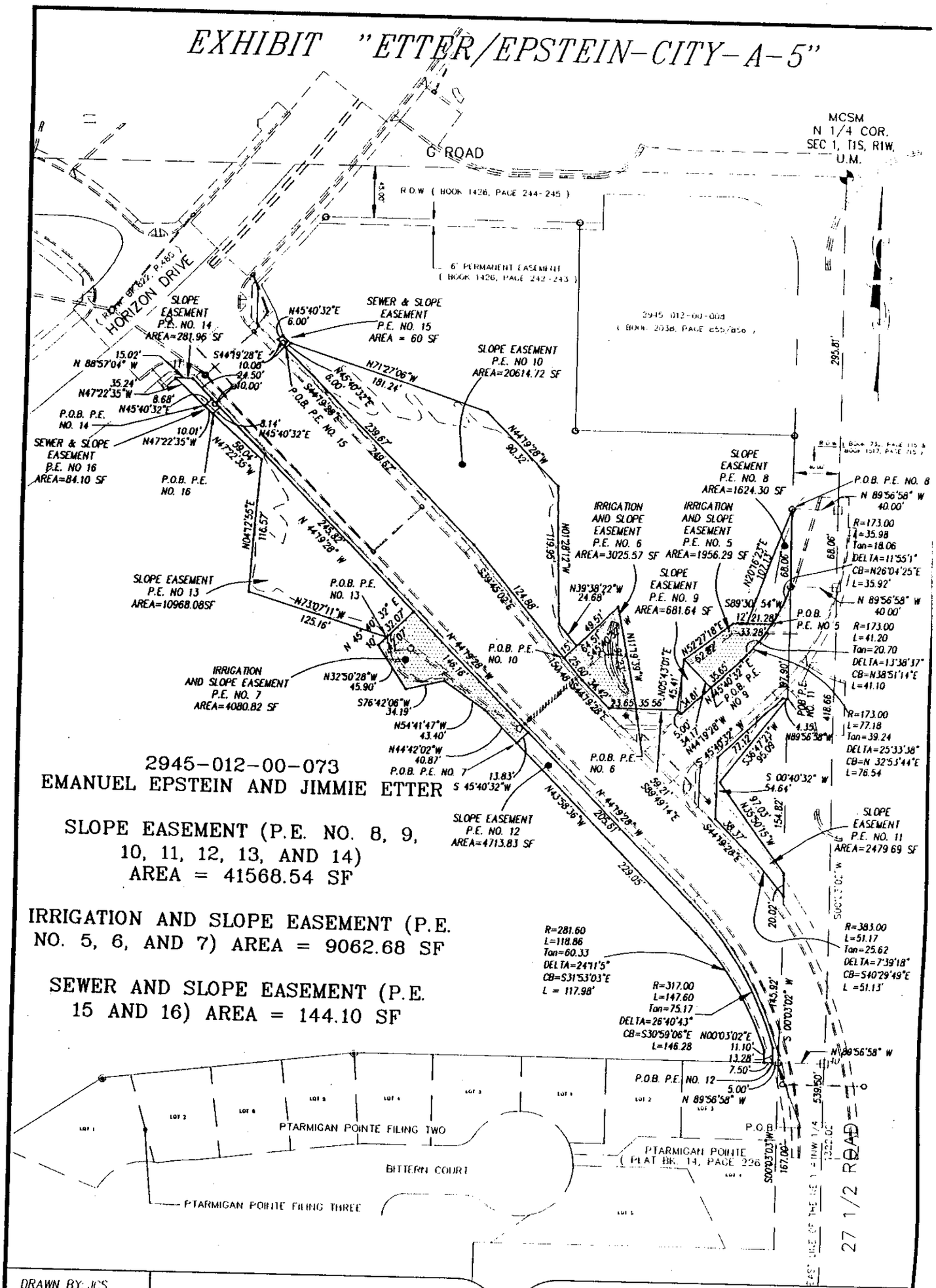
Perpetual Slopes and Irrigation Easement Parcel P.E. No. 8
Legal Description

A Perpetual Easement for Slopes and Irrigation purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 295.81 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence S 00°03'02" W along the west right-of-way line for 27 ½ Road as aforesaid a distance of 68.06 feet;
thence leaving said right-of-way line, 35.98 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 11°55'01", and a long chord bearing S 26°04'25" W a distance of 35.92 feet;
thence S 89°30'54" W a distance of 21.28 feet;
thence N 20°16'23" E a distance of 107.13 feet to the Point of Beginning,
containing 1,624.30 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

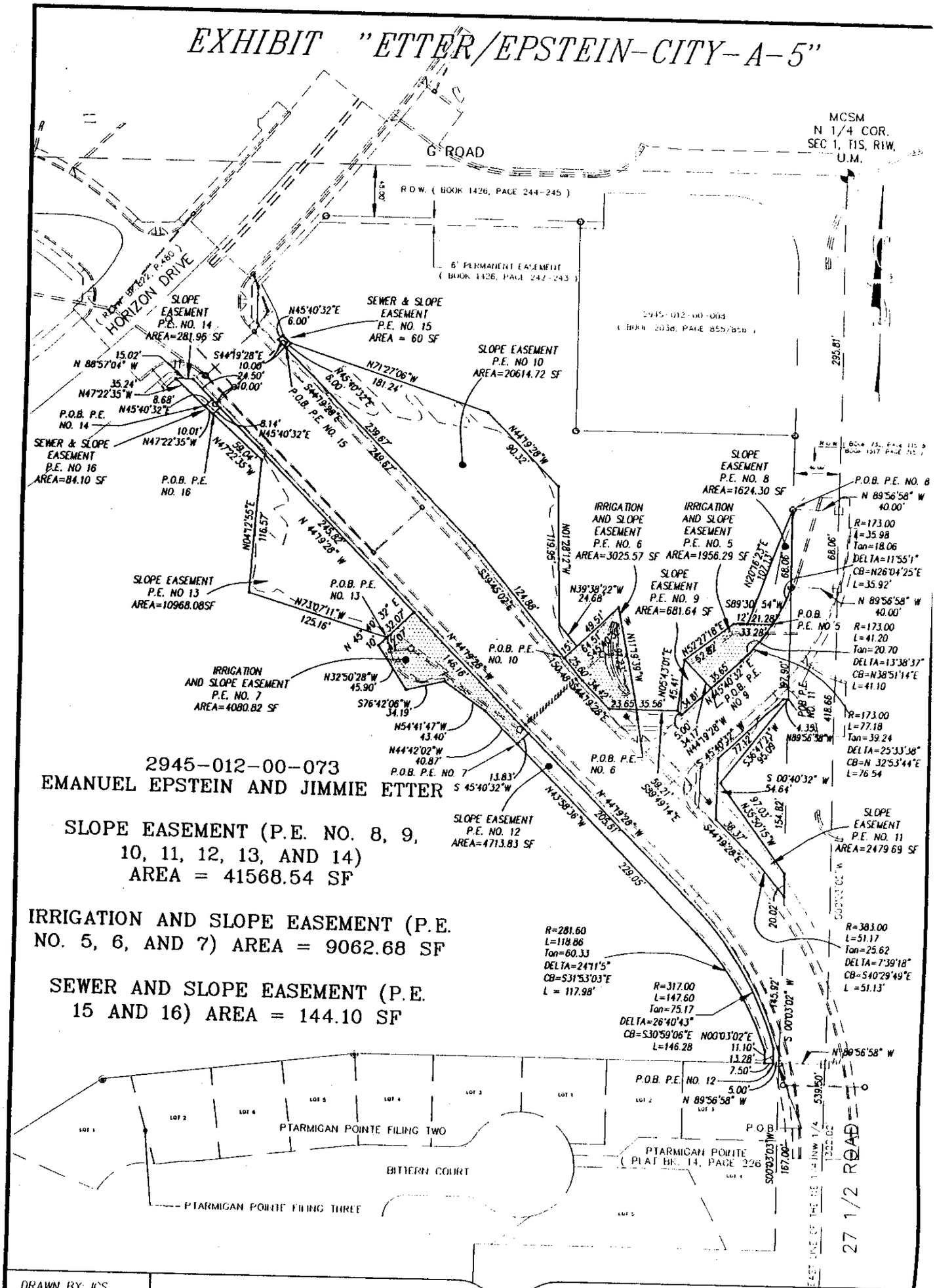
Perpetual Slopes Easement Parcel P.E. No. 9
Legal Description

A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 35.65 feet to the True Point of Beginning;

thence S 45°40'32" W a distance of 34.81 feet;
thence N 44°19'28" W a distance of 5.00 feet;
thence N 05°43'01" E a distance of 45.41 feet;
thence S 44°19'28" E a distance of 34.17 feet to the Point of Beginning,
containing 681.64 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

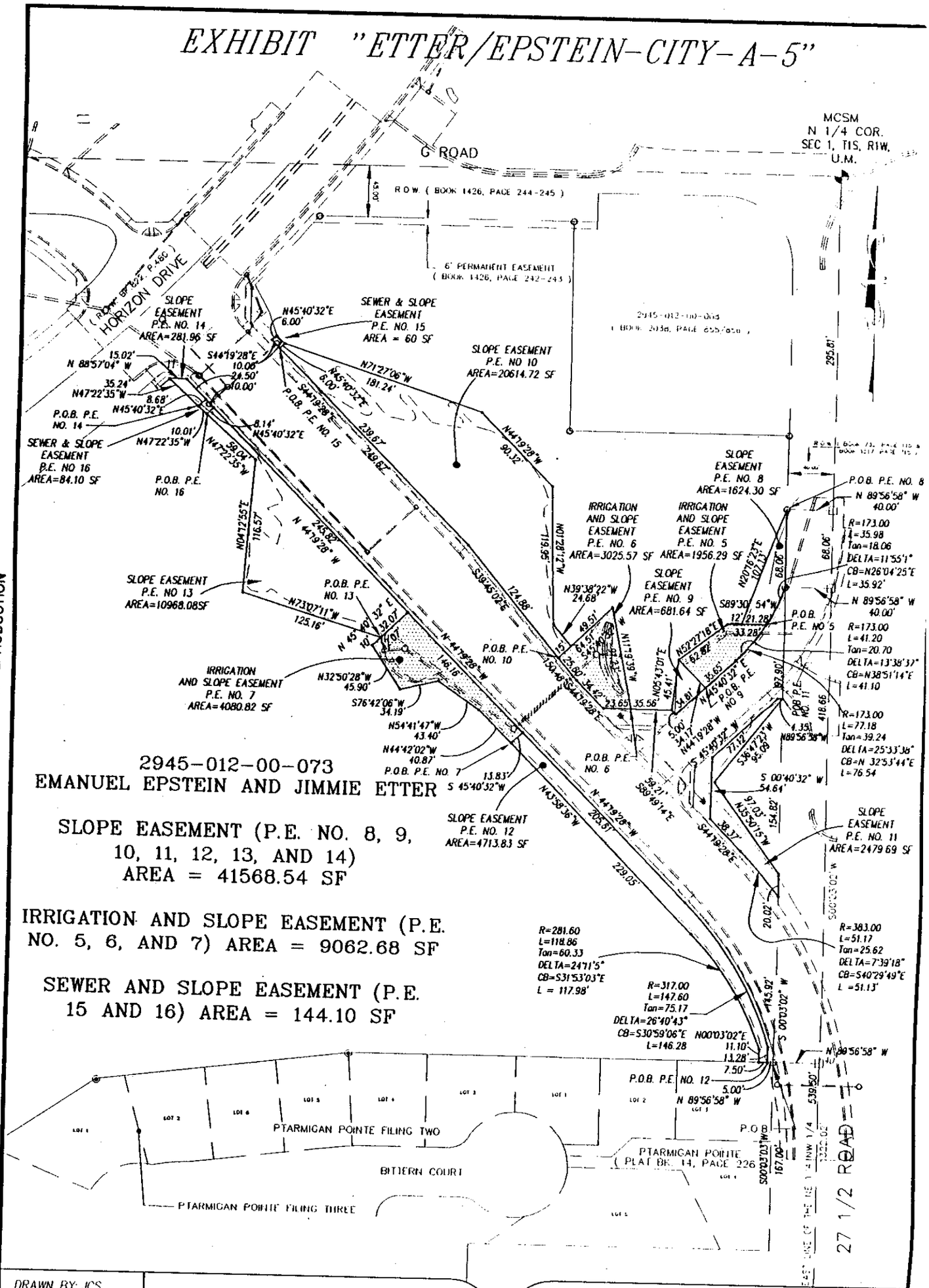
Perpetual Slopes Easement Parcel P.E. No. 10
Legal Description

A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49'14" W a distance of 59.21 feet; thence N 44°19'28" W a distance of 34.42 feet; thence N 39°45'02" W a distance of 25.60 feet to the True Point of Beginning;

thence N 39°45'02" W a distance of 124.88 feet;
thence N 44°19'28" W a distance of 239.67 feet;
thence N 45°40'32" E a distance of 6.00 feet;
thence S 71°27'06" E a distance of 181.24 feet;
thence S 44°19'28" E a distance of 90.32 feet;
thence S 01°28'12" E a distance of 119.95 feet;
thence S 39°38'22" E a distance of 24.68 feet;
thence S 45°40'32" W a distance of 15.00 feet to the Point of Beginning,
containing 20,614.72 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS
DATE: 2-23-00
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: EE4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

ORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

Perpetual Slopes Easement Parcel P.E. No. 11
Legal Description

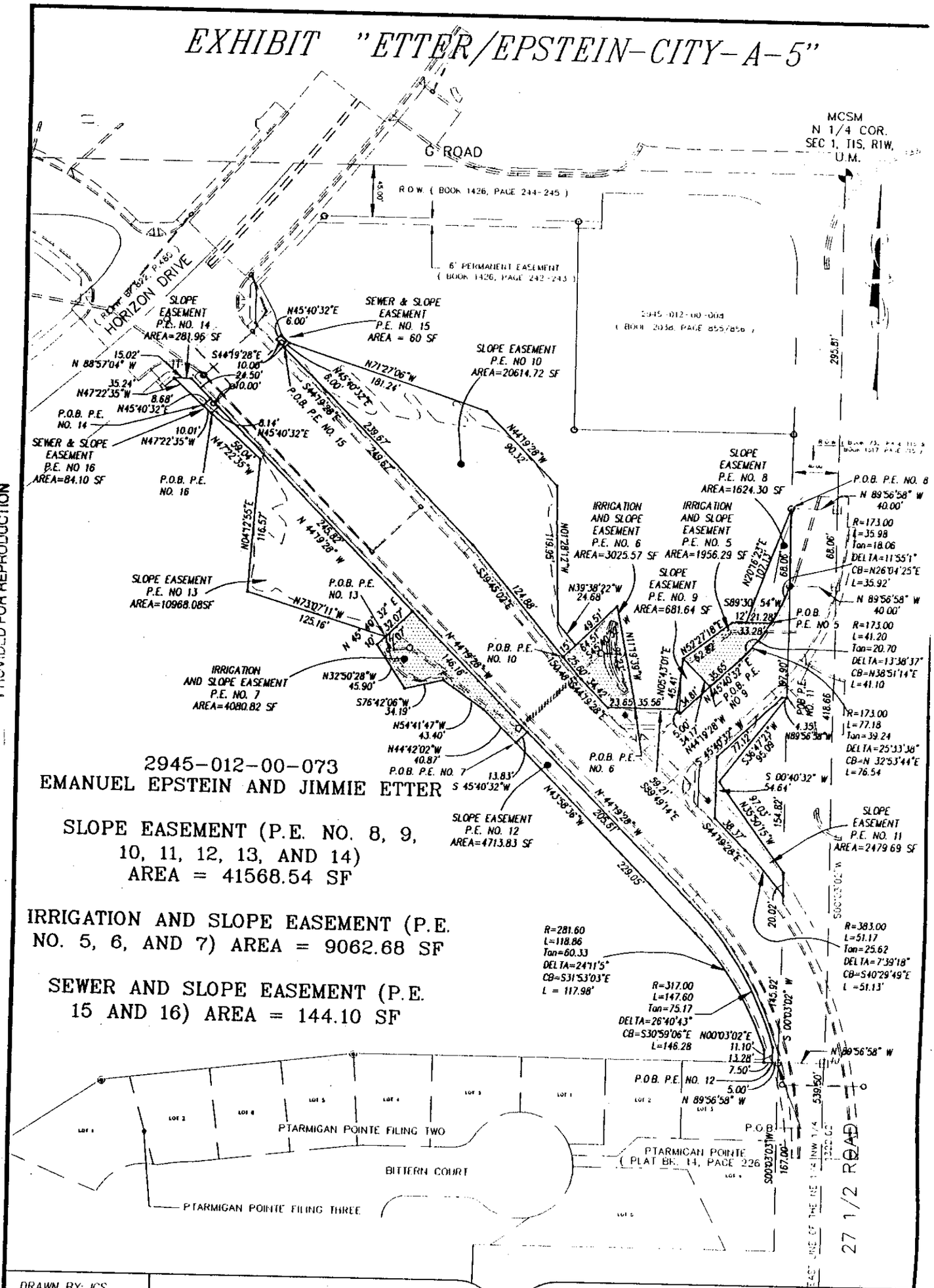
A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 461.77 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence leaving the west right-of-way line for 27 ½ Road as aforesaid, S 36°47'23" W a distance of 95.09 feet;
thence S 35°50'15" E a distance of 97.03 feet to a point on the west right-of-way line for 27 ½ Road as aforesaid;
thence S 00°03'02" W along the west right-of-way line for 27 ½ Road a distance of 20.02 feet;
thence leaving said right-of-way line, 51.17 feet along the arc of a non-tangent curve concave to the Southwest, having a radius of 383.00 feet, a central angle of 07°39'18", and a long chord bearing N 40°29'49" W a distance of 51.13 feet;
thence N 44°19'28" W a distance of 38.37 feet;
thence N 00°40'32" E a distance of 54.64 feet;
thence N 45°40'32" E a distance of 77.12 feet;
thence S 89°56'58" E a distance of 4.35 feet to the Point of Beginning,
containing 2,479.69 square feet as described.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

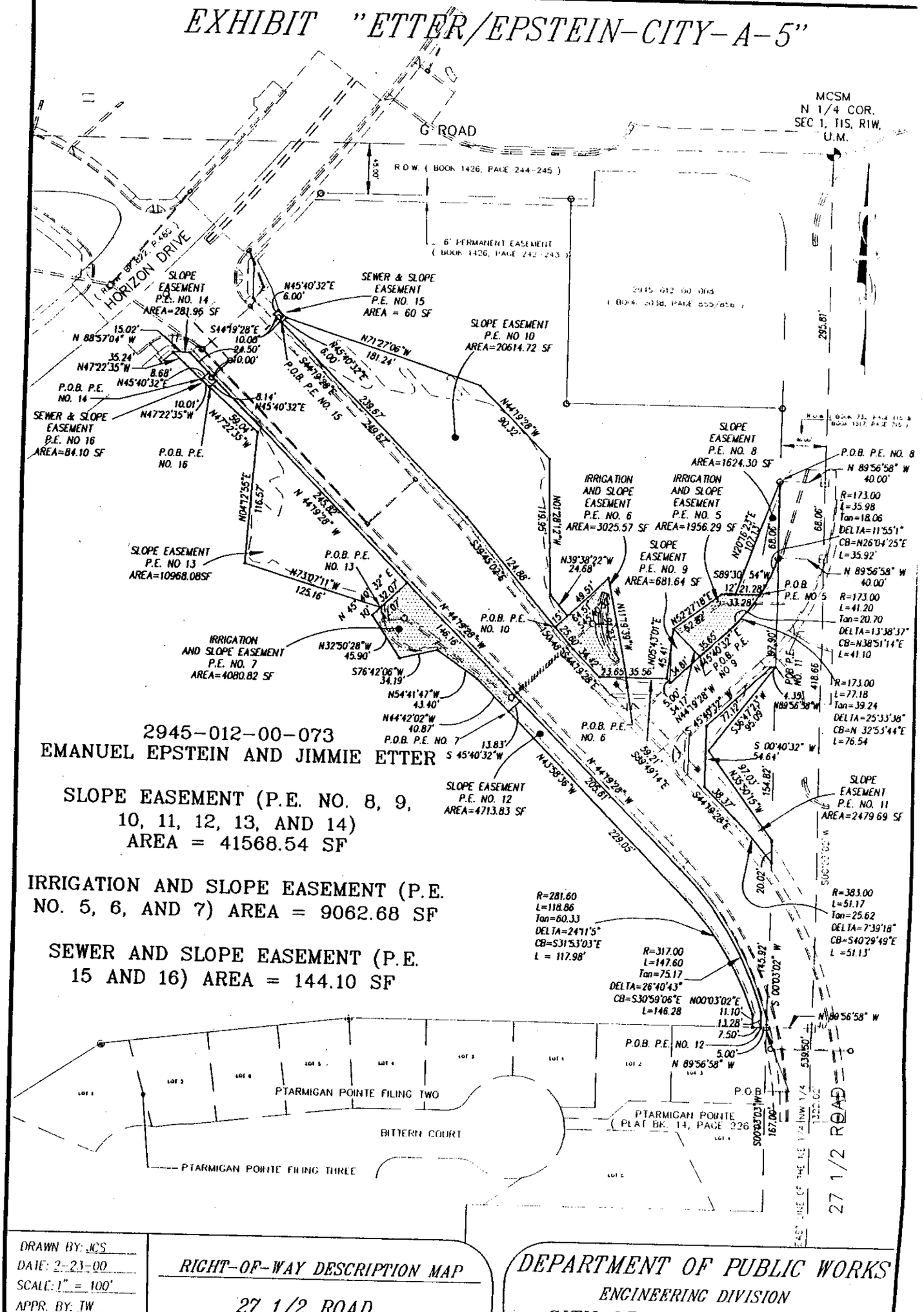
Perpetual Slopes Easement Parcel P.E. No. 12
Legal Description

A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder; thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 5.00 feet to the True Point of Beginning;

thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Point as aforesaid a distance of 7.50 feet;
thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 11.10 feet;
thence 118.86 feet along the arc of a curve concave to the Southwest, having a radius of 281.60 feet, a central angle of 24°11'05", and a long chord bearing N 31°53'03" W a distance of 117.98 feet;
thence N 43°58'36" W a distance of 229.05 feet;
thence N 45°40'32" E a distance of 13.83 feet;
thence S 44°19'28" E a distance of 205.61 feet;
thence 147.60 feet along the arc of a curve concave to the Southwest, having a radius of 317.00 feet, a central angle of 26°40'43", and a long chord bearing S 30°59'06" E a distance of 146.28 feet;
thence S 00°03'02" W a distance of 13.28 feet to the Point of Beginning,
containing 4,713.83 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

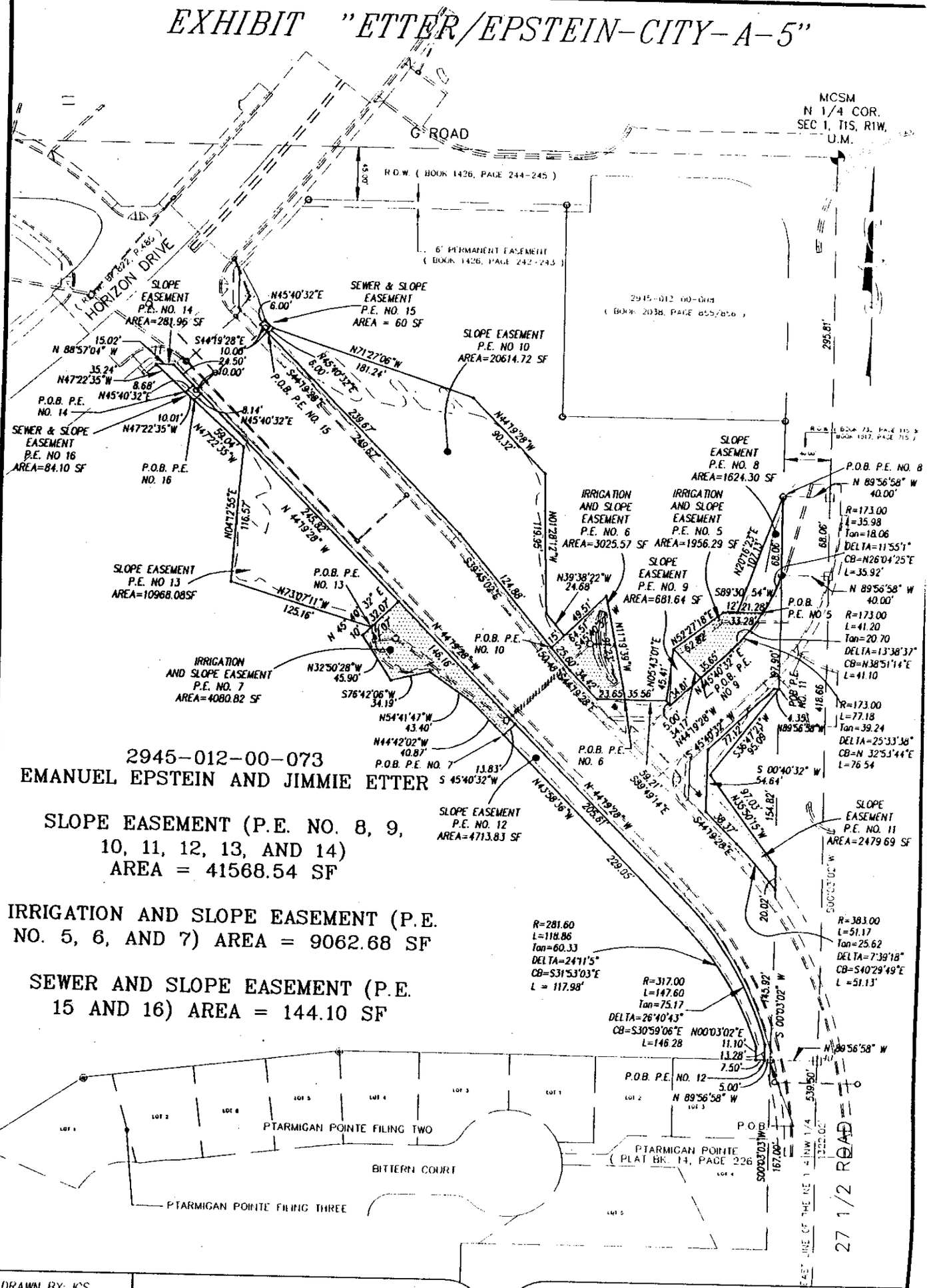
Perpetual Slopes Easement Parcel P.E. No. 13
Legal Description

A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder; thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 12.50 feet; thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 11.10 feet; thence 118.86 feet along the arc of a curve concave to the Southwest, having a radius of 281.60 feet, a central angle of 24°11'05", and a long chord bearing N 31°53'03" W a distance of 117.98 feet; thence N 43°58'36" W a distance of 229.05 feet; thence N 44°42'02" W a distance of 40.87 feet; thence N 54°41'47" W a distance of 43.40 feet; thence S 76°42'06" W a distance of 34.19 feet; thence N 32°50'28" W a distance of 45.90 feet; thence N 45°40'32" E a distance of 10.00 feet to the True Point of Beginning;

thence N 73°07'11" W a distance of 125.16 feet;
thence N 04°12'55" E a distance of 116.57 feet;
thence N 47°22'35" W a distance of 59.04 feet;
thence N 45°40'32" E a distance of 8.14 feet;
thence S 44°19'28" E a distance of 245.82 feet;
thence S 45°40'32" W a distance of 32.07 feet to the Point of Beginning,
containing 10,968.08 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

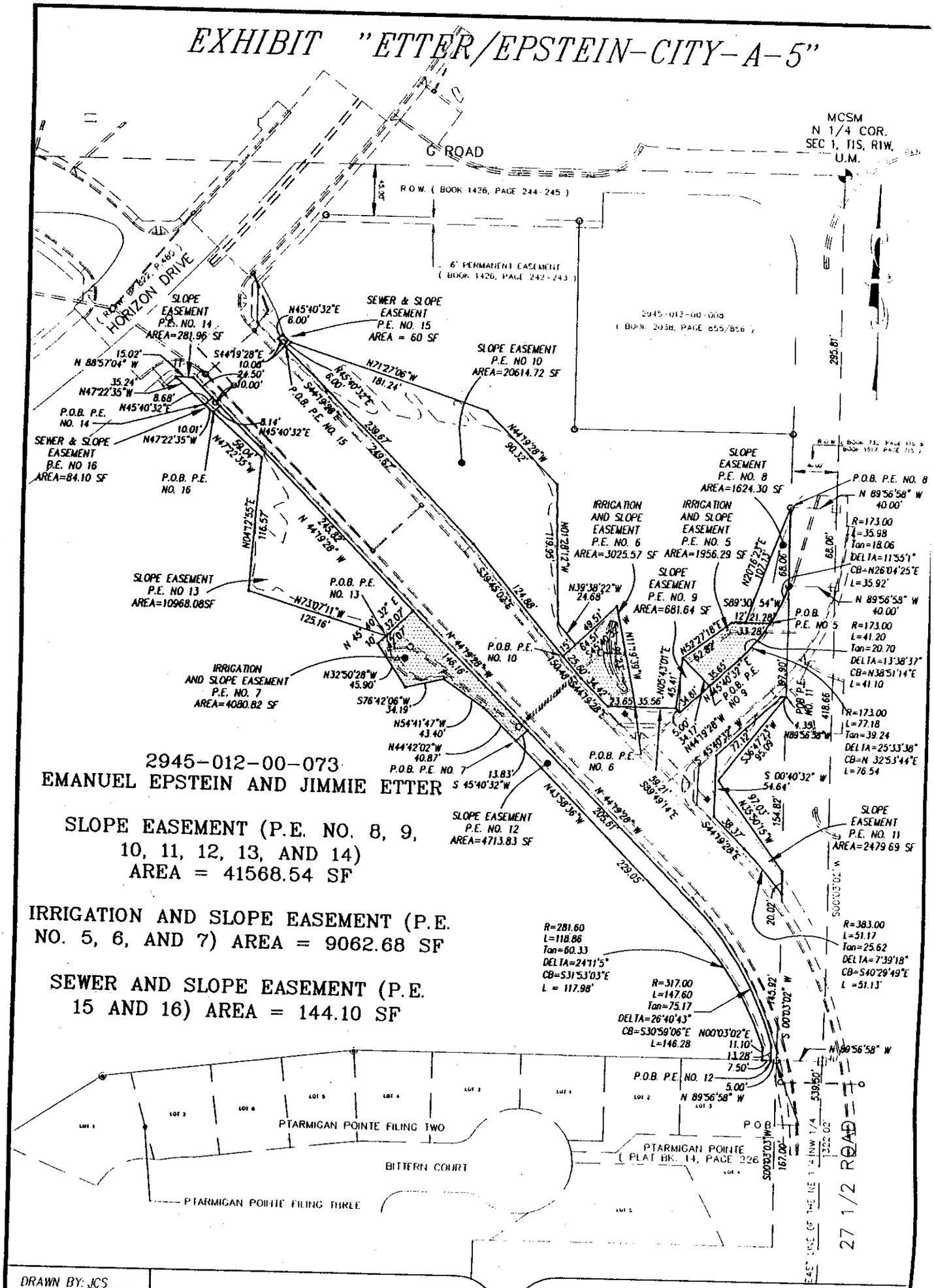
Perpetual Slopes Easement Parcel P.E. No. 14
Legal Description

A Perpetual Easement for Slopes purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder; thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 12.50 feet; thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 11.10 feet; thence 118.86 feet along the arc of a curve concave to the Southwest, having a radius of 281.60 feet, a central angle of 24°11'05", and a long chord bearing N 31°53'03" W a distance of 117.98 feet; thence N 43°58'36" W a distance of 229.05 feet; thence N 44°42'02" W a distance of 40.87 feet; thence N 54°41'47" W a distance of 43.40 feet; thence S 76°42'06" W a distance of 34.19 feet; thence N 32°50'28" W a distance of 45.90 feet; thence N 45°40'32" E a distance of 10.00 feet; thence N 73°07'11" W a distance of 125.16 feet; thence N 04°12'55" E a distance of 116.57 feet; thence N 47°22'35" W a distance of 69.05 feet to the <u>True Point of Beginning</u>;

thence N 47°22'35" W a distance of 35.24 feet;
thence S 88°57'04" E a distance of 15.02 feet;
thence S 44°19'28" E a distance of 24.50 feet;
thence S 45°40'32" W a distance of 8.68 feet to the Point of Beginning,
containing 281.96 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS
DATE: 2-23-00
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: EE4.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

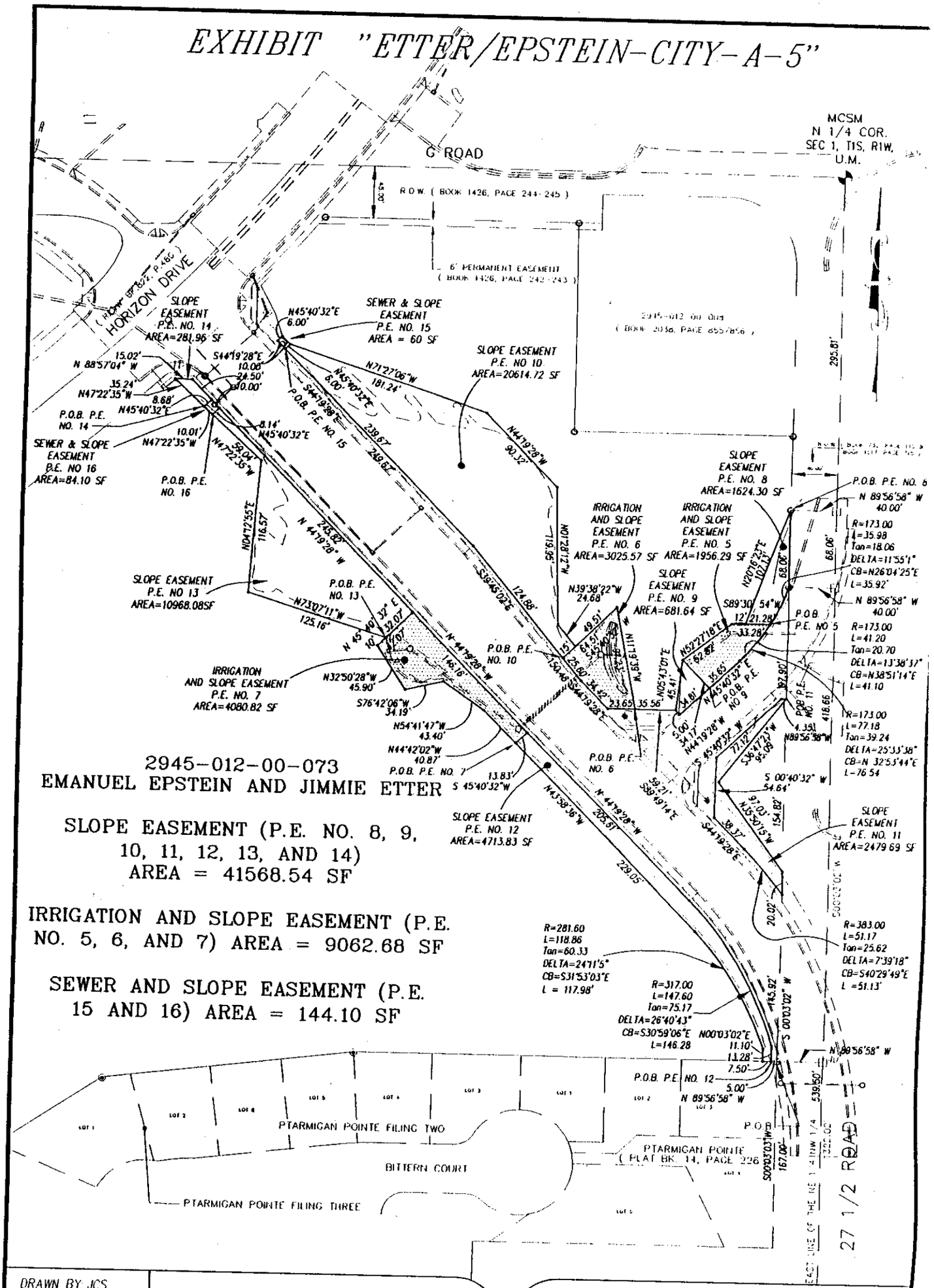
Perpetual Slopes and Sanitary Sewer Easement Parcel P.E. No. 15
Legal Description

A Perpetual Easement for Slopes and Sanitary Sewer purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 363.86 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west boundary line of 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder; thence leaving the west right-of-way line for 27 ½ Road as aforesaid, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 32°53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49'14" W a distance of 59.21 feet; thence N 44°19'28" W a distance of 34.42 feet; thence N 39°45'02" W a distance of 150.48 feet; thence N 44°19'28" W a distance of 239.67 feet to the True Point of Beginning;

thence N 44°19'28" W a distance of 10.00 feet;
thence N 45°40'32" E a distance of 6.00 feet;
thence S 44°19'28" E a distance of 10.00 feet;
thence S 45°40'32" W a distance of 6.00 feet to the Point of Beginning,
containing 60.0 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: LE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

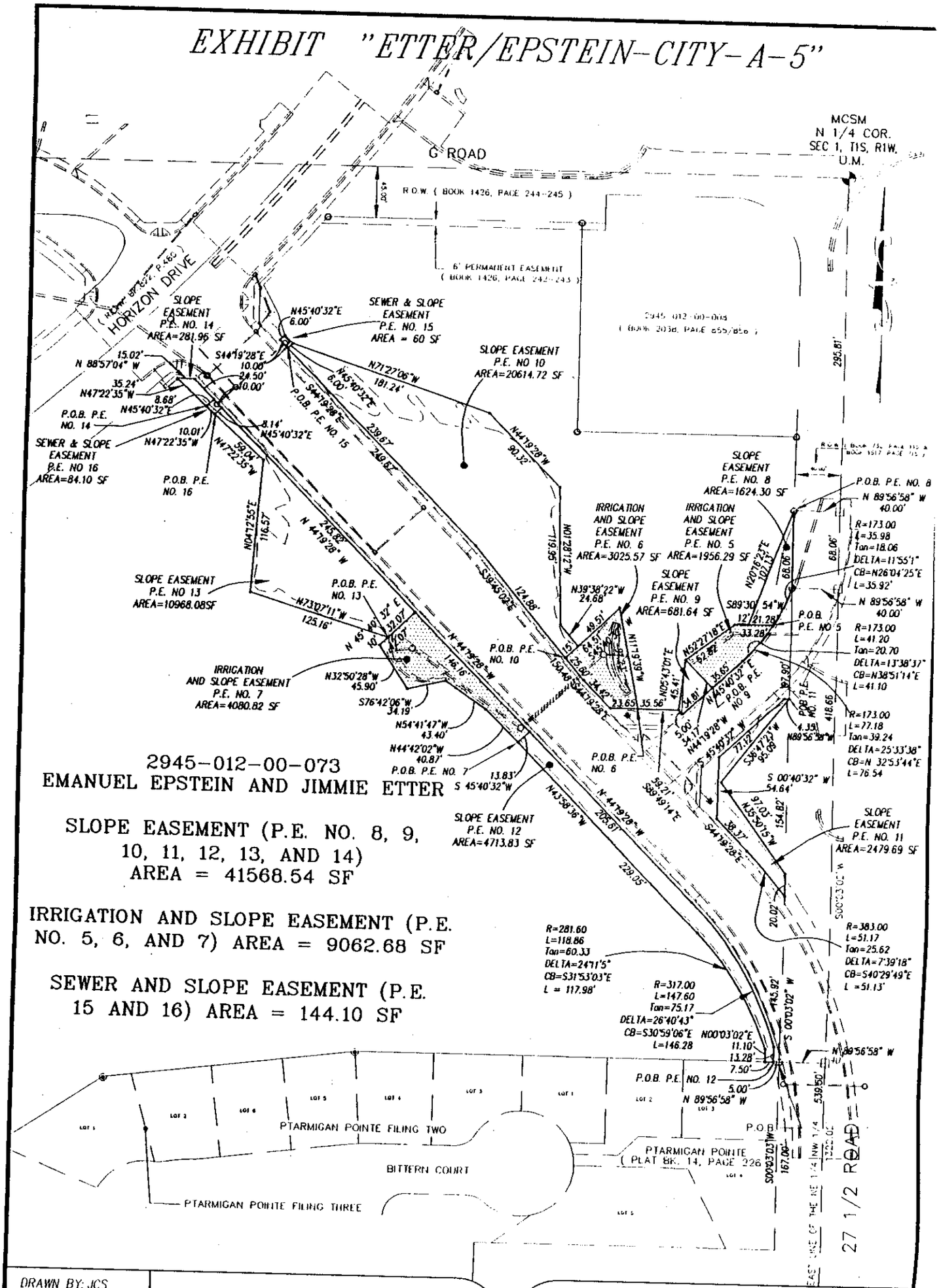
Perpetual Slopes and Sanitary Sewer Easement Parcel P.E. No. 16
Legal Description

A Perpetual Easement for Slopes and Sanitary Sewer purposes situate in the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows

: Commencing at the North ¼ Corner of said Section 1, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 782.52 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point also being the Northeast Corner of Lot 3 of Ptarmigan Pointe as recorded in Plat Book 14 at Page 226 in the office of the Mesa County Clerk and Recorder; thence N 89°56'58" W along the north line of Lot 3 of Ptarmigan Pointe as aforesaid a distance of 12.50 feet; thence leaving the north line of said Lot 3, N 00°03'02" E a distance of 11.10 feet; thence 118.86 feet along the arc of a curve concave to the Southwest, having a radius of 281.60 feet, a central angle of 24°11'05", and a long chord bearing N 31°53'03" W a distance of 117.98 feet; thence N 43°58'36" W a distance of 229.05 feet; thence N 44°42'02" W a distance of 40.87 feet; thence N 54°41'47" W a distance of 43.40 feet; thence S 76°42'06" W a distance of 34.19 feet; thence N 32°50'28" W a distance of 45.90 feet; thence N 45°40'32" E a distance of 10.00 feet; thence N 73°07'11" W a distance of 125.16 feet; thence N 04°12'55" E a distance of 116.57 feet; thence N 47°22'35" W a distance of 59.04 feet to the <u>True Point of Beginning</u>;

thence N 47°22'35" W a distance of 10.01 feet;
thence N 45°40'32" E a distance of 8.68 feet;
thence S 44°19'28" E a distance of 10.00 feet;
thence S 45°40'32" W a distance of 8.14 feet to the Point of Beginning,
containing 84.10 square feet as described.

EXHIBIT "ETTER/EPSTEIN-CITY-A-5"



2945-012-00-073
EMANUEL EPSTEIN AND JIMMIE ETTER

SLOPE EASEMENT (P.E. NO. 8, 9, 10, 11, 12, 13, AND 14) AREA = 41568.54 SF

IRRIGATION AND SLOPE EASEMENT (P.E. NO. 5, 6, AND 7) AREA = 9062.68 SF

SEWER AND SLOPE EASEMENT (P.E. 15 AND 16) AREA = 144.10 SF

DRAWN BY: JCS DATE: 2-23-00 SCALE: 1" = 100' APPR. BY: TW FILE NO: EE4.DWG	RIGHT-OF-WAY DESCRIPTION MAP 27 1/2 ROAD	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

Bounds of Electric, Telecommunications and Street Light Easements
Adjacent to Horizon Drive

Easement Parcel No. 1:

Commencing at the Southeast Corner of the Northwest ¼ of the Northwest ¼ (NW ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NW ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the east line of the NW¼ NW¼ of said Section 1 a distance of 555.16 feet to a point on the Southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 245 in the office of the Mesa County Clerk and Recorder; thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 9.84 feet to the True Point of Beginning;
thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 5.0 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.0 feet;
thence N 52°42'52" E a distance of 5.0 feet;
thence N 37°17'08" W a distance of 5.0 feet to the Point of Beginning; and also

Easement Parcel No. 2:

Commencing at the Southeast Corner of the Northwest ¼ of the Northwest ¼ (NW ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NW ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the east line of the NW¼ NW¼ of said Section 1 a distance of 555.16 feet to a point on the Southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 245 in the office of the Mesa County Clerk and Recorder; thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 239.84 feet to the True Point of Beginning;
thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 5.0 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.0 feet;
thence N 52°42'52" E a distance of 5.0 feet;
thence N 37°17'08" W a distance of 5.0 feet to the Point of Beginning; and also

Easement Parcel No. 3:

Commencing at the Southeast Corner of the Northwest ¼ of the Northwest ¼ (NW ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NW ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the east line of the NW¼ NW¼ of said Section 1 a distance of 555.16 feet to a point on the Southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 245 in the office of the Mesa County Clerk and Recorder; thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 1,117.18 feet to the True Point of Beginning;
thence S 52°42'52" W along the southerly right-of-way line for Horizon Drive a distance of 5.0 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.0 feet;
thence N 52°42'52" E a distance of 5.0 feet;
thence N 37°17'08" W a distance of 5.0 feet to the Point of Beginning; and also

Easement Parcel No. 4:

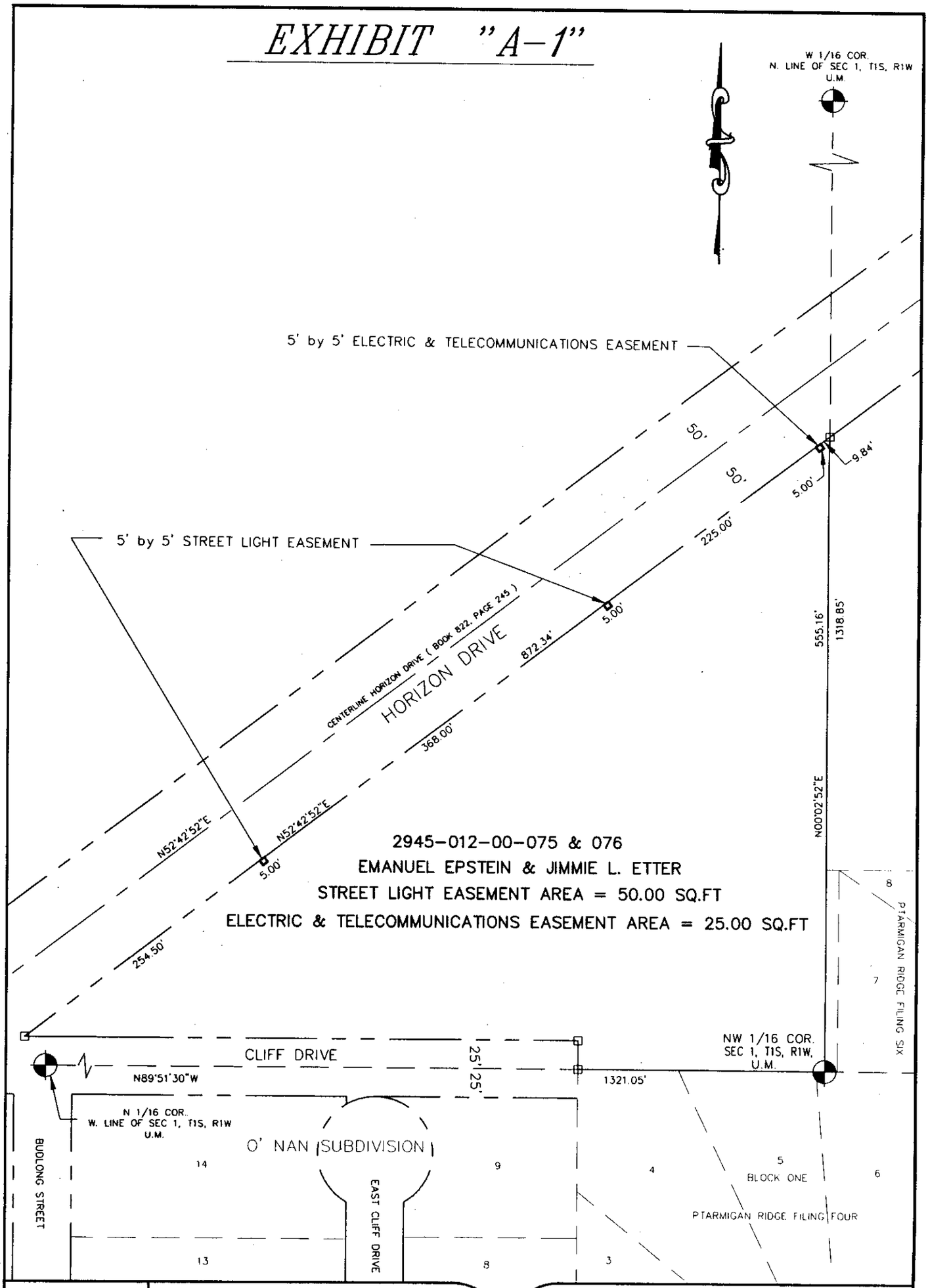
Commencing at the Southwest Corner of the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the NE ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the west line of the NE¼ NW¼ of said Section 1 a distance of 555.16 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder; thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 267.50 feet to the True Point of Beginning;
thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 5.0 feet;
thence leaving the southerly right-of-way line for Horizon Drive, S 37°17'08" E a distance of 5.0 feet;
thence S 52°42'52" W a distance of 5.0 feet;
thence N 37°17'08" W a distance of 5.0 feet to the Point of Beginning; and also

continued on next page

Easement Parcel No. 5:

Commencing at the Southwest Corner of the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the NE ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the west line of the NE¼ NW¼ of said Section 1 a distance of 555.16 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder; thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 987.74 feet to the True Point of Beginning;
thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 5.0 feet;
thence leaving the southerly right-of-way line for Horizon Drive, S 37°17'08" E a distance of 5.0 feet;
thence S 52°42'52" W a distance of 5.0 feet;
thence N 37°17'08" W a distance of 5.0 feet to the Point of Beginning.

EXHIBIT "A-1"



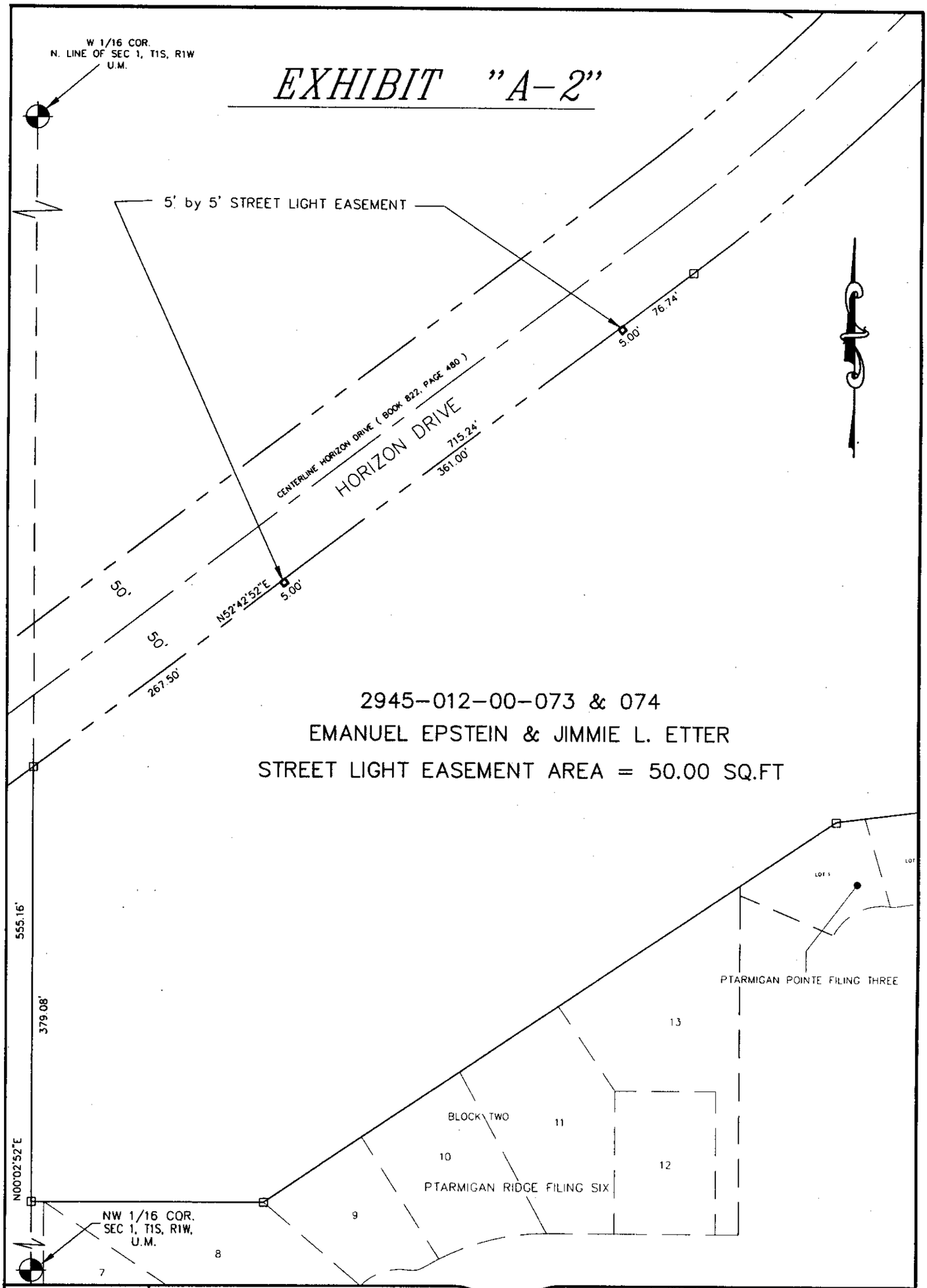
DRAWN BY: SRP
DATE: 1-31-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: ETTER_E.DWG

EASEMENT DESCRIPTION MAP

HORIZON DRIVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

EXHIBIT "A-2"



2945-012-00-073 & 074

EMANUEL EPSTEIN & JIMMIE L. ETTER

STREET LIGHT EASEMENT AREA = 50.00 SQ.FT

DRAWN BY: SRP
DATE: 1-31-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: ETTER2_E.DWG

EASEMENT DESCRIPTION MAP

HORIZON DRIVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

Bounds of Slope Easements
Adjacent to Horizon Drive

Slope Easement Parcel No. 1:

Commencing at the Southeast Corner of the Northwest ¼ of the Northwest ¼ (NW ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NW ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the east line of the NW¼ NW¼ of said Section 1 a distance of 409.46 feet to the True Point of Beginning;

thence leaving the east line of the NW ¼ NW ¼ of said Section 1, N 50°03'13" W a distance of 101.08 feet;
thence S 49°48'23" W a distance of 52.29 feet;
thence S 51°42'40" W a distance of 74.89 feet;
thence S 53°27'00" W a distance of 71.60 feet;
thence S 63°05'33" W a distance of 87.13 feet;
thence S 04°01'03" E a distance of 27.99 feet;
thence S 56°51'54" W a distance of 9.23 feet;
thence S 88°41'04" W a distance of 25.24 feet;
thence S 57°13'45" W a distance of 35.87 feet;
thence S 43°42'58" W a distance of 62.95 feet;
thence S 47°15'23" W a distance of 71.16 feet;
thence S 53°19'06" W a distance of 60.93 feet;
thence S 56°18'01" W a distance of 58.37 feet;
thence S 42°32'32" W a distance of 54.62 feet;
thence S 01°51'40" W a distance of 29.87 feet to a point on the north right-of-way line for Cliff Drive as described by instrument recorded in Book 663 at Page 75 in the office of the Mesa County Clerk and Recorder;
thence N 89°51'30" W along the north right-of-way line for Cliff Drive a distance of 90.23 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 245 in the office of the Mesa County Clerk and Recorder;
thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 254.50 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.00 feet;
thence N 52°42'52" E a distance of 5.00 feet;
thence N 37°17'08" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizon Drive as aforesaid;
thence N 52°42'52" E along the said southerly right-of-way line for Horizon Drive a distance of 368.00 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.00 feet;
thence N 52°42'52" E a distance of 5.00 feet;
thence N 37°17'08" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizion Drive as aforesaid;
thence N 52°42'52" E along the said southerly right-of-way line for Horizon Drive a distance of 225.00 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.00 feet;
thence N 52°42'52" E a distance of 5.00 feet;
thence N 37°17'08" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizon Drive as aforesaid;
thence N 52°42'52" E along the said southerly right-of-way line for Horizon Drive a distance of 9.84 feet to a point on the east line of the NW ¼ NW ¼ of said Section 1;
thence S 00°02'52" W along the east line of the NW ¼ NW ¼ of said Section 1 a distance of 145.70 feet to the Point of Beginning,
containing 22,563.74 square feet as described; and also

Slope Easement Parcel No. 2:

Commencing at the Southwest Corner of the Northeast ¼ of the Northwest ¼ (NE ¼ NW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the NE ¼ NW ¼ of said Section 1 to bear N 00°02'52" E with all bearings contained herein being relative thereto; thence N 00°02'52" E along the west line of the NE¼ NW¼ of said Section 1 a distance of 409.46 feet to the True Point of Beginning;

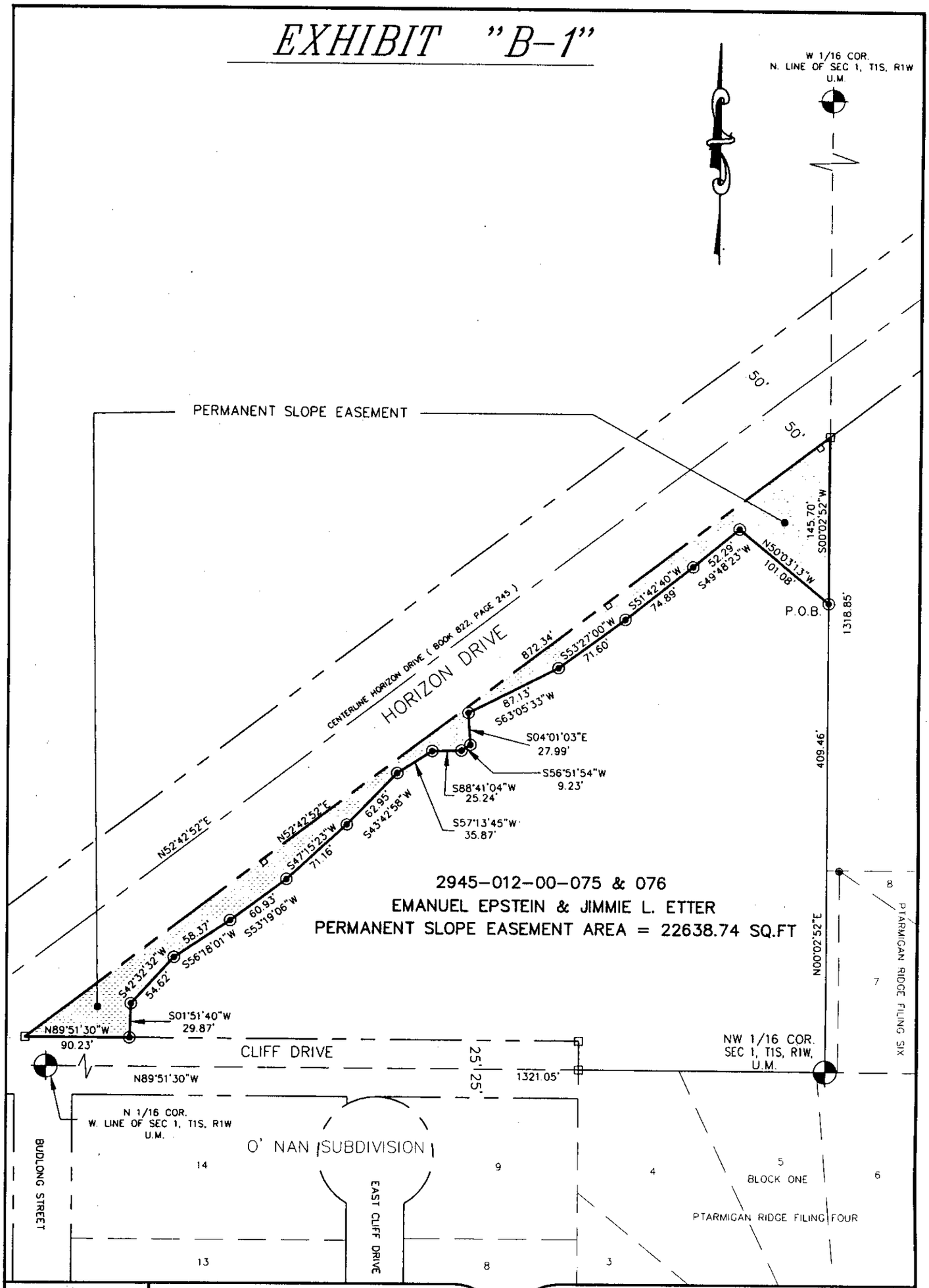
thence N 00°02'52" E along the west line of the NE ¼ NW ¼ of said Section 1 a distance of 145.70 feet to a point on the southerly right-of-way line for Horizon Drive as described by instrument recorded in Book 822 at Page 480 in the office of the Mesa County Clerk and Recorder;
thence N 52°42'52" E along the southerly right-of-way line for Horizon Drive a distance of 267.50 feet;

continued on next page

thence leaving said right-of-way line, S 37°17'08" E a distance of 5.00 feet;
thence N 52°42'52" E a distance of 5.00 feet;
thence N 37°17'08" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizon Drive as aforesaid;
thence N 52°42'52" E along the said southerly right-of-way line for Horizon Drive a distance of 361.00 feet;
thence leaving said right-of-way line, S 37°17'08" E a distance of 5.00 feet;
thence N 52°42'52" E a distance of 5.00 feet;
thence N 37°17'08" W a distance of 5.00 feet to a point on the southerly right-of-way line for Horizon Drive as aforesaid;
thence N 52°42'52" E along the said southerly right-of-way line for Horizon Drive a distance of 76.74 feet;
thence leaving the southerly right-of-way line for Horizon Drive, S 76°27'22" E a distance of 11.11 feet;
thence S 50°01'05" W a distance of 204.57 feet;
thence S 36°30'09" W a distance of 28.46 feet;
thence S 11°41'54" E a distance of 77.66 feet;
thence S 33°59'50" W a distance of 48.50 feet;
thence S 51°05'39" W a distance of 29.23 feet;
thence S 61°04'04" W a distance of 46.98 feet;
thence S 43°01'11" W a distance of 88.47 feet;
thence S 53°32'16" W a distance of 336.60 feet to the Point of Beginning,
containing 62,964.97 square feet as described.

horslopes.doc
02/24/00
4:57 PM

EXHIBIT "B-1"



2945-012-00-075 & 076
EMANUEL EPSTEIN & JIMMIE L. ETTER
PERMANENT SLOPE EASEMENT AREA = 22638.74 SQ.FT

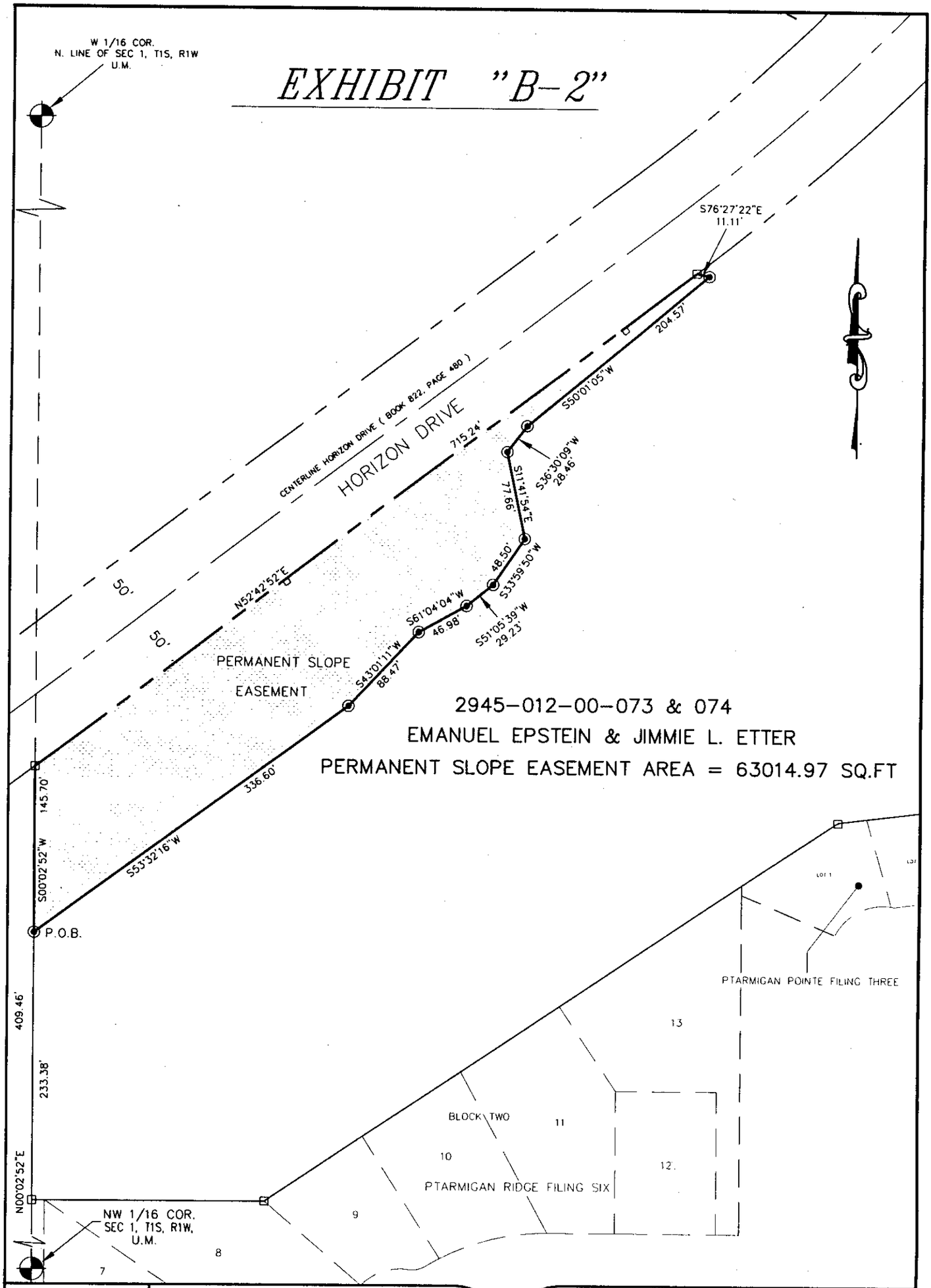
DRAWN BY: SRP
DATE: 1-31-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: ETTER.DWG

EASEMENT DESCRIPTION MAP

HORIZON DRIVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

EXHIBIT "B-2"



2945-012-00-073 & 074

EMANUEL EPSTEIN & JIMMIE L. ETTER

PERMANENT SLOPE EASEMENT AREA = 63014.97 SQ.FT

DRAWN BY: SRP DATE: 1-31-2000 SCALE: 1" = 100' APPR. BY: TW FILE NO: ETTER2.DWG	EASEMENT DESCRIPTION MAP HORIZON DRIVE	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION VACATING AN EASEMENT AREA
THAT CONTAINS 0.47 ACRES
(DESCRIBED AS SLOPE EASEMENT P.E. NO 10
IN MESA COUNTY LAND RECORDS
AT RECEPTION NUMBER 2075083, BOOK 3149 PAGE 438)**

LOCATED ON THE PROPERTY AT 702 HORIZON DRIVE

RECITALS:

Vacation of a slope easement has been requested by Horizon Cache, LLC for development on property by them at 702 Horizon Drive. The existing Slope Easement No. 10 on the property was conveyed in 2002 to the City of Grand Junction by separate Mesa County Court document by Reception Number 2075083. The easement was granted to the City for the construction of the 27 ½ Road western extension to G Road that runs east to west adjacent to the property.

The slope easement was acquired by a 2002 condemnation action to provide an area of land where the construction of 27 ½ Road could be done with ample area to construct improvements, including fill material being placed along the roadway, stabilizing the slope area, and to maintain the improvements from the roadway on the property at 702 Horizon Drive.

The City constructed 27 ½ Road soon after securing the Right-of-Way and easements for the road construction project. Slope easement No. 10 was acquired as a permanent easement for construction and maintenance purposes. The slope area is now stable, and the easement is not needed for repairs or other purposes. There have been no repairs to the slope since 27 ½ Road was constructed. Because the slope is stable and has been following construction of the roadway, the City Development Engineer has determined in his professional opinion that none of Slope Easement P.E. No. 10 is needed by the City today or into the future.

The City has conditioned the site plan approval on the recording of the Horizon Cache Subdivision plat. This easement vacation should also condition approval upon the plat being recorded and this condition is recommended as a condition of approval.

As part of the approved site plan of the Horizon Cache commercial building a portion of the existing slope easement will be encroached upon by the new building construction. The slope easement is no longer needed and therefore is being requested to be vacated.

DRAFT

This request is to vacate only Slope Easement P.E. No 10 as shown on the "Etter/Epstein-City-A-5" exhibit found in Book 3149, Page 437 and the legal description found In Book 3149, Page 438 of the Court document recorded and filed on September 6, 2002, at the Mesa County Clerk and Recorder.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate an Easement as recorded in Mesa County Records, Reception No. 2075083 is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described publicly dedicated Easement is hereby vacated upon the listed condition being met:

1. Recording of the Horizon Cache Subdivision Plat per Section 21.02.070 of the Grand Junction Municipal Code.

A vacation of a Perpetual Easement for Slope purposes, Parcel P.E. No. 10 as shown at Reception No. 2075083 of the Mesa County Records, situate in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 1, also known as the Northeast Corner of said Lot 3 and considering the East Line of said Lot 3 to bear S 00°03 '02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along said East Line a distance of 363.86 feet to a point; thence leaving said East Line N 89°56'58" W a distance of 40.00 feet to a point on the East Boundary Line of that property as described by instrument recorded at Reception Number 2897211 in the office of the Mesa County Clerk and Recorder; thence, 77.18 feet along the arc of a curve concave to the Northwest, having a radius of 173.00 feet, a central angle of 25°33'38", and a long chord bearing S 3r53'44" W a distance of 76.54 feet; thence S 45°40'32" W a distance of 70.46 feet; thence N 44°19'28" W a distance of 5.00 feet; thence N 89°49' 14" W a distance of 59.21 feet; thence N 44°19'28" W a distance of 34.42 feet; thence N 39°45'02" W a distance of 25.60 feet to the True Point of Beginning:

thence N 39°45'02" W a distance of 124.88

feet; thence N 44°19'28" W a distance of

239.67 feet; thence N 45°40'32" E a distance

DRAFT

of 6.00 feet; thence S 71°27'06" E a distance of 181.24 feet; thence S 44°19'28" E a distance of 90.32 feet; thence S 01°28'12" E a distance of 119.95 feet; thence S 39°38'22" E a distance of 24.68 feet; thence S 45°40'32" W a distance of 15.00 feet to the Point of Beginning, containing 20,614.72 square feet as described.

See Exhibit A.

PASSED and ADOPTED this _____ day of December 2022.

ATTEST:

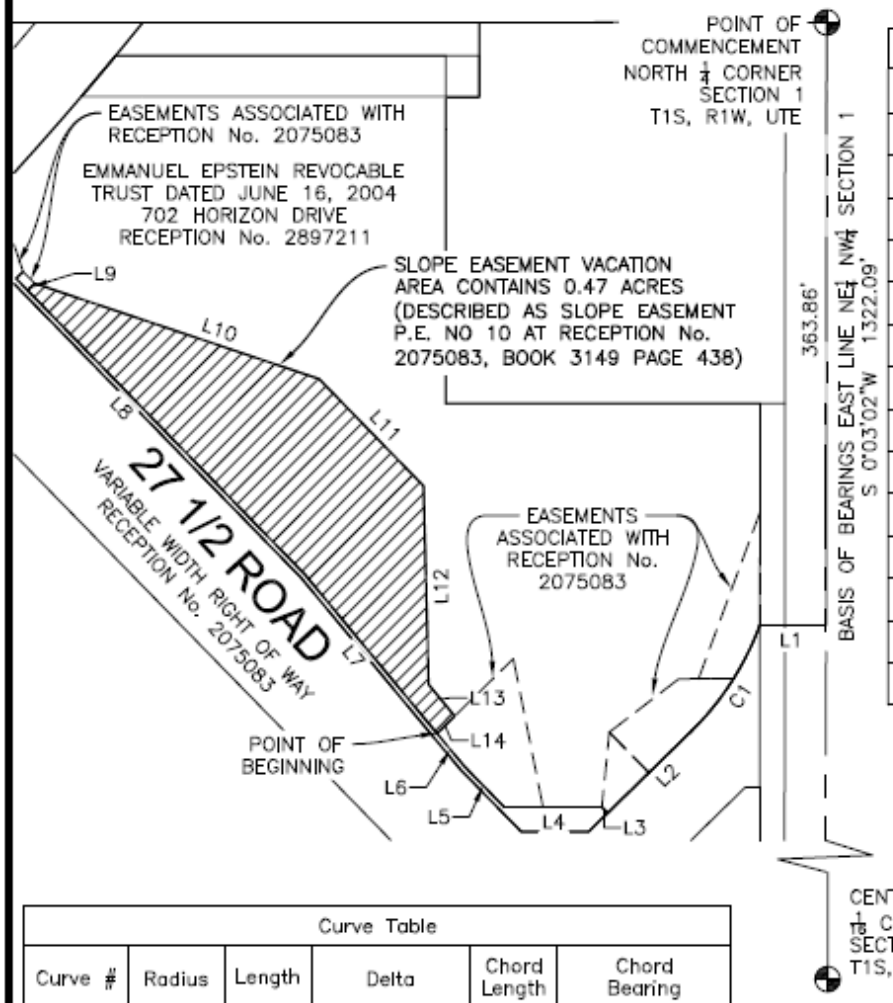
_____
Anna M. Stout
President of the City Council

_____
Amy Phillips
City Clerk

DRAFT

Exhibit A

LEGAL SKETCH



Line Table		
Line	Direction	Length
L1	N89° 56' 58"W	40.00'
L2	S45° 40' 32"W	70.46'
L3	N44° 19' 28"W	5.00'
L4	N89° 49' 14"W	59.21'
L5	N44° 19' 28"W	34.42'
L6	N39° 45' 02"W	25.60'
L7	N39° 45' 02"W	124.88'
L8	N44° 19' 28"W	239.67'
L9	N45° 40' 32"E	6.00'
L10	S71° 27' 06"E	181.24'
L11	S44° 19' 28"E	90.32'
L12	S01° 28' 12"E	119.95'
L13	S39° 38' 22"E	24.68'
L14	S45° 40' 32"W	15.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	173.00'	77.18'	025° 33' 38"	76.54'	S32° 53' 44"W

LEGAL DESCRIPTION SKETCH

JOB: 2021-138
DATE: 11/16/22

SLOPE EASEMENT VACATION
702 HORIZON DRIVE
GRAND JUNCTION, COLORADO
LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

COLORADO LICENSED
PATRICK W. CLICK
37904
11/16/22
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE:
1"=100'
100 0 100

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

GRAND JUNCTION PLANNING COMMISSION
December 13, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Ehlers.

Those present were Planning Commissioners; Keith Ehlers, Kimberly Herek, Sandra Weckerly, Shanon Secrest, JB Phillips, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner) and Jacob Kaplan (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from November 8th, 2022.
2. **Brookwillow Village Filing Six-Vacation of Public ROW** **VAC-2022-673**
   Consider a request by Senergy Builders, Darin Carei, to vacate a portion of Brookwillow Drive Right of Way totaling 660 square feet in a PD (Planned Development) zone district.
3. **Brookwillow Village Filing Six-Vacation of Easement** **VAC-2022-674**
   Consider a request by Senergy Builders, Darin Carei, to vacate two sections of multi-purpose easement paralleling Brookwillow Drive totaling 1332 square feet in a PD (Planned Development) zone district.
4. **Horizon Cache-Vacation of Slope Easement** **VAC-2022-771**
   Consider a request by Bray Commercial LLC - Sid Squirrell to vacate a slope easement on 2.4634 acres in a C-1 (Light Commercial) zone district.

REGULAR AGENDA

1. **Grand Valley Estates Annexation** **ANX-2022-478**
   Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

Discussion
Nicole Galehouse, Principal Planner, noted a discrepancy in the proposed zoning between the agendized item and the mailed notices. She proposed continuing the item to the next public hearing.

Motion and Vote

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission reschedule the item to the next public hearing.”

Commissioner Weckerly seconded; motion passed 7-0.

2. Lucky You Rezone RZN-2022-570

Consider a request by Lucky You Properties, LLC, to rezone 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at 2992 Patterson Road.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Tom Logue was present and available for questions

Questions for staff

Commissioner Ehlers asked if the site conforms to the C-1 zone.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:50 p.m. on December 13, 2022

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 2992 Patterson Road, City file number RZN-2022-570, 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 Weckerly seconded; motion passed 7-0.

3. Zoning & 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.

Staff Presentation

DRAFT

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Duyvejonck inquired about the specific requirements for developers seeking to obtain irrigation certification.

Commissioner Weckerly asked what language specifically would be changing with adoption of the proposed code amendment.

Commissioner Ehlers argued that the proposed amendment did not completely align with the goals of the Comprehensive Plan. He asked if there were any code requirements for the location of trees in the city. He inquired about how significant trees would impact private homeowners wanting to develop on their property. He asked if the significant trees are specifically required when designing a landscape plan. He remarked on the potential inequity that preserving significant trees posed for developers and wondered if the punitive measures of the amendment should be removed.

Commissioner Secrest gave an example of preserving significant trees having a potentially adverse impact on the value of a property, and how landowners might be incentivized to clearcut in order to maximize the space available to a developer. He inquired as to who were the most vocal stakeholders in discussions about the proposed amendment.

Staff responded to commissioner questions and comments.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

Kamie Long commented that these significant trees mainly grow in high-water areas which are typically seen as undesirable for development. She argued that the ordinance was equitable because there would be a measurable metric instead of evaluating each site on a case-by-case basis.

Kelly Maves argued that the canopy exists because of development. She requested that the commission remove the language on significant trees from the proposed amendment.

Don Pedigro remarked on the increased cost incurred by developers if they need to work around the significant trees.

Ron Abeloe added to the comments about development being the dominant driver of canopy creation in the Valley. He also argued that Cottonwoods were not worth consideration because they require too much water to maintain.

DRAFT

Greg Dahl echoed the concerns about increased cost of development. He commented that there should be incentives for developers who choose to preserve trees.

Kamie Long spoke again on behalf of the Forestry Board and addressed some of the comments made by the other attendants.

The public hearing was closed at 7:22 p.m. on December 13, 2022

Discussion

Staff spoke about the existing incentives for developers who choose to preserve significant trees and noted that the existing regulations protect significant trees, but it is up to the discretion of the Community Development director.

Commissioner Weckerly reiterated that the strike and underline of the existing code was unclear as to the actual proposals of this amendment. She added that the significant tree proposal might be especially detrimental to development in areas with limited water availability and would be counterintuitive to water conservation efforts.

Commissioner Herek voiced her support for keeping the language about significant trees in the amendment.

Commissioner Phillips commented that it would be good to identify who was speaking on behalf of the city prior to opening a public hearing. He wondered if the significant trees would hamper development and who should incur the costs of preserving trees.

Commissioner Duyvejonck argued in favor of preserving existing mature trees and that there should be costs and permits in order to remove trees from a site.

Commissioner Secrest outlined the reasons he both supported and was opposed to the amendment.

Commissioner Ehlers spoke briefly on his own desire to maintain tree canopy. He further argued his opposition to penalties against developers who are removing trees to maximize habitable space.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report, with the elimination of all reference to the proposed significant trees language.”

Commissioner Ehlers seconded; motion failed 1-5.

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, 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 Herek seconded; motion failed 3-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting; Commissioner Ehlers seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:12 p.m.

DRAFT

Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: December 21, 2022

Presented By: John Shaver, City Attorney, David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Authorizing an Easement on City-owned Property at 542 28 1/4 Road in Columbine Park

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The City has negotiated an agreement with the Public Service Company of Colorado for a utility easement on and across the Property for the purpose of providing electricity to a concealed cellular tower on site. The tower is subject to a Conditional Use Permit (CUP-2022-266) granted to SBA Services, LLC by the Grand Junction Planning Commission on May 24, 2022. The cell tower is sited pursuant to Resolutions 63-17, 61-18 and the City's Wireless Master Plan adopted by Ordinance 4703.

BACKGROUND OR DETAILED INFORMATION:

SBA Network Services, LLC received City approval for a concealed cell tower to be constructed in the northwest corner of Columbine Park at 542 28 1/4 Road. Electrical service to the tower is needed to serve the site. Xcel Energy has requested an easement from the city to allow them to provide electricity to the tower. SBA has a current land lease with the City for the cell tower and, with City site plan approval, is now moving forward with construction of the telecommunication tower.

The City has negotiated an agreement with the Public Service Company of Colorado for a utility easement on and across the Property for the purpose of providing electricity to the concealed cellular tower. The tower is subject to a Conditional Use Permit (CUP-2022-266) granted to SBA Services, LLC by the Grand Junction Planning Commission

on May 24, 2022. The cell tower is sited pursuant to Resolutions 63-17, 61-18 and the City's Wireless Master Plan adopted by Ordinance 4703.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 95-22, a Resolution authorizing an Easement on City-owned property to Public Service Company of Colorado, located at 542 28 1/4 Road.

Attachments

1. Vicinity Map
2. Easement w Exh-rev
3. RES-Columbine utility easement 120622

Cell Tower Utility Easement
Site Location Map



S-T-R: SEC 7-T1S-R1E UM	**Grantor:** CITY OF GRAND JUNCTION	**Doc No:** 534726
County: MESA	**Address:** 546 28 ¼ RD	**ROW Agent:** KEITH OWENS
City/Town: GRAND JUNCTION	**DIST:** WESTERN	**Descript/Author:** ALEC THOMAS
L&L: 39°05'04"N 108°31'44"W		**Reception No.:**

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, Street, Denver, Colorado, 80202, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter situated in the northeast quarter of the southwest quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the easement being described as follows:

SEE EXHIBIT A FOR EASEMENT DESCRIPTION AND EXHIBIT B FOR EASEMENT SKETCH, BOTH ATTACHED HERETO AND MADE A PART HEREOF.

The easement is varies in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming or felling of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this_____ day of _____, 2022.

Attached to a Public Service of Colorado Easement dated _____, 2022.

GRANTOR:

Attest

The City of Grand Junction, a Colorado home rule municipality

By:_____
Name: Amy Phillips
Title: City Clerk

By:_____
Name: Greg Caton
Title: City Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2022 by Greg Caton, City Manager and Amy Phillips as City Clerk for the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.

_____
Notary Public
My Commission expires:

EXHIBIT A

An easement across a parcel of land as recorded at Reception Number 999403 at the Mesa County Clerk and Recorder, situated in the Northeast Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement being more particularly described as follows;

Commencing at the center one-quarter corner of said Section 7, whence the west quarter corner of said Section 7 bears North 89°51'31" West with all bearings herein relative thereto;

Thence South 88°28'44" West a distance of 1257.63 feet to a point on the south line of a Public Service Company easement as recorded at Reception Number 2013154 and the Point of Beginning;

thence South, a distance of 61.07 feet;
thence South 89°47'11" East, a distance of 20.28 feet;
thence North 00°12'49" East, a distance of 5.00 feet;
thence South 89°47'11" East, a distance of 10.00 feet;
thence South 00°12'49" West, a distance of 30.00 feet;
thence North 89°47'11" West, a distance of 40.19 feet;
thence North, a distance of 85.97 feet to the south line of said easement;
thence North 89°37'50" East, a distance of 10.00 feet to the Point of Beginning,

Said easement containing 1666 square feet or 0.04 acres more or less.

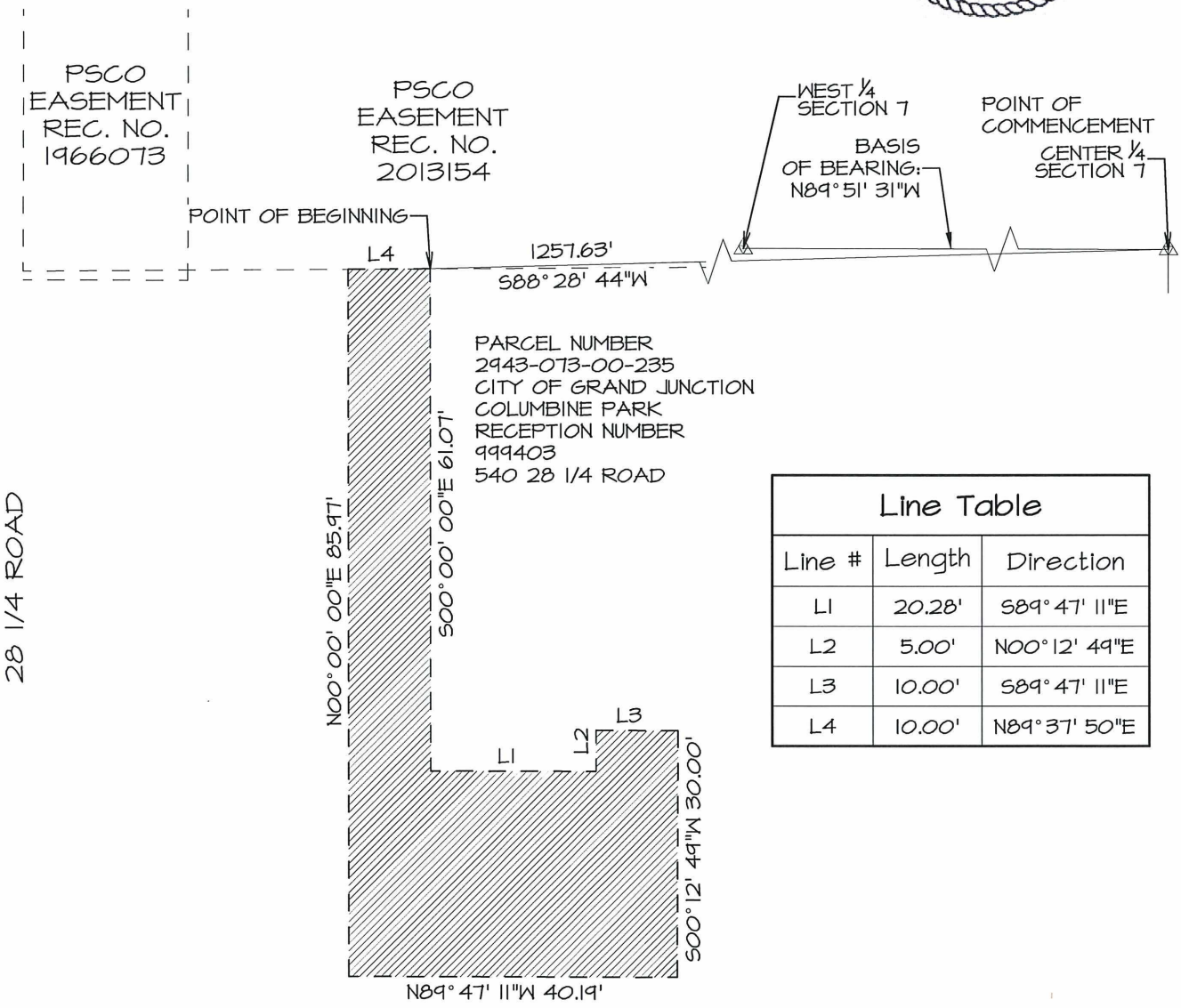


This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506

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

COLORADO LICENSED
ALEC KHALIL THOMAS
38274
12/02/2022
PROFESSIONAL LAND SURVEYOR



Line Table		
Line #	Length	Direction
L1	20.28'	S89°47' 11"E
L2	5.00'	N00°12' 49"E
L3	10.00'	S89°47' 11"E
L4	10.00'	N89°37' 50"E

1" = 20'
0 20
U.S. Survey feet

Xcel Energy SM
PUBLIC SERVICE COMPANY

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: NA	11/14/22	Job No. 0026-1443

S:\PROJECTS\0026 XCEL\1443 City of GJ\0026-1443.dwg

RESOLUTION NO. __-22

A RESOLUTION AUTHORIZING AN EASEMENT ON CITY-OWNED PROPERTY TO PUBLIC SERVICE COMPANY OF COLORADO

Recitals:

The City of Grand Junction is the owner of the following described real property ("Property") in the City of Grand Junction, County of Mesa, Sate of Colorado, to wit:

A parcel of land as recorded at Reception Number 999403 at the Mesa County Clerk and Recorder, situated in the Northeast Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement being more particularly described as follows;

Commencing at the center one-quarter corner of said Section 7, whence the west quarter corner of said Section 7 bears North 89°51'31" West with all bearings herein relative thereto;

Thence South 88°28'44" West a distance of 1257.63 feet to a point on the south line of a Public Service Company easement as recorded at Reception Number 2013154 and the Point of Beginning;

thence South a distance of 61.07 feet;
thence South 89°47'11" East, a distance of 20.28 feet;
thence North 00°12'49" East, a distance of 5.00 feet;
thence South 89°47'11" East, a distance of 10.00 feet;
thence South 00°12'49" West, a distance of 30.00 feet;
thence North 89°47'11" West, a distance of 40.19 feet;
thence North, a distance of 85.97 feet to the south line of said easement;
thence North 89°37'50" East, a distance of 10.00 feet to the Point of Beginning,

Said easement containing 1666 square feet or 0.04 acres more or less.

DRAFT

The City has negotiated an agreement with the Public Service Company of Colorado for a utility easement on and across the Property for the purpose of providing electricity to a concealed cellular tower on site. The tower is subject to a Conditional Use Permit (CUP-2022-266) granted to SBA Services, LLC by the Grand Junction Planning Commission on May 24, 2022. The cell tower is sited pursuant to Resolutions 63-17, 61-18 and the City's Wireless Master Plan adopted by Ordinance 4703.

The City Council having been advised in the premises deems it appropriate that the City grant the easement for the purposes stated in the easement and this Resolution.

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

The City Manager is hereby authorized and directed to sign the attached "Public Service Company of Colorado Easement" (Utility Easement Agreement) granting an easement for the purposes established and provided in the Easement Agreement, this Resolution and the actions taken in support thereof.

PASSED and ADOPTED this ___ day of December 2022.

_____
Anna M. Stout
President of the City Council

Attest:

_____
Amy Phillips
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: December 21, 2022

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers

Information

SUBJECT:

A Resolution Amending the Grand Junction Housing Strategy Adding a New Community Engagement and Education Strategy

RECOMMENDATION:

Staff Recommends Adoption of the Resolution

EXECUTIVE SUMMARY:

The purpose of this item is to amend and add a new thirteenth strategy regarding Community Engagement and Education to the adopted Grand Junction Housing Strategy

BACKGROUND OR DETAILED INFORMATION:

On October 6, 2021, City Council adopted Resolution No. 82-21, which outlines 12 housing strategies to create a balanced approach for promoting both affordable housing (housing for households making 80% AMI or less) and attainable housing (housing for households making between 80-120 percent AMI). Since that time, and with partner feedback, Staff has identified the need to adopt an additional 13th strategy focused on community engagement and education to aid in addressing the City's housing needs.

Housing issues and solutions are often complex, technical topics. Community engagement and education are essential to ensure that (a), the community understands and is informed on housing-related initiatives that might affect their day-to-day lives, and (b), community housing needs are accurately identified so that these needs can then be addressed and prioritized by the City. Formalizing and adopting a housing-specific community engagement and education strategy will help City leaders clearly communicate the City's housing strategies, bring all relevant stakeholders into the City's housing policymaking processes, and create equitable housing solutions that

have the support of the community. The twelve currently adopted strategies are attached as well as the proposed new strategy.

FISCAL IMPACT:

This action has no direct fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 96-22, a resolution amending the Grand Junction Housing Strategy adding a New Community Engagement and Education Strategy.

Attachments

1. Grand Junction Housing Strategy
2. RES-GJ 13 Housing Strategy FINAL

Root Policy Research
6740 E. Colfax Avenue, Denver, CO 80220
www.rootpolicy.com
970.880.1415

Grand Junction
Housing Strategy

FINAL REPORT
September 21, 2021

GRAND JUNCTION HOUSING STRATEGY

Table of Contents

Purpose 1
Comprehensive Plan Alignment 1
Defining Affordability 2
Report Organization 2
Top Housing Needs in Grand Junction 4
Existing Programs and Resources 5
Barriers Analysis & Regulatory Review 8
Recommended Strategies 10
Appendix A: Land Use and Development Review

PURPOSE

This Housing Strategy builds upon the Grand Valley Housing Needs Assessment (HNA) by outlining strategies tailored to address needs identified in the HNA.

The recommendations presented in this report are intended to offer a balanced approach for promoting housing affordability and attainability within Grand Junction. This intent is supported by residents' expressed value of inclusiveness, which was evident in survey results and focus group findings, discussed in detail in Section V of the HNA, as well as Comprehensive Plan Principle 5, discussed in more detail below.

COMPREHENSIVE PLAN ALIGNMENT

Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choices. The City's Comprehensive Plan outlines the following objectives to achieve strong neighborhoods and housing choices:

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
2. Partner in developing housing strategies for the community.
   - 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.
   - Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
   - Work cooperatively with Mesa County, the Grand Junction Housing Authority, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing:
     - pursuing funding regionally at all levels;
     - retaining and maintaining existing affordable housing stock;

  - publicizing and marketing affordable housing opportunities throughout the region, including rehabilitation and funding;
  - working to preserve viable affordable housing stock and ensure long-term affordability for new units built with financial assistance; and
  - providing supportive housing for at-risk and homeless populations.

3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
4. Promote the integration of transportation mode choices into existing and new neighborhoods.
5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

The strategies outlined in this report support the vision of the Comprehensive Plan and align with plan principles and objectives. This Housing Strategy specifically satisfies the Comprehensive Plan directive to **"develop a targeted housing strategy to facilitate and incentives the creation of affordable housing units for low-income residents and attainable housing for the city's workforce."**

DEFINING AFFORDABLITY

The most common definition of affordability is linked to the idea that households should not be cost burdened by housing. A cost burdened household is one in which housing costs—the rent or mortgage payment, plus taxes and utilities—consumes more than 30% of monthly gross income. The 30% proportion is derived from historically typical mortgage lending requirements. Thirty percent allows flexibility for households to manage other expenses (e.g., childcare, health care, transportation, food costs, etc.).

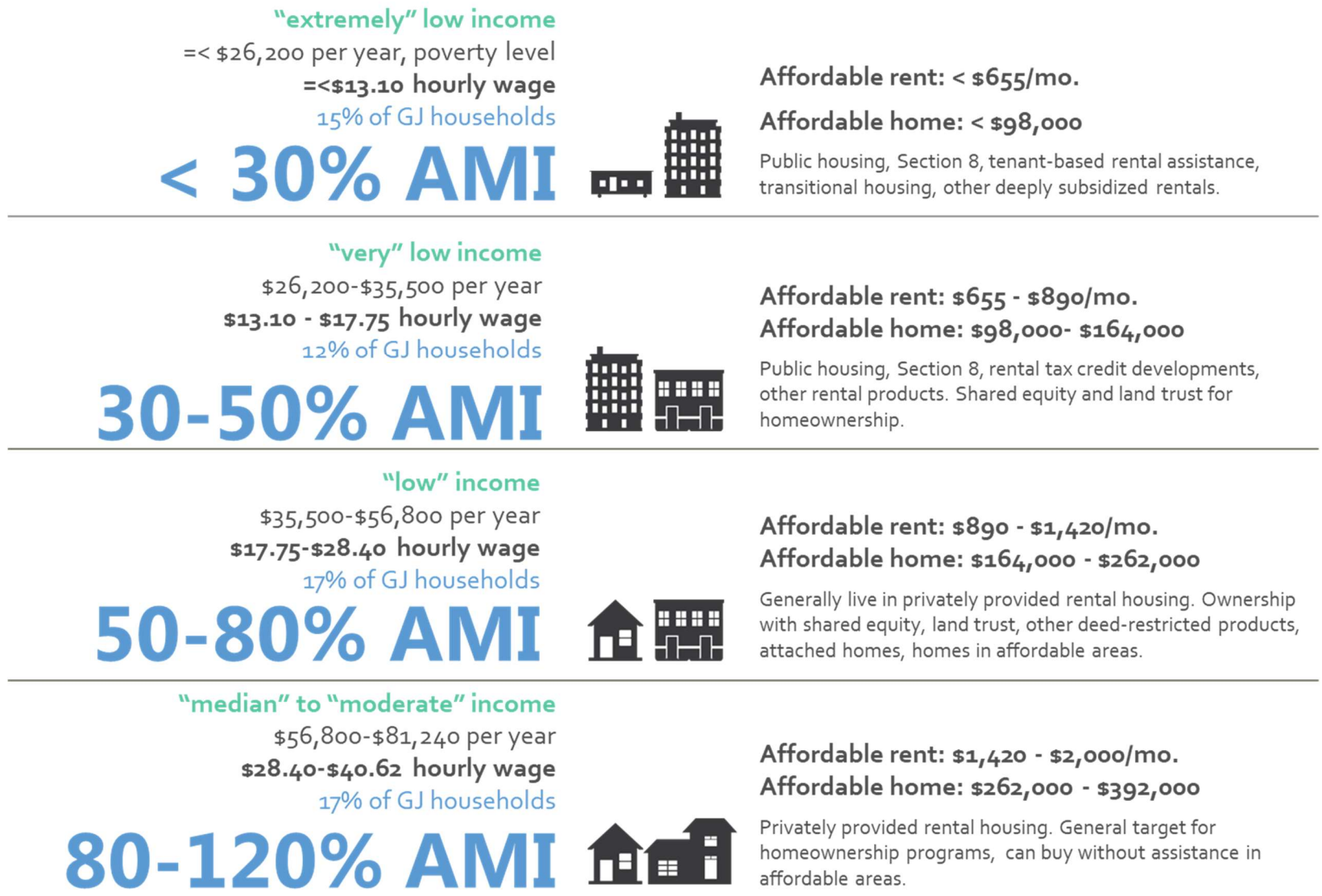
However, the term "Affordable housing" is often used to specifically describe housing that has some type of income restriction or public support or subsidy, such as public housing, HUD housing, Low Income Housing Tax Credits, etc. "Attainable" or "Workforce" housing are also common terms used to describe affordable options for moderate income households.

Figure 1 shows the income thresholds typically used to evaluate income qualifications for various housing programs, based on the Grand Junction MSA 2020 area median income (AMI). AMI is defined annually by HUD market studies. The figure provides AMI ranges and the housing types that typically serve the households in the AMI range.

REPORT ORGANIZATION

The Housing Strategy begins with a brief review of the top housing needs identified in the Grand Valley HNA, followed by an overview of existing programs and resources to address housing needs alongside a discussion of potential barriers to housing creation. Policy recommendations to address the identified issues follow.

Figure 1. Income Thresholds and Target Housing



Note: AMI = HUD Area Median Family Income, 4-person household. The 2020 AMI estimate for the Grand Junction MSA is $67,700.

Source: Root Policy Research and HUD 2020 income limits.

TOP HOUSING NEEDS

TOP HOUSING NEEDS IN GRAND JUNCTION

Housing needs across the Grand Junction Area are discussed in detail in the Grand Valley HNA and summarized herein. Housing pressures are unlikely to improve if the region continues to be a destination for economic development and population growth. Housing price increases have significantly outpaced incomes over the past decade resulting in rapidly declining affordability within both the rental and ownership markets. Due to the severe drop in the for-sale inventory, widening affordability gaps are particularly acute in the for-sale market, pushing ownership further out of reach for many households.

Top needs are summarized below to provide context for the subsequent recommendations.

Additional affordable rentals (or rental assistance), specifically for residents earning less than $25,000 per year. Rental affordability declined in both the county overall and in Grand Junction over the past decade, as rent prices rose faster than incomes. Grand Junction currently has a shortage of 2,168 units priced below $625 per month (30% AMI).

Starter homes and family homes priced near or below $250,000. Over the past decade, for-sale affordability and ownership rates have fallen in Grand Junction (and the county overall even with favorable interest rates). A large drop in inventory and low construction levels since the recession exacerbated price trends and contributed to even higher increases in recent years. Cash offers for affordably priced homes crowd out other buyers, while rising rents and home prices raise barriers to ownership (and financing).

Additional housing resources to address unique needs among special needs populations including residents with accessibility/mobility needs, older adults, people experiencing homelessness, and low-income households.

Diverse housing options to accommodate evolving needs of residents and a wider array of market preferences and special needs. Increasing the variety of product types (e.g., smaller homes, single family attached products, mobile/manufactured and prefab homes, as well as more multifamily housing) can help address affordability needs for middle income households and create opportunities for a more efficient market response to demand.

Another way to frame the top needs outlined above is to consider the key challenges to address including:

- Shortage of affordable housing;
- Barriers to homeownership;
- Unique needs of special needs populations;
- Housing instability and displacement; and
- Housing condition.

EXISTING PROGRAMS & RESOURCES

Financial resources to address housing needs in Grand Junction are limited. The City receives about $450,000 annually from the US Department of Housing and Urban Development (HUD) in the form of Community Development Block Grants (CDBG) which are allocated to infrastructure improvements in low- and moderate-income neighborhoods as well as housing and public service needs of low- and moderate-income persons and households. Over the past 5 years the City has expended approximately 23 percent of its CDBG allocation for affordable housing and housing-related services. The CDBG 2021-2025 Five-Year Plan anticipates at least this commitment of funds in the future. Expenditure has included: predevelopment costs, acquisition of vacant land, acquisition of existing units, rehabilitation of existing units, and purchase of major appliances for new residential units.

A crucial asset to the City in addressing ongoing hosing needs is its strong network of service providers and housing-related non-profits, including the Grand Junction Housing Authority. Figure 1 highlights some of the key providers and their primary housing programs.

This network of housing and service providers not only serves the needs of their individual clients but also work collaboratively to strategize their collective approach, discuss gaps and targeted needs, and share best practices. There is an active Homeless Coalition and an ad hoc Housing Coalition that meets periodically and contributed to the development of this Housing Strategy. Even so, the reach and impact of their services is constrained by the limited financial resources available.

Figure 1.
Grand Junction Housing Program Providers

Organization	Housing Programs/Services
Grand Junction Housing Authority	Affordable rental housing construction/property management, Housing Choice Voucher (and other voucher programs) administration, transitional housing program for homeless families with school-children, homeownership education and counseling, housing advocate and family stability program, family self-sufficiency program.
Housing Resources of Western Colorado	Affordable rental housing, housing counseling, homebuyer education, housing rehabilitation loan program, weatherization assistance program, and Self-Help Build Housing program (supports affordable home ownership construction).
Grand Valley Catholic Outreach	Permanent supportive housing, transitional supportive housing, rapid rehousing, utility assistance (one-time financial aid for qualifying households), day center for people experiencing homelessness, and affordable housing search assistance.
Homeward Bound of the Grand Valley	Year-round homeless shelter and services for people experiencing homelessness.
Karis, Inc.	Shelter, housing, and services for individuals experiencing homelessness, primarily youth.
Hilltop Community Resources	Provides a wide range of human services. Housing specific programs include shelter for victims of domestic violence and transitional housing and case management to youth transitioning from the foster care system.
Habitat for Humanity of Mesa County	Affordable homeownership construction and non-profit home improvement stores and donation centers.

Source: Root Policy Research.

EXISTING PROGRAMS & RESOURCES

Though the City does not directly administer housing programs it does play a key role in allocation of HUD and discretionary funds as well as regulating land use and development. The City recently adopted a forward-thinking Comprehensive Plan which governs the long-term vision for growth and development, services, and city priorities. Overall, the city's land use code poses relatively few regulatory barriers to residential development (see Appendix A).

Affordable housing inventory. The Low-Income Housing Tax Credit (LIHTC) program originated in 1986 under the Tax Reform Act and was part of an effort by the federal government to devolve the obligation of publicly-supported housing to states and local governments. Today, the LIHTC is the largest single producer of affordable rental housing in the country. At the most basic level, the LIHTC provides investors with a credit against their taxes in exchange for equity capital to support development of affordable rental units. States administer the program, including setting the criteria for scoring applications.

Grand Junction has 664 units developed using LIHTC, all of which are designated affordable to households earning less than 60% median family income (MFI). In addition, the city has 887 units of HUD-funded housing, including project-based Section 8, public housing, and other multifamily units. The City works to facilitate the development of affordable housing—including LIHTC—in Grand Junction through negotiations with developers, incentives, fee structuring and land donations.

There are also about 1,300 housing choice vouchers in use in Mesa County, with which income-qualified recipients (earning 50% AMI or less) can find market-rate units that meet their needs. It should be noted that vouchers and units are not necessarily additive as vouchers can be used in subsidized units, creating overlapping subsidies.

Despite these existing units and vouchers, the need continues to outpace supply: According to data from the Grand Junction Housing Authority, as of March 2021 there are 2,266 applicants on the waitlist for affordable housing units and/or vouchers.

Future resource opportunity. State resources, administered through Colorado Division of Housing (CDOH) may offer an untapped resource for future housing efforts in the City of Grand Junction: CDOH's budget is forecasted to double in the coming years based on recent legislative changes. Though the state is still determining their strategic priorities, much of the increase is expected to go into the Housing Development Grant program.[1] Grand Junction should be prepared to apply for funding and/or support local non-profit applications and should plan for financial or in-kind contributions. (While there is no required minimum local financial match from applicants, CDOH expects some local contribution in the form of funding and/or in-kind contributions).

[1] For more information on CDOH's existing programs, visit https://cdola.colorado.gov/housing

EXISTING PROGRAMS & RESOURCES

In addition to expanding local funding, CDOH is also receiving substantial federal resources as part of the CARES Act and American Rescue Plan Act. Details on state allocations and guidance on use of funds is still pending, but Grand Junction should continue to monitor developments and opportunities.

Recent legislative changes may also provide opportunities for Grand Junction. HB21-1271 provides funding and technical assistance to local governments to make regulatory and land use changes that promote affordable housing; and HB21-1117 authorizes inclusionary housing policies for both rental and ownership housing.

BARRIERS ANALYSIS & REGULATORY REVIEW

The following section summarizes market barriers to affordable/attainable development and evaluates regulatory factors that could contribute to the city's housing challenges.

As noted in the previous section, the City recently adopted a forward-thinking Comprehensive Plan and has relatively few regulatory barriers to residential development. Even so, this section identifies areas of opportunity that may facilitate the creation of attainable housing. The findings are also included in the policy recommendations in the subsequent section.

Market Barriers

Market barriers to affordable and attainable housing development are discussed throughout the HNA and are summarized below:

High cost of building materials. Shortages in raw materials, such as lumber, and supply chain disruptions have caused sharp increases in building costs over the past year. For builders, the volatility of commodity prices makes the planning process and costs difficult to manage. Though some commodity prices may stabilize in the wake of the COVID-19 pandemic, material costs are forecasted to remain high in the coming years.

High cost of land. As the area grows and continues to diversify its economic base, combined with a hot housing market and positive net migration, demand for raw land increases, raising land costs region-wide. In addition, given that most easy sites to develop are gone, lot development can add to cost and challenging soils, or other site-specific constraints make affordable housing development difficult to achieve.

Labor shortages. According to input gathered from stakeholders in the community, the local construction infrastructure is stretched thin—with shortages in occupations key to the housing industry such as framers, electricians, carpenters, roofers, and even engineers.

NIMBYism. As the area continues to grow, current residents' opposition to increased density is likely to increase. This is a problem in all communities, from Fruita to Clifton. There is a cultural preference for space and low-density housing in the region. This resistance to higher density creates uncertainty in the building process, given that pressure from public input can lead to a project not receiving timely or applicable entitlements that would allow for higher density housing.

Regulatory Review: Land Use & Zoning

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. In conjunction with this strategy development Root Policy Research conducted a review of Grand Junction's zoning and development regulations to evaluate their impact on development activity and ultimately housing affordability. The review provides a high-level review

and comparison of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability. The full regulatory review is included in Appendix A and includes:

- Zoning and land use best practices to remove barriers to housing affordability,
- Grand Junction's current land use and development code, including current zoning,
- The adopted Land Use Plan, and
- An evaluation of development impact fees for residential development.

Areas of opportunity identified in the land use and development review are summarized below:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed use districts. To allow for residential infill development, the city should consider permitting duplexes/triplexes and rowhomes in lower density residential districts by right.

- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of housing products such as townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.

- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.

- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider adopting additional incentives for residential developments that meet the city's affordability goals such as deed restricted affordable units and reflects the vision of the community. Ensure available incentives, and fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process and project long-term benefit to the community.

- **Explore the feasibility of an inclusionary zoning requirement.** Through the comprehensive planning process and the development of the Housing Needs Assessment, the City of Grand Junction has made strides in understanding the housing needs of the community which is the first step toward increasing the supply of housing and promoting housing affordability. The City should explore the economic feasibility of an inclusionary zoning ordinance to increase the long-term supply of affordable units.

RECOMMENDED STRATEGIES

The following recommendations are based on Root Policy Research's experience working with peer communities and best practices; they were developed in conjunction with Grand Junction City Council, City staff, and Grand Junction Area housing stakeholders. Figure 3 summarizes the recommendations in order of anticipated implementation timeline; detailed descriptions of each recommendation follow the figure.

Figure 3. Recommended Strategies

	Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
1	**Participate in regional collaboration regarding housing/homelessness needs and services.**	Shortage of affordable/ attainable housing; barriers to affordable ownership; unique needs of special interest populations, housing diversity	1-2 Years	Work cooperatively with Mesa County, GJHA, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing.
2	**Adopt a local affordable housing goal(s).**	Shortage of affordable/ attainable housing.	1-2 Years	Develop a targeted housing strategy
3	**Implement land use code changes that facilitate attainable housing development and housing diversity.**	Barriers to affordable ownership; shortage of affordable/ attainable housing; unique needs of special interest populations.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
4	**Encourage development of accessory dwelling units (ADUs).**	Shortage of affordable/ attainable housing.	1-2 Years	Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods
5	**Formalize existing incentives and consider additional incentives for affordable housing development.**	Shortage of affordable/ attainable housing.	1-2 Years	Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
6	**Allocate city owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing.**	Shortage of affordable/ attainable housing.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Develop a targeted housing strategy.

Figure 3 (continued). Recommended Strategies

	Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
7	**Create a dedicated revenue source to address housing challenges.**	Shortage of affordable/ attainable housing; unique needs of special needs populations.	1-2 Years	Pursuing funding regionally at all levels.
8	**Provide financial support to existing housing and homelessness services and promote resident access to services.**	Housing instability and displacement; unique needs of special needs populations; barriers to homeownership.	2-4 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Providing supportive housing for at-risk and homeless populations. Publicizing and marketing affordable housing opportunities throughout the region.
9	**Support acquisition/ rehabilitation that creates or preserves affordable housing.**	Shortage of affordable/ attainable housing; housing instability and displacement; housing condition.	2-4 Years	Retaining and maintaining existing affordable housing stock.
10	**Consider implementation of an inclusionary housing/linkage fee ordinance.**	Shortage of affordable/ attainable housing.	2-4 Years	Working to preserve viable affordable housing stock and ensure long term affordability for new units built with financial assistance.
11	**Explore designation of an Urban Renewal Areas (URA) and utilization of Tax Increment Financing for affordable housing.**	Shortage of affordable/ attainable housing.	4-6 Years	Pursuing funding regionally at all levels.
12	**Consider adoption of a voluntary rental registry program in conjunction with landlord incentives.**	Housing instability and displacement; housing condition; shortage of affordable/ attainable housing.	4-6 Years	Retaining and maintaining existing affordable housing stock.

Source: Root Policy Research.

STRATEGIES TO ADDRESS HOUSING NEEDS

STRATEGY 1. PARTICIPATE IN REGIONAL COLLABORATION REGARDING HOUSING/ HOMELESSNESS NEEDS AND SERVICES.

The Grand Junction Area has a strong network of housing providers already collaborating regionally (e.g., Homeless Coalition and an ad hoc Housing Coalition). These stakeholders desire to increase regional efficiency and advocacy in pursuing funding and in implementing for effective housing strategies throughout the region. The City should participate in the efforts of the ad hoc housing coalition and other opportunities to advance regional housing/homelessness efforts and funding.

Benefits. Presents a unified approach to regional housing issues; increases efficiency in applications for funding and allocation of resources and defines common goals.

Challenges. Political challenges and differing perspectives on regional strategies.

Expected outcomes and keys to success. Works best with well-connected and collaborative stakeholders.

Recommended actions for Grand Junction:

- Continue to participate in Homeless Coalition and ad hoc housing coalition meetings and discussions;
- Participate in a policy and action group which would help spearhead policy efforts regional resource allocation throughout the Grand Junction Area;
- Monitor/investigate new and innovative potential funding sources (e.g., CDOH programs, health foundations, COVID relief funding sources and others).
- Partner with local employers and advocate for employer sponsored/subsidized housing.
- Consider regular data updates for the regional Housing Needs Assessment (every 3-5 years).

STRATEGY 2. ADOPT A LOCAL AFFORDABLE HOUSING GOAL(S).

Formally adopting local affordable housing goals helps establish a target for the city to monitor progress. Goal structure varies by community; for example goals can be:

- Output oriented (e.g., 10% of all housing units will be affordable to households earning less than 80% AMI by 2040);
- Input oriented (e.g., the City will allocate 20% of housing trust fund resources to services for people experiencing homelessness); or
- Value oriented (e.g., increase the supply of attainable ownership housing available to those making less than 100% AMI).

Goals should be related to identified needs, reflect City priorities, and provide clear direction with measurable outcomes.

Benefits. Signals to development community the City's desire for affordable development; provides a benchmark for the City

in navigating negotiations with developers and/or establishing incentives.

Challenges. Political challenges in defining goal; if goal specifies income category, may reduce flexibility in future; outcome-oriented goals are not always in the city's control.

Expected outcomes and keys to success. Outcomes vary depending on the goal as well as the other tools in place to help the city achieve its goal. This works best when paired with other tools and strategies designed to support the goal.

Recommended actions for Grand Junction:

- Work with housing coalition and non-profit partners to identify specific housing targets over the next five years to inform affordable housing production goal.
- Consider committing to a goal related to the housing gap or related to annual production of affordable housing units. For example "Reduce the housing gap by 500" or "Create 500 new affordable units over the next 5 years." Note actual target should be informed by anticipated production (see previous bullet).
- Include clear definitions of "affordable" and "attainable" housing in targets.
- Track annual affordable housing production (or other metrics) to measure progress toward goal.

STRATEGY 3. IMPLEMENT LAND USE CODE CHANGES THAT FACILITATE ATTAINABLE HOUSING DEVELOPMENT AND HOUSING DIVERSITY.

Land use and zoning regulations that provide flexibility, clarity, and incentives for residential development are essential for promoting the development of affordable housing. Zoning regulations that negatively impact residential development affordability include restrictions such as minimum house and/or lot sizes, limited land zoned for moderate density (missing middle) options and/or multifamily, prohibitions on accessory dwelling units, and prohibitions on manufactured housing. Specific opportunities for improvement in Grand Junction's code are identified and attached to the strategy report as Appendix A.

Benefits. This aligns with the City's comprehensive plan and provide an opportunity to increase housing diversity and affordability.

Challenges. Changes in allowed density, product type and parking are often met with public opposition.

Expected outcomes and keys to success. Increase housing diversity and naturally occurring affordable/attainable housing stock. Works best in communities with additional development capacity and where community vision (i.e., Comp Plan) is aligned with code updates.

Recommended actions for Grand Junction:

- 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.

STRATEGY 5. FORMALIZE EXISTING INCENTIVES AND CONSIDER ADDITIONAL INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT.

Development incentives to encourage developers/builders to build affordable housing can take many forms:

- Permit or process-oriented incentives (e.g., fast track development approval; city-assigned, dedicated planning advocate to help move the development through the approval process; reduction in public meeting requirements;
- Regulatory incentives such as density or height bonuses (allows for more units to be built than allowed by right by zoning);
- Fee waivers/rebates (Colorado state law allows impact fees to be waived for affordable housing); and
- Tax incentives for affordable development (or land donation to affordable development.

Development incentives are tied to a contractual commitment to produce an agreed-upon share of affordable units (can be rental or owner). Most policies mandate set asides of between 10 and 30 percent of units affordable to 50% to 80% of area median income (AMI), depending on the market, and set affordability periods that range from 15 to 99 years. The average length of time for deed restrictions is 30 years.

Benefits. Places burden on developers to create (or contribute to) city's housing goals but does so by providing benefit (typically in the form of additional profit) to developers--can be a win-win for developers and city. Can be structured to incentivize any kind of development (e.g., missing middle), not just affordable development. Signals City's development priorities to developers.

Challenges. Requires staff capacity to monitor compliance; can be challenging to structure in order to create affordable units depending on existing zoning and development process. (For example, density bonuses only work if the entitlement density is low enough to entice developers to accept the incentive).

Expected outcomes and keys to success. When well structured, incentives can be relatively high impact (generate moderate number of units) for very little cost to the city. Works best in growing markets and in communities with additional capacity for development.

Recommended actions for Grand Junction:

- Evaluate informal incentives previously extended to affordable (or other) development over the past 5 to 10 years.
- Convene local developers (affordable and market-rate) to evaluate the market demand for potential incentives.
- Codify desired incentives in City codes or affordable housing policy focusing on incentives that increase the supply of affordable housing.

STRATEGY 6. ALLOCATE CITY OWNED LAND (AND/OR STRATEGICALLY ACQUIRE VACANT OR UNDERUTILIZED PROPERTIES) FOR AFFORDABLE AND MIXED-INCOME HOUSING.

Property acquisition costs, especially in developed areas of the city, is a major component of the cost of developing affordable housing. The city and other public agencies, such as Mesa County and the State, own properties which could potentially reduce costs and facilitate development of affordable housing. While much of this property is either already utilized for public facilities or is inappropriate for residential development, there may be opportunities to leverage additional affordable and mixed-income housing through better utilization of publicly owned property.

It is increasingly common for local governments to donate, discount, or lease vacant land or underutilized properties (e.g., closed schools, vacant or out-of-date public sector offices) for use as residential mixed-income or mixed-use developments. Some properties are acquired after businesses have been closed for illegal use or very delinquent taxes.

These properties are held in a "land bank" by the City and eventually redeveloped by nonprofit or private developers through a Request for Proposal (RFP) process. Land banks vary in forms from single parcels to multiple, scattered site properties, to large tracts of land. The land can be donated, discounted, or offered on a land lease to the selected developer who agrees to a specified affordability level or community benefit. A good starting point in this process for any community is creating an inventory of existing public land that could be used for housing sites in the future.

Benefits. Conducting an initial inventory of publicly owned land is a low/no-cost step. Land banking and donation can reduce future development costs (particularly if acquired when land costs are low) and maintains flexibility in meeting future needs because the land can be held and then used for acute needs as they arise. Converting vacant land or underutilized retail can also have tax benefits to the city (performing residential, even if with a lower property tax value, is better than vacant and abandoned land from a revenue perspective).

Challenges. Acquiring land can be costly (depending on market cycle); limited supply and can require quick response to land available (staffing/authority concern); and there is a risk that future needs will not align with expected land use.

Expected outcomes and keys to success. Outcomes depend on existing land inventory and committed resources though there is potential for high impact (substantial number of units). This works best in communities where there is land available to repurpose; when the city can acquire land at reasonable costs (e.g., during a down market); and when the city has strong partnerships with non-profit developers or existing land trust programs.

Recommended actions for Grand Junction:

- Inventory existing public land (including land owned by the City, the County, State, the schools district, and others) and evaluate feasibility for residential development.
- Establish partnerships with local affordable developers and land trusts who may be able to develop the land into affordable rental or ownership units.
- Evaluate funding sources for land/property acquisition that could be utilized to create or preserve affordable housing.
- Actively watch for property and land to acquire to repurpose (this could include vacant land, underutilized/vacant commercial, and/or small naturally occurring affordable multifamily housing).

STRATEGY 7. CREATE A DEDICATED REVENUE SOURCE TO ADDRESS HOUSING CHALLENGES.

Local funding or a "Housing Trust Fund" can have an impact on meeting housing needs. "Trust funds" have grown immensely in popularity with reductions in federal funding for housing. Revenue sources are varied and include: General Obligation Bonds, Real Estate Transfer Taxes (RETT), commercial and/or residential linkage fees, sales tax, jurisdictional general fund set-aside or cash-in-lieu from inclusionary zoning buyouts, and other types of taxes, generally those that are directly tied to demand for housing.

Benefits. Can be used on a variety of programs to address needs across the housing spectrum; flexible funding source without federal regulations.

Challenges. Does not always have political support; efficacy is tied to level of funding; requires staff capacity to manage and allocate resources.

Expected outcomes and keys to success. Can be very effective, depending on funding amount and priorities. Works best when City has clear housing plan/goals and has staff capacity to manage.

Recommended actions for Grand Junction:

- If possible, appropriate funding in the short-term for implementation of the Housing Strategic Plan.
- Establish working group to evaluate the potential for sustainable, dedicated local funding and determine the most appropriate source of funds. Often, a General Fund allocation is the easiest way to initiate a Housing Trust Fund, but a dedicated stream is ideal for the long-term.
- Conduct analysis of the cost of other prioritized housing strategies and/or related capital items.
- Determine priorities for the fund—what programs/policies should it support? Consider the other strategies outlined in this report that require funding for efficacy.

STRATEGY 8. PROVIDE FINANCIAL SUPPORT TO EXISTING HOUSING AND HOMELESSNESS SERVICES AND PROMOTE RESIDENT ACCESS TO SERVICES.

Some CDBG funds are currently allocated to support nonprofits that are providing housing, housing services, and/or services to people experiencing homelessness, but additional funding would increase capacity. Top priorities among stakeholders included:

- Services and housing for people experiencing homelessness;
- Homeowner rehab program (grants or loans to assist low-income homeowners with needed repairs; can be emergency repairs or maintenance needed to preserve homes).
- Foreclosure and eviction prevention (can include housing counseling generally for mortgage debt restructuring; short-term emergency rent and utilities assistance for renters; and/or landlord-tenant mediation).
- Home ownership education outreach/workshops to lower income citizens who may qualify to own a home.
- Down payment assistance (programs that help households attain homeownership through financial support for closing costs and down payments).

In addition to financially supporting existing programs, the City could also promote participation by ensuring there is an accessible online inventory of housing programs (local and state) and qualifications in an easy-to-access format and in multiple languages. Programs can also be affirmatively marketed to historically marginalized populations and those with historical disparities in homeownership.

Benefits. Preservation is much less costly than new development; prevents displacement of existing residents. Generally low cost and high impact; provides assistance to those who need it most and reduces public costs related to homelessness and other social services by preventing foreclosure and eviction. Creates access to homeownership and housing stability.

Challenges. Requires funding and administration as well as strong non-profit partners

Expected outcomes and keys to success. Improves existing housing stock; reduces foreclosures and evictions; increase homeownership and can help with workforce retention. Works best with a trusted non-profit partner.

Recommended actions for Grand Junction:

- Evaluate the potential for a database (and source of communication) of affordable housing options in the community and/or promote the state's affordable housing search platform (www.coloradohousingsearch.com)
- Use the City's website to help promote existing housing options and services in the community.

- Contingent on implementation of Strategy 7, include additional funds in annual program allocation (alongside CDBG allocations).

STRATEGY 9. SUPPORT ACQUISITION/ REHABILITATION THAT CREATES OR PRESERVES AFFORDABLE HOUSING.

In this strategy nonprofits or for-profit affordable housing developers purchase privately-owned but low-priced housing options, or subsidized units with affordability periods ending ("at risk" affordable housing). Owners make needed improvements and institute long- term affordability. This strategy can also support conversion of hotels/motels into affordable or transitional housing. At-risk housing stock may include private rentals with rising rents, manufactured housing parks, or lower-cost single- family homes and real estate owned (REO) properties. Rental properties can be maintained as rental or convert to cooperative ownership. Ownership properties can be resold to lower-income families or leased as affordable rentals. A City's role is often to provide financial resources to non-profits for the acquisition and rehab projects. This program can also be structured as rehab grants to existing multifamily owners in exchange for contractual affordability.

Benefits. Generates guaranteed affordability out of existing stock (less costly than new development); can be used for rental or ownership.

Challenges. Can be difficult to identify properties, though it can be structured at the city level as a resource pool for non-profits, which reduces the staffing and management burden on the city.

Expected outcomes and keys to success. Generates some affordable units. Works best with a trusted non-profit partner.

Recommended actions for Grand Junction:

- Establish partnerships with local affordable developers who would own/manage the units.
- Contingent on Strategy 7, dedicate local resources to an acquisition/rehab program.
- Design RFP process for entities who wish to access funds or prioritize CDBG spending for the purpose of acquisition and/or rehabilitation of housing resources.

STRATEGY 10. CONSIDER IMPLEMENTATION OF AN INCLUSIONARY HOUSING/LINKAGE FEE ORDINANCE.

Policies that require or incentivize the creation of affordable (income-restricted) housing when new residential and/or commercial development occurs, either within the same development or off-site. Some inclusionary housing ordinances allow the developer to pay fees "in lieu" of developing the affordable units. Policies can be implemented as required or voluntary and can include "off-sets" and/or incentives for the provision of affordable housing.

Benefits. No direct cost to city other than enforcement, has the ability to generate a substantial number of units.

Challenges. Regularly faces opposition from development community who view such ordinances as putting full burden of current housing challenges onto new development.

Expected outcomes and keys to success. Generates substantial number of units when structured well. Works best in communities with additional capacity for development and that are experiencing growth.

Recommended actions for Grand Junction:
With the recent passage of Colorado HB21-1117, Colorado communities can now implement inclusionary housing that applies to both rental and for-sale development. Given this recent change, the City should consider this as a 5+ year strategy:

- Monitor new inclusionary programs implemented throughout the state and continue to evaluate whether such a program would be effective and appropriate in Grand Junction.
- Evaluate the option of inclusionary housing every 2 years to consider whether the City desires to institute a program.
- Interview existing program administrators and an economic feasibility study of the potential affordable requirements

STRATEGY 11. EXPLORE DESIGNATION OF AN URBAN RENEWAL AREAS (URA) AND UTILIZATION OF TAX INCREMENT FINANCING FOR AFFORDABLE HOUSING.

Revenue generated by borrowing against projected growth in property tax revenues within designated redevelopment (urban renewal) areas. All or a portion of the tax increment can be set aside for affordable housing preservation and production.

Benefits. Can generate affordable units or provide monies for incentives in new units within targeted areas; leverages new and/or existing funding source.

Challenges. Can impact total TIF package as property tax revenue on affordable developments may be low. URA can be cumbersome, expensive and time-intensive to establish and manage.

Expected outcomes and keys to success. Generates modest volume of affordable units. Works well when affordable housing is paired with uses that generate higher future tax revenue (e.g., retail)

Recommended actions for Grand Junction:
Convene task force to evaluate the viability of URA designation and TIF priorities. Interview other communities where this approach is used to evaluate how it could apply in Grand Junction, such as Colorado Springs, Fort Collins, Loveland, and Denver.

STRATEGY 12. CONSIDER ADOPTION OF A VOLUNTARY RENTAL REGISTRY PROGRAM IN CONJUNCTION WITH LANDLORD INCENTIVES.

Having a rental registration or license program (a program in which landlords are required to obtain a license from the City) make it easier to promote best practices and resources to landlords, identify problem landlords, and implement a variety of renter protections (such as housing quality standards). Voluntary registration programs can be paired with landlord incentives; examples include:

- Access to security deposit insurance in exchange for accepting housing choice vouchers;
- Access to grants or interest free loans for rehab in exchange for keeping units affordable (income restricted); and
- Access to grants or incentives in exchange for converting short term rentals to long terms rentals.

Landlords participating on voluntary programs typically also receive access to city-provided resources such as template leases (in English and Spanish), fair housing training, landlord-tenant mediation services, etc.

Benefits. Promotes equity, relatively easy to implement, provides resources to landlords.

Challenges. Monitoring and compliance is difficult (requires staff capacity).

Expected outcomes and keys to success. Depends on structure of program. Can improve existing housing stock (quality inspections and rehab), can create additional affordable housing stock, can improve conditions for renters and better equip landlords. Works in any market

Recommended actions for Grand Junction:
Form task force to review best practice research on program design and evaluate priorities for program implementation. Consider community and landlord engagement to help refine policy proposal.

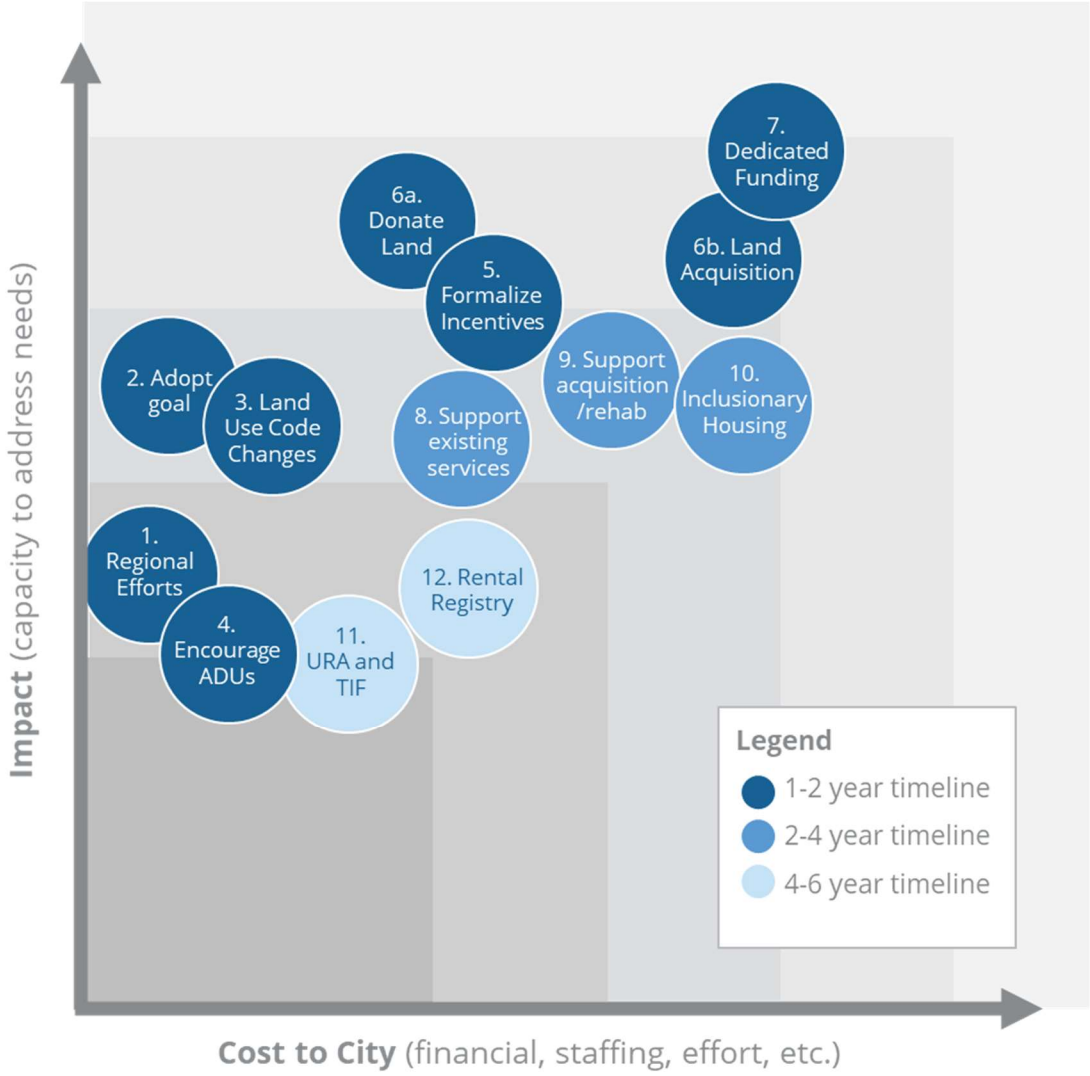
RELATIVE COST AND IMPACT OF STRATEGIES

Figure 4 plots the strategy recommendations along two axes to help gauge their relative cost and impact. It should be noted that "cost" is used broadly and can mean financial cost, staffing resources, political effort, etc. Note that cost and impact may differ from the figure depending on final policy/program design

Strategies in the lower left portion of the figure are generally low cost but also low impact. Cost increases as you move to the right (x-axis) and impact increases as you move up (y-axis). Strategies in the upper right are generally high cost but also high impact. Strategies are color-coordinated based on their implementation timeline.

This matrix should not be the only criteria for evaluating strategies but does provide some guidance in considering the most effective options given resource constraints.

Figure 4. Relative Cost and Impact of Recommended Strategies



Source: Root Policy Research.

CONCLUSION AND NEXT STEPS

As the City of Grand Junction continues to pursue implementation of the Comprehensive Plan—including building "Strong Neighborhoods and Housing Choices"—the strategies outlined above provide a roadmap for achieving desired outcomes and addressing identified housing needs.

A balanced housing stock accommodates a full "life cycle community"—where there are housing options for each stage of life from career starters through centenarians—which in turn supports the local economy and contributes to community culture. Encouraging the market to develop sufficient supply to meet demand as well as actions that help mitigate price increases and preserve both market-rate and publicly assisted housing affordability will help provide essential housing for residents of Grand Junction.

Implementation of the strategies will require the City to address housing challenges head-on, pursue new policies, programs, and funding sources, and work collaboratively with regional stakeholders and public-private partnerships.

APPENDIX A.

Land Use and Development Review

APPENDIX A.
Land Use and Development Review

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. This appendix provides a high-level review of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability.

The review includes zoning and land use best practices to remove barriers to housing affordability—discussed in the context of Grand Junction's current zoning ordinance and opportunities for improvement—focusing on zoning districts and permitting uses, development standards, parking standards, and incentives for affordable housing. The review also discusses the future land use plan presented in the Grand Junction Comprehensive Plan along with an evaluation of development impact fees for residential development. The section concludes with a summary of opportunities for Grand Junction; these opportunities are also discussed in the Grand Junction Housing Strategy.

Zoning Districts and Permitted Uses

In response to housing affordability challenges and lack of diversity in housing typology, jurisdictions across the country are increasingly modifying land use codes to allow missing middle housing—duplexes/triplexes, rowhomes, and Accessory Dwelling Units (ADUs)—in single family zones.[1] Missing middle housing refer to a diverse set of housing types that result in smaller, more affordable, and provide more density compared to single family homes. It is a best practice to include a broad range of mixed-use zone districts that occupy the majority of the spectrum of zone districts to permit a variety of housing types for middle income households. Additionally, permitting multifamily development across a wide variety of mixed-use districts more effectively produces communities that support neighborhood-serving retail and commercial operations and small businesses by allowing the market to supply services near households.[2]

Grand Junction's current code. The city has adopted ten residential districts, a variety of mixed-use and commercial districts, and form based residential districts. The ten residential districts provide for a range of residential development, in

[1] Affordability in this context encompass both income restricted as well as naturally occurring affordable housing.

[2] Elliott, Donald L. *A better way to zone: ten principles to create more livable cities.* Island Press, 2012.

addition to the mixed use districts, shown in Figure A-1. Residential districts range from rural densities to districts intended to discourage large lot development and encourage concentrated urban growth in community centers. According to the city's zoning ordinance, the purpose for the R-12, R-16, and R-24 districts are to, "allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood."

Figure A-1.
Residential Use Table

Note:
A=allowed; C=conditions; Blank=nor permitted.

Source:
Chapter 21.04 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Business Residence											A	A	A	A	A	A	A	A	A	A	
Two-Family Dwelling				A	A	A	A	A			A	C									
Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A					
Multifamily						A	A	A	A	A	A	A	A	A			A	A			
Accessory Dwelling Unit	A	A	A	A	A	A	A	A			A		A								
Agricultural Labor Housing	A															A					
Manufactured Housing Park						A	A	A													
All Other Household Living						A	A	A													

Areas of opportunity. The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.

Residential Development Standards

Flexibility in development dimensional standards provides opportunities for residential product diversity (e.g., multifamily, townhomes, and duplexes) and a mix of uses to encourage more affordable residential development—compared to traditional single-family zoning. Conversely, zoning regulations that negatively impact residential development affordability include minimum house and/or lot sizes, limited land zoned for missing middle options and/or multifamily, prohibitions on ADUs, secondary ADUS, restrictions on land zoned and available for multifamily and manufactured housing.

Grand Junction's current code. The residential development standards summary table in Figure A-2 below provides land development requirements in each district. Overall, these residential development standards allow for a wide range of housing types in the city. Minimum density requirements for R-5 to R-24 residential zones discourage large lot single family

detached housing development and may promote the development of missing middle housing types and promote affordability. These zones provide an alternative to the traditional single-family regulations in zones R-R to R-4. However, minimum lot sizes and densities may increase the cost of residential development and discourage missing middle housing.

Figure A-2.
Residential Use Table

Source:
Chapter 21.03 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Minimum Lot Size (min.)	5 acres	1 acre	30,000 sq. ft.	15,000 sq. ft.	7,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	n/a	n/a	n/a
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	6	8	12	16
Density (max units per acre)	1/5 acres	1	1	2	4	6	8	12	16	n/a

Figure A-3 shows the development standards for mixed use and commercial districts. For mixed use and commercial districts, maximum heights and residential development densities are likely to have the most impact on the number of units constructed and the affordability of those units. Similar to mixed use minimum densities in residential districts, minimum densities along commercial corridors increase the opportunity for more residential units and helps provide access to transit.

Figure A-3.
Mixed Use and Commercial Development Standards

Source:
Chapter 21.03 Grand Junction Municipal Code.

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Minimum Lot Size (min.)	5,000 sq. ft.	10,000 sq. ft.	n/a	20,000 sq. ft.	20,000 sq. ft.	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Coverage (max)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Height (max)	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)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a

Areas of opportunity. The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of certain housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. There is an opportunity to examine the potential for reducing or eliminating these standards to increase development capacity and thereby affordability.

Parking Standards

Parking standards can vary based on use rates and existence of public parking lots in the area. The traditional standard of two parking spaces per dwelling unit is reasonable in low density residential districts, but many cities are adopting lower parking standards near transit, multifamily development, and mixed-use areas.

Some communities establish parking standards to account for lower vehicle ownership rates among certain types of households, such as seniors and low-income households. Senior apartments, assisted-care units, congregate care facilities, and studio and one-bedroom apartments are likely to have lower parking demand than developments of the same size. A zoning policy that requires an equal number of parking spaces per bedroom will result in an oversupply of parking.

Grand Junction's current code. Grand Junction requires the typical two parking spaces for single family and duplex units with one additional unit required per accessory dwelling unit (ADU)—for example, a duplex with an ADU would require five off-street parking spaces. For multifamily development, the number of spaces required is based on the number of bedrooms per unit. For one-bedroom units 1.25 spaces are required, two-bedroom units require 1.5 spaces, and three or more-bedroom units require 2 spaces. The city does allow projects to request an alternative parking plan but this can be cumbersome and add expense to a project.

Areas of opportunity. Although these requirements are not unreasonable, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. Grand Junction should consider adjusting parking standards downward to promote affordability and greater land utilization.

Incentives for Affordable Housing

Incentives are formalized affordability requirements in exchange for development benefits such as fee waivers, expedited permitting, tax abatements, and density bonuses. To encourage the development of affordable housing, the code should recognize the difficult economics involved and should offer incentives. Common incentives include smaller lots, increased density in multi-family areas, reduced parking requirements, or waivers or reductions of application fees or development impact fees.

While zoning and subdivision incentives alone are often not enough to make development for lower levels of AMI economically feasible, they can be part of a broader package of incentives (for example, including financial incentives or land contributions) that make those projects feasible.

Grand Junction's current code. Grand Junction currently discounts transportation impact fees (50% reduction per additional story) in the city "redevelopment areas" to encourage development in those areas. Additionally, Grand Junction's Zoning and Development Code currently allows for the City Council to waive impact fees imposed on affordable housing development.

Areas of opportunity. Consider additional incentives for residential developments that meet the city's affordability goals and reflects the vision of the community.[3] The recently adopted Comprehensive Plan suggests the City, "explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy." The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.

A note about inclusionary zoning. In 2021, the Colorado General Assembly enacted House Bill 21-1117 which permits local governments to enact inclusionary zoning ordinances on rental units (for-sale was already allowed). Inclusionary zoning generally regulates new development or redevelopment to encourage the construction of new affordable units. Local governments must provide one or more alternative options to constructing the units such as a fee in-lieu or land dedication.

Additionally, in order to adopt an inclusionary ordinance, local governments must take one or more of a set of actions to increase the overall number and density of housing units. As specified in HB21-1117, these potential actions include:

- *Adopt changes to its zoning and land use policies that are intended to increase the overall density and availability of housing, including but not limited to:*
    - *Changing its zoning regulations to increase the number of housing units allowed on a particular site;*
    - *Promoting mixed-use zoning that permits housing units allowed on a particular site;*

[3] See Housing Strategy for additional details on specific incentive recommendations.

- *Permitting more than one dwelling unit per lot in traditional single family lots;*
- *Increasing the permitted households size in single family homes;*
- *Promoting denser housing development near transit stations and places of employment;*
- *Granting reduced parking requirements to residential or mixed use developments that include housing near transit stations or affordable housing developments;*
- *Granting density bonuses to development projects that incorporate affordable housing units; or adopting policies to promote the diversity of the housing stock within the local community including a mix of both for sale and rental housing opportunities;*

- *Materially reduce or eliminate utility charges, regulatory fees, or taxes imposed by the local government applicable to affordable housing units;*
- *Grant affordable housing developments material regulatory relief from any type of zoning or other land development regulations that would ordinarily restrict the density of new development or redevelopment;*
- *Adopt policies to materially make surplus property owned by the local government available for the development of housing; or*
- *Adopt any other regulatory measure that is expressly designed and intended to increase the supply of housing within the local government's jurisdictional boundaries.*

Areas of opportunity. Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made reasonable strides and efforts toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

Future Development

Adopted planning documents including the Comprehensive Plan and Zoning Ordinance establish a vision for future development and a roadmap to achieve that vision through land use regulations. In addition to the most common regulatory barriers, the geographic zoning patterns and development trends influence housing choice and affordability.

The City of Grand Junction adopted the updated Comprehensive Plan in December 2020. The Comprehensive Plan provides insight into the vision for future residential development in the community. The following excerpts from the Plan provide population growth estimates, housing unit estimates, and the future land use plan to provide needed housing types.

- **Population growth estimates.** "Grand Junction is expected to continue to represent approximately 40 percent of Mesa County's population over the next 20 years. This would result in a population of approximately 90,000 people within City limits by 2040–an increase of 23,071 people. Similarly, the State Demographer has estimated that, by 2040, the population within the Urban Development Boundary will account for an additional 34,000 people for a total of approximately 124,000 in the City's planning area."

- **Housing unit estimates.** "Based on the projected population growth and the city's average household size of 2.29 people, approximately 11,400 additional housing units will be needed within City limits by 2040. Housing options that address a variety of needs such as cost, quality, age, and type are a key concern in Grand Junction.

  Grand Junction's housing supply will need to grow and diversify to meet the community's future needs. Today, Grand Junction has an estimated 27,990 housing units. This inventory is predominantly single-family homes: 62 percent of all housing units are detached. Of owner occupants, 85 percent live in single-family units compared to 32 percent of renters, while 55 percent of renters reside in apartment units."

- **Future land use.** "To support the community in meeting current and anticipated housing needs, the Comprehensive Plan policies and the Land Use Plan encourage the creation of more mixed-use, walkable neighborhoods and mixed-density neighborhoods with a wider range of housing types. Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors.

  The Land Use Plan is a tool to guide future development within the City and its Urban Development Boundary. It will be applied through day-to-day decision making as a means to help implement a shared vision for the physical growth of the City. The plan includes a map that depicts locations for different types of land uses and a description of each land use."

Figure A-4 shows a map of the Land Use Plan for the City of Grand Junction presented in the Comprehensive Plan. Medium to high density residential development is concentrated near downtown, near shopping and employment centers and along major transportation corridors.

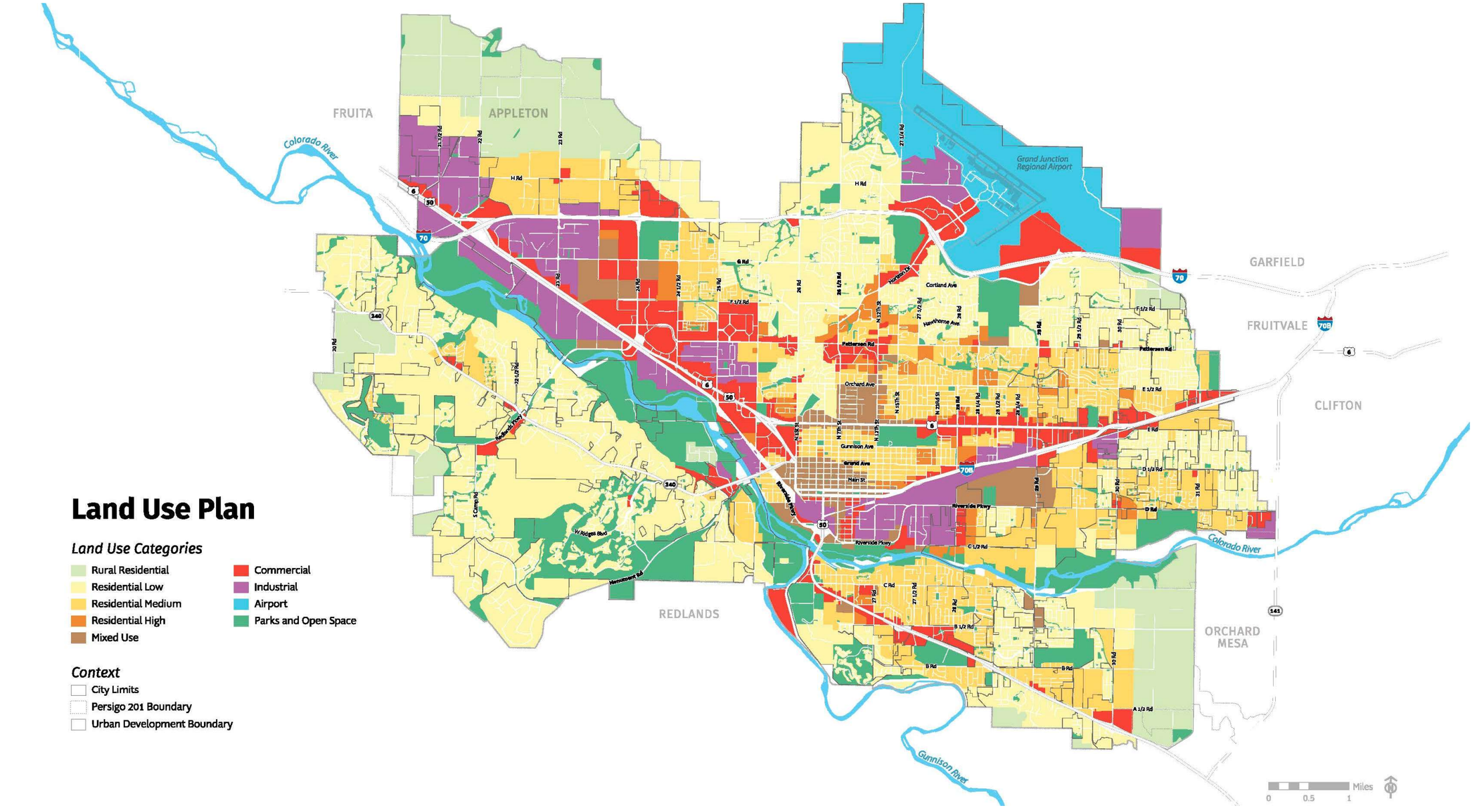
Development impact fees. Impact fees are imposed on new development to support the additional infrastructure required to service new development. Common impact fees include water, wastewater or sewer, transportation, fire, police, parks and recreation, and schools. Stakeholders indicated the City of Grand Junction's impact fees are prohibitive for multifamily

residential development. A comparative analysis of fees with other communities in Colorado was conducted to evaluate the city's fees, and the city's impact fees have not been identified as a barrier to development.

Areas of opportunity. The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, "Strong Neighborhoods and Housing Choices." The plan outlines the following actions to achieve this principle.

- Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
- Partner in developing housing strategies for the community.
- Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
- Promote the integration of transportation mode choices into existing and new neighborhoods.
- Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

Figure A-4. Future Land Use



Source: City of Grand Junction

Summary of Areas of Opportunity

The following opportunities were identified through this land use and development review:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.

- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of "missing middle" housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.

- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.

- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider additional incentives for residential developments that meet the city's affordability goals and reflect the vision of the community. The recently adopted comprehensive plan suggests the city, "explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy." The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.

- **Explore the feasibility of an inclusionary zoning requirement.** Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made strides toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

- **Implement the comprehensive plan.** The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, "Strong Neighborhoods and Housing Choices." The plan outlines the following actions to achieve this principle.
    - Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
    - Partner in developing housing strategies for the community.
    - Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
    - Promote the integration of transportation mode choices into existing and new neighborhoods.
    - Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-22

A RESOLUTION AMENDING THE GRAND JUNCTION HOUSING STRATEGY ADDING A NEW COMMUNITY ENGAGEMENT AND EDUCATION STRATEGY

RECITALS:

On October 6, 2021, City Council adopted Resolution No. 82-21, which outlines twelve strategies to create a balanced approach for promoting both affordable housing (housing for households making 80% AMI or less) and attainable housing (housing for households making between 80-120% AMI).

Since that time, and with partner feedback, Staff has identified the need to adopt an additional 13th strategy focused on community engagement and education to aid in addressing the City's housing needs.

Housing issues and solutions are often complex, technical topics. Community engagement and education is essential to ensure that (a), the community understands and is informed on housing-related initiatives that might affect their day-to-day lives, and (b), community housing needs are accurately identified, so that these needs can then be addressed and prioritized by the City. Formalizing and adopting a housing-specific community engagement and education strategy will help City leaders clearly communicate the City's housing strategies, bring all relevant stakeholders into the City's housing policy-making processes, and create equitable housing solutions that have the support of the community.

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

Amends Resolution No 82-21, adding a new, thirteenth Strategy to the adopted Grand Junction Housing Strategy; a Strategy to *"Provide Community Engagement and Education Opportunities to Address Housing Challenges and Promote Community Participation," as included in Attachment A. This resolution* is hereby adopted and approved as generally and specifically provided therein all in accordance with and for the purposes stated in this Resolution.

PASSED AND APPROVED this 21st day of December 2022.

_____
Anna Stout
President of the Council

ATTEST:

_____
Amy Phillips
City Clerk

Strategy 13: Provide Community Engagement and Education Opportunities to Address Housing Challenges and Promote Community Participation

Housing issues are complex and require community engagement and education to ensure that, first, community needs are identified, and secondly, that those needs are addressed and prioritized. Formalizing and adopting a community engagement and education strategy ensures that City leaders include all stakeholders in the process to building stronger, more equitable housing solutions that have support of the community.

Benefits. Community Engagement and Education plays a central function in (1) building relationships with community members and local groups, (2) providing factual information about the issues, (3) internally advocating for widespread adoption of engagement principles across departments, and (4) coordinating communication between community members and City leaders.

Challenges. Requires Staff capacity and planning.

Expected outcomes and keys to success. Works well with collaborative stakeholders and can develop trust within community.
Moreover, developing ongoing community engagement and education can:

- Play a neutral or mediating role between stakeholders
- Ensure communication flows consistently between internal City teams and departments, as well as the public
- Contribute expertise to the housing conversation
- Ensure community participation in the development of affordable and attainable housing goals and implementation
- Help provide awareness of housing, homelessness, and poverty to the public, community partners, policy makers, and internal city departments
- Help ensure an equitable approach to implementation of housing strategies
- Build support for implementation of housing strategies

- Develop trust within the community

Recommended housing-related community engagement and education actions for Grand Junction:

- Conduct focus groups for implementation of the City of Grand Junction's existing 12 housing strategies.
- Publish a regular community newsletter focused on community education, ways to get involved, and community housing resources.
- Provide regular housing updates to City Council and Staff.
- Continuously solicit community feedback through the form of polls, surveys, etc. with both internal and external stakeholders.
- Create and/or support educational workshops in areas of public interest related to affordable housing, homelessness, and poverty examples include:
    - Educational sessions for tenants and landlords on Fair Housing practices and eviction prevention.
    - Homeownership education sessions for lower-income residents who may qualify to own a home.
    - Public education efforts to minimize NIMBYism.

- Educational sessions for developers interested in building Affordable Units, Accessory Dwelling Units (ADUs) and other forms of affordable housing, as well as to share about potential affordable housing partnership and financing opportunities.
- A “poverty simulation” and other workshops for both internal City departments and the public, produced through partnerships with local housing & community organizations.

Recommended Metrics for Engagement:

- Number of individuals who sign up/in attendance at individual workshops, trainings, and/or events
- Pre & Post Workshop Surveys when educational trainings are performed
- Track Subscribers to newsletters/Engagement with Newsletters
- Log the number of workshops/sessions completed per quarter
- Engage with community partners on any referred volunteer through one of the City’s engagement efforts

Grand Junction City Council

Regular Session

Item #5.d.

Meeting Date: December 21, 2022

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution to Allow for Expedited Development Review for any New Affordable Housing Project

RECOMMENDATION:

Staff Recommends Adoption of the Resolution

EXECUTIVE SUMMARY:

The purpose of this item is to adopt a policy to expedite review for affordable housing projects.

BACKGROUND OR DETAILED INFORMATION:

In May 2021, a Grand Valley Housing Needs Assessment (HNA) was completed with partnership from several housing agencies. The HNA showed a poverty rate in Grand Junction of 16 percent and a rental housing gap of 2168 units for households earning less than $25,000 (roughly 30-50 percent Average Monthly Income (AMI)), a need for accessible housing units for the 15 percent of the City's population that are disabled, and a generalized substandard condition of housing units within the community. In response to the HNA, in October 2021, the City Council adopted twelve (12) housing strategies tailored to address the concerns in the HNA.

At the August 1 City Council Workshop, an incentive for the production of affordable units was discussed which would work to implement the Council's adopted Housing Strategy 5: Formalize Exisiting Incentives and Consider Additional Incentives for Affordable Housing Development. From that discussion, staff prepared a resolution for consideration at the September 7 Council Meeting that provided an incentive with the purpose of encouraging affordable housing development. In early October, Staff conducted a series of focus groups including not-for-profit, for-profit and affordable developers who attended. Focus Group participants cited that increasing the speed of the development process could provide cost savings to a project.

A financial incentive was discussed at the Council's November 14 workshop and tabled. Expedited Review as an incentive was also discussed at that workshop and was generally supported by Council. With that direction, Staff has proceeded to bring forward a resolution, creating, as a matter of policy, expedited review for any new affordable housing project as further defined:

A. Expedited Review For Sale Units. Any project or subdivision including at least 10 percent of the units as 80 percent AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.

B. Expedited Review For Rent Units. Any project including at least 10 percent of the units as 60 percent AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.

FISCAL IMPACT:

This request has no direct fiscal impact to the City.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 97-22, a resolution adopting expedited review for affordable for sale and for rent units in the City of Grand Junction, Colorado.

Attachments

1. Grand Junction Housing Strategy
2. RES-Affordable Housing Expedited Review FINAL

Root Policy Research
6740 E. Colfax Avenue, Denver, CO 80220
www.rootpolicy.com
970.880.1415

Grand Junction
Housing Strategy

FINAL REPORT
September 21, 2021

GRAND JUNCTION HOUSING STRATEGY

Table of Contents

Purpose 1
Comprehensive Plan Alignment 1
Defining Affordability 2
Report Organization 2
Top Housing Needs in Grand Junction 4
Existing Programs and Resources 5
Barriers Analysis & Regulatory Review 8
Recommended Strategies 10
Appendix A: Land Use and Development Review

PURPOSE

This Housing Strategy builds upon the Grand Valley Housing Needs Assessment (HNA) by outlining strategies tailored to address needs identified in the HNA.

The recommendations presented in this report are intended to offer a balanced approach for promoting housing affordability and attainability within Grand Junction. This intent is supported by residents' expressed value of inclusiveness, which was evident in survey results and focus group findings, discussed in detail in Section V of the HNA, as well as Comprehensive Plan Principle 5, discussed in more detail below.

COMPREHENSIVE PLAN ALIGNMENT

Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choices. The City's Comprehensive Plan outlines the following objectives to achieve strong neighborhoods and housing choices:

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
2. Partner in developing housing strategies for the community.
   - 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.
   - Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
   - Work cooperatively with Mesa County, the Grand Junction Housing Authority, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing:
     - pursuing funding regionally at all levels;
     - retaining and maintaining existing affordable housing stock;

- publicizing and marketing affordable housing opportunities throughout the region, including rehabilitation and funding;
- working to preserve viable affordable housing stock and ensure long-term affordability for new units built with financial assistance; and
- providing supportive housing for at-risk and homeless populations.

3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
4. Promote the integration of transportation mode choices into existing and new neighborhoods.
5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

The strategies outlined in this report support the vision of the Comprehensive Plan and align with plan principles and objectives. This Housing Strategy specifically satisfies the Comprehensive Plan directive to **"develop a targeted housing strategy to facilitate and incentives the creation of affordable housing units for low-income residents and attainable housing for the city's workforce."**

DEFINING AFFORDABLITY

The most common definition of affordability is linked to the idea that households should not be cost burdened by housing. A cost burdened household is one in which housing costs—the rent or mortgage payment, plus taxes and utilities—consumes more than 30% of monthly gross income. The 30% proportion is derived from historically typical mortgage lending requirements. Thirty percent allows flexibility for households to manage other expenses (e.g., childcare, health care, transportation, food costs, etc.).

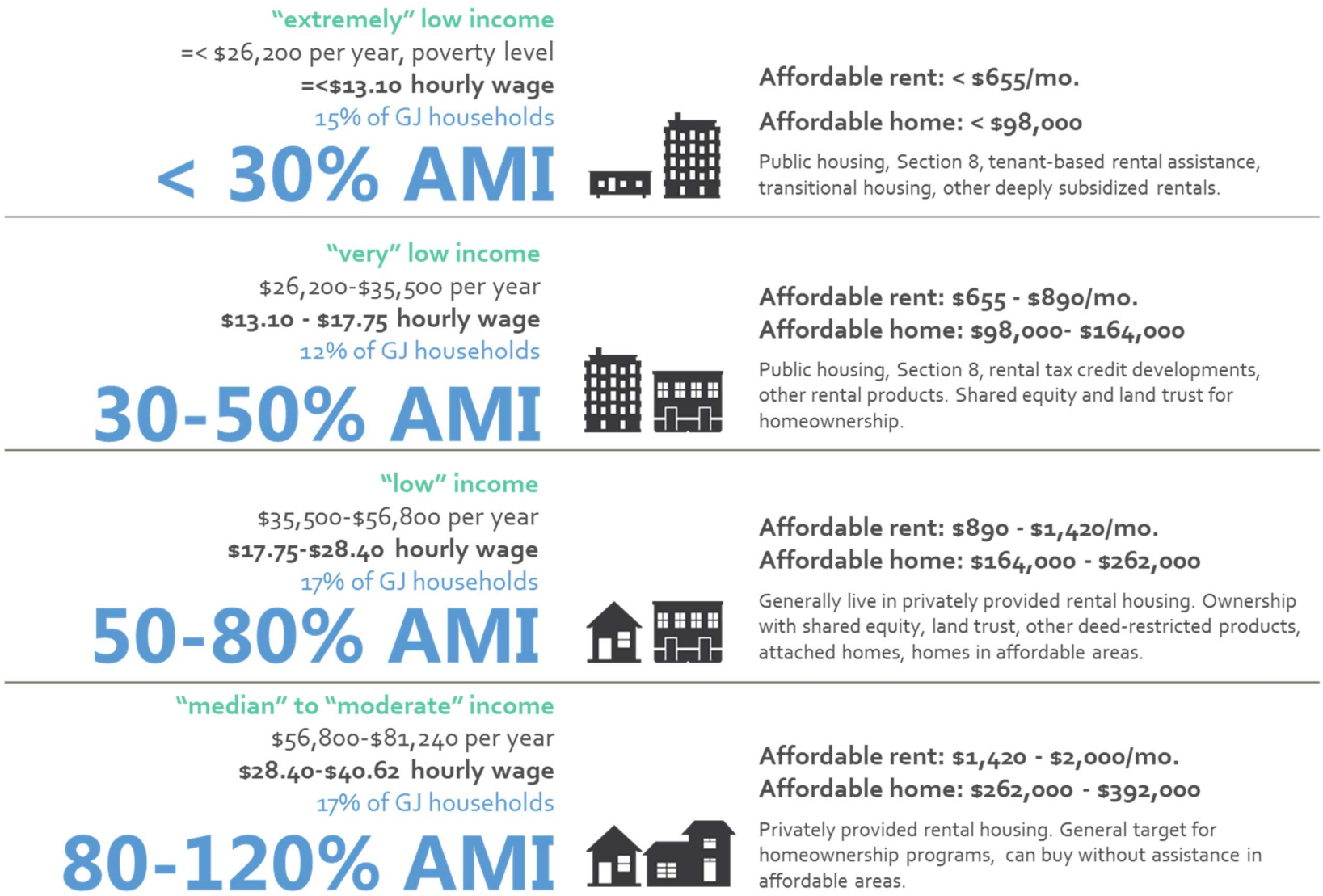
However, the term "Affordable housing" is often used to specifically describe housing that has some type of income restriction or public support or subsidy, such as public housing, HUD housing, Low Income Housing Tax Credits, etc. "Attainable" or "Workforce" housing are also common terms used to describe affordable options for moderate income households.

Figure 1 shows the income thresholds typically used to evaluate income qualifications for various housing programs, based on the Grand Junction MSA 2020 area median income (AMI). AMI is defined annually by HUD market studies. The figure provides AMI ranges and the housing types that typically serve the households in the AMI range.

REPORT ORGANIZATION

The Housing Strategy begins with a brief review of the top housing needs identified in the Grand Valley HNA, followed by an overview of existing programs and resources to address housing needs alongside a discussion of potential barriers to housing creation. Policy recommendations to address the identified issues follow.

Figure 1. Income Thresholds and Target Housing



Note: AMI = HUD Area Median Family Income, 4-person household. The 2020 AMI estimate for the Grand Junction MSA is $67,700.

Source: Root Policy Research and HUD 2020 income limits.

TOP HOUSING NEEDS

TOP HOUSING NEEDS IN GRAND JUNCTION

Housing needs across the Grand Junction Area are discussed in detail in the Grand Valley HNA and summarized herein. Housing pressures are unlikely to improve if the region continues to be a destination for economic development and population growth. Housing price increases have significantly outpaced incomes over the past decade resulting in rapidly declining affordability within both the rental and ownership markets. Due to the severe drop in the for-sale inventory, widening affordability gaps are particularly acute in the for-sale market, pushing ownership further out of reach for many households.

Top needs are summarized below to provide context for the subsequent recommendations.

Additional affordable rentals (or rental assistance), specifically for residents earning less than $25,000 per year. Rental affordability declined in both the county overall and in Grand Junction over the past decade, as rent prices rose faster than incomes. Grand Junction currently has a shortage of 2,168 units priced below $625 per month (30% AMI).

Starter homes and family homes priced near or below $250,000. Over the past decade, for-sale affordability and ownership rates have fallen in Grand Junction (and the county overall even with favorable interest rates). A large drop in inventory and low construction levels since the recession exacerbated price trends and contributed to even higher increases in recent years. Cash offers for affordably priced homes crowd out other buyers, while rising rents and home prices raise barriers to ownership (and financing).

Additional housing resources to address unique needs among special needs populations including residents with accessibility/mobility needs, older adults, people experiencing homelessness, and low-income households.

Diverse housing options to accommodate evolving needs of residents and a wider array of market preferences and special needs. Increasing the variety of product types (e.g., smaller homes, single family attached products, mobile/manufactured and prefab homes, as well as more multifamily housing) can help address affordability needs for middle income households and create opportunities for a more efficient market response to demand.

Another way to frame the top needs outlined above is to consider the key challenges to address including:

- Shortage of affordable housing;
- Barriers to homeownership;
- Unique needs of special needs populations;
- Housing instability and displacement; and
- Housing condition.

EXISTING PROGRAMS & RESOURCES

Financial resources to address housing needs in Grand Junction are limited. The City receives about $450,000 annually from the US Department of Housing and Urban Development (HUD) in the form of Community Development Block Grants (CDBG) which are allocated to infrastructure improvements in low- and moderate-income neighborhoods as well as housing and public service needs of low- and moderate-income persons and households. Over the past 5 years the City has expended approximately 23 percent of its CDBG allocation for affordable housing and housing-related services. The CDBG 2021-2025 Five-Year Plan anticipates at least this commitment of funds in the future. Expenditure has included: predevelopment costs, acquisition of vacant land, acquisition of existing units, rehabilitation of existing units, and purchase of major appliances for new residential units.

A crucial asset to the City in addressing ongoing hosing needs is its strong network of service providers and housing-related non-profits, including the Grand Junction Housing Authority. Figure 1 highlights some of the key providers and their primary housing programs.

This network of housing and service providers not only serves the needs of their individual clients but also work collaboratively to strategize their collective approach, discuss gaps and targeted needs, and share best practices. There is an active Homeless Coalition and an ad hoc Housing Coalition that meets periodically and contributed to the development of this Housing Strategy. Even so, the reach and impact of their services is constrained by the limited financial resources available.

Figure 1.
Grand Junction Housing Program Providers

Organization	Housing Programs/Services
Grand Junction Housing Authority	Affordable rental housing construction/property management, Housing Choice Voucher (and other voucher programs) administration, transitional housing program for homeless families with school-children, homeownership education and counseling, housing advocate and family stability program, family self-sufficiency program.
Housing Resources of Western Colorado	Affordable rental housing, housing counseling, homebuyer education, housing rehabilitation loan program, weatherization assistance program, and Self-Help Build Housing program (supports affordable home ownership construction).
Grand Valley Catholic Outreach	Permanent supportive housing, transitional supportive housing, rapid rehousing, utility assistance (one-time financial aid for qualifying households), day center for people experiencing homelessness, and affordable housing search assistance.
Homeward Bound of the Grand Valley	Year-round homeless shelter and services for people experiencing homelessness.
Karis, Inc.	Shelter, housing, and services for individuals experiencing homelessness, primarily youth.
Hilltop Community Resources	Provides a wide range of human services. Housing specific programs include shelter for victims of domestic violence and transitional housing and case management to youth transitioning from the foster care system.
Habitat for Humanity of Mesa County	Affordable homeownership construction and non-profit home improvement stores and donation centers.

Source: Root Policy Research.

EXISTING PROGRAMS & RESOURCES

Though the City does not directly administer housing programs it does play a key role in allocation of HUD and discretionary funds as well as regulating land use and development. The City recently adopted a forward-thinking Comprehensive Plan which governs the long-term vision for growth and development, services, and city priorities. Overall, the city's land use code poses relatively few regulatory barriers to residential development (see Appendix A).

Affordable housing inventory. The Low-Income Housing Tax Credit (LIHTC) program originated in 1986 under the Tax Reform Act and was part of an effort by the federal government to devolve the obligation of publicly-supported housing to states and local governments. Today, the LIHTC is the largest single producer of affordable rental housing in the country. At the most basic level, the LIHTC provides investors with a credit against their taxes in exchange for equity capital to support development of affordable rental units. States administer the program, including setting the criteria for scoring applications.

Grand Junction has 664 units developed using LIHTC, all of which are designated affordable to households earning less than 60% median family income (MFI). In addition, the city has 887 units of HUD-funded housing, including project-based Section 8, public housing, and other multifamily units. The City works to facilitate the development of affordable housing—including LIHTC—in Grand Junction through negotiations with developers, incentives, fee structuring and land donations.

There are also about 1,300 housing choice vouchers in use in Mesa County, with which income-qualified recipients (earning 50% AMI or less) can find market-rate units that meet their needs. It should be noted that vouchers and units are not necessarily additive as vouchers can be used in subsidized units, creating overlapping subsidies.

Despite these existing units and vouchers, the need continues to outpace supply: According to data from the Grand Junction Housing Authority, as of March 2021 there are 2,266 applicants on the waitlist for affordable housing units and/or vouchers.

Future resource opportunity. State resources, administered through Colorado Division of Housing (CDOH) may offer an untapped resource for future housing efforts in the City of Grand Junction: CDOH's budget is forecasted to double in the coming years based on recent legislative changes. Though the state is still determining their strategic priorities, much of the increase is expected to go into the Housing Development Grant program.[1] Grand Junction should be prepared to apply for funding and/or support local non-profit applications and should plan for financial or in-kind contributions. (While there is no required minimum local financial match from applicants, CDOH expects some local contribution in the form of funding and/or in-kind contributions).

[1] For more information on CDOH's existing programs, visit https://cdola.colorado.gov/housing

EXISTING PROGRAMS & RESOURCES

In addition to expanding local funding, CDOH is also receiving substantial federal resources as part of the CARES Act and American Rescue Plan Act. Details on state allocations and guidance on use of funds is still pending, but Grand Junction should continue to monitor developments and opportunities.

Recent legislative changes may also provide opportunities for Grand Junction. HB21-1271 provides funding and technical assistance to local governments to make regulatory and land use changes that promote affordable housing; and HB21-1117 authorizes inclusionary housing policies for both rental and ownership housing.

BARRIERS ANALYSIS & REGULATORY REVIEW

The following section summarizes market barriers to affordable/attainable development and evaluates regulatory factors that could contribute to the city's housing challenges.

As noted in the previous section, the City recently adopted a forward-thinking Comprehensive Plan and has relatively few regulatory barriers to residential development. Even so, this section identifies areas of opportunity that may facilitate the creation of attainable housing. The findings are also included in the policy recommendations in the subsequent section.

Market Barriers

Market barriers to affordable and attainable housing development are discussed throughout the HNA and are summarized below:

High cost of building materials. Shortages in raw materials, such as lumber, and supply chain disruptions have caused sharp increases in building costs over the past year. For builders, the volatility of commodity prices makes the planning process and costs difficult to manage. Though some commodity prices may stabilize in the wake of the COVID-19 pandemic, material costs are forecasted to remain high in the coming years.

High cost of land. As the area grows and continues to diversify its economic base, combined with a hot housing market and positive net migration, demand for raw land increases, raising land costs region-wide. In addition, given that most easy sites to develop are gone, lot development can add to cost and challenging soils, or other site-specific constraints make affordable housing development difficult to achieve.

Labor shortages. According to input gathered from stakeholders in the community, the local construction infrastructure is stretched thin—with shortages in occupations key to the housing industry such as framers, electricians, carpenters, roofers, and even engineers.

NIMBYism. As the area continues to grow, current residents' opposition to increased density is likely to increase. This is a problem in all communities, from Fruita to Clifton. There is a cultural preference for space and low-density housing in the region. This resistance to higher density creates uncertainty in the building process, given that pressure from public input can lead to a project not receiving timely or applicable entitlements that would allow for higher density housing.

Regulatory Review: Land Use & Zoning

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. In conjunction with this strategy development Root Policy Research conducted a review of Grand Junction's zoning and development regulations to evaluate their impact on development activity and ultimately housing affordability. The review provides a high-level review

and comparison of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability. The full regulatory review is included in Appendix A and includes:

- Zoning and land use best practices to remove barriers to housing affordability,
- Grand Junction's current land use and development code, including current zoning,
- The adopted Land Use Plan, and
- An evaluation of development impact fees for residential development.

Areas of opportunity identified in the land use and development review are summarized below:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed use districts. To allow for residential infill development, the city should consider permitting duplexes/triplexes and rowhomes in lower density residential districts by right.

- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of housing products such as townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.

- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.

- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider adopting additional incentives for residential developments that meet the city's affordability goals such as deed restricted affordable units and reflects the vision of the community. Ensure available incentives, and fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process and project long-term benefit to the community.

- **Explore the feasibility of an inclusionary zoning requirement.** Through the comprehensive planning process and the development of the Housing Needs Assessment, the City of Grand Junction has made strides in understanding the housing needs of the community which is the first step toward increasing the supply of housing and promoting housing affordability. The City should explore the economic feasibility of an inclusionary zoning ordinance to increase the long-term supply of affordable units.

RECOMMENDED STRATEGIES

The following recommendations are based on Root Policy Research's experience working with peer communities and best practices; they were developed in conjunction with Grand Junction City Council, City staff, and Grand Junction Area housing stakeholders. Figure 3 summarizes the recommendations in order of anticipated implementation timeline; detailed descriptions of each recommendation follow the figure.

Figure 3. Recommended Strategies

	Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
1	**Participate in regional collaboration regarding housing/homelessness needs and services.**	Shortage of affordable/ attainable housing; barriers to affordable ownership; unique needs of special interest populations, housing diversity	1-2 Years	Work cooperatively with Mesa County, GJHA, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing.
2	**Adopt a local affordable housing goal(s).**	Shortage of affordable/ attainable housing.	1-2 Years	Develop a targeted housing strategy
3	**Implement land use code changes that facilitate attainable housing development and housing diversity.**	Barriers to affordable ownership; shortage of affordable/ attainable housing; unique needs of special interest populations.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
4	**Encourage development of accessory dwelling units (ADUs).**	Shortage of affordable/ attainable housing.	1-2 Years	Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods
5	**Formalize existing incentives and consider additional incentives for affordable housing development.**	Shortage of affordable/ attainable housing.	1-2 Years	Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
6	**Allocate city owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing.**	Shortage of affordable/ attainable housing.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Develop a targeted housing strategy.

Figure 3 (continued). Recommended Strategies

	Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
7	**Create a dedicated revenue source to address housing challenges.**	Shortage of affordable/ attainable housing; unique needs of special needs populations.	1-2 Years	Pursuing funding regionally at all levels.
8	**Provide financial support to existing housing and homelessness services and promote resident access to services.**	Housing instability and displacement; unique needs of special needs populations; barriers to homeownership.	2-4 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Providing supportive housing for at-risk and homeless populations. Publicizing and marketing affordable housing opportunities throughout the region.
9	**Support acquisition/ rehabilitation that creates or preserves affordable housing.**	Shortage of affordable/ attainable housing; housing instability and displacement; housing condition.	2-4 Years	Retaining and maintaining existing affordable housing stock.
10	**Consider implementation of an inclusionary housing/linkage fee ordinance.**	Shortage of affordable/ attainable housing.	2-4 Years	Working to preserve viable affordable housing stock and ensure long term affordability for new units built with financial assistance.
11	**Explore designation of an Urban Renewal Areas (URA) and utilization of Tax Increment Financing for affordable housing.**	Shortage of affordable/ attainable housing.	4-6 Years	Pursuing funding regionally at all levels.
12	**Consider adoption of a voluntary rental registry program in conjunction with landlord incentives.**	Housing instability and displacement; housing condition; shortage of affordable/ attainable housing.	4-6 Years	Retaining and maintaining existing affordable housing stock.

Source: Root Policy Research.

STRATEGIES TO ADDRESS HOUSING NEEDS

STRATEGY 1. PARTICIPATE IN REGIONAL COLLABORATION REGARDING HOUSING/ HOMELESSNESS NEEDS AND SERVICES.

The Grand Junction Area has a strong network of housing providers already collaborating regionally (e.g., Homeless Coalition and an ad hoc Housing Coalition). These stakeholders desire to increase regional efficiency and advocacy in pursuing funding and in implementing for effective housing strategies throughout the region. The City should participate in the efforts of the ad hoc housing coalition and other opportunities to advance regional housing/homelessness efforts and funding.

Benefits. Presents a unified approach to regional housing issues; increases efficiency in applications for funding and allocation of resources and defines common goals.

Challenges. Political challenges and differing perspectives on regional strategies.

Expected outcomes and keys to success. Works best with well-connected and collaborative stakeholders.

Recommended actions for Grand Junction:

- Continue to participate in Homeless Coalition and ad hoc housing coalition meetings and discussions;
- Participate in a policy and action group which would help spearhead policy efforts regional resource allocation throughout the Grand Junction Area;
- Monitor/investigate new and innovative potential funding sources (e.g., CDOH programs, health foundations, COVID relief funding sources and others).
- Partner with local employers and advocate for employer sponsored/subsidized housing.
- Consider regular data updates for the regional Housing Needs Assessment (every 3-5 years).

STRATEGY 2. ADOPT A LOCAL AFFORDABLE HOUSING GOAL(S).

Formally adopting local affordable housing goals helps establish a target for the city to monitor progress. Goal structure varies by community; for example goals can be:

- Output oriented (e.g., 10% of all housing units will be affordable to households earning less than 80% AMI by 2040);
- Input oriented (e.g., the City will allocate 20% of housing trust fund resources to services for people experiencing homelessness); or
- Value oriented (e.g., increase the supply of attainable ownership housing available to those making less than 100% AMI).

Goals should be related to identified needs, reflect City priorities, and provide clear direction with measurable outcomes.

Benefits. Signals to development community the City's desire for affordable development; provides a benchmark for the City

in navigating negotiations with developers and/or establishing incentives.

Challenges. Political challenges in defining goal; if goal specifies income category, may reduce flexibility in future; outcome-oriented goals are not always in the city's control.

Expected outcomes and keys to success. Outcomes vary depending on the goal as well as the other tools in place to help the city achieve its goal. This works best when paired with other tools and strategies designed to support the goal.

Recommended actions for Grand Junction:

- Work with housing coalition and non-profit partners to identify specific housing targets over the next five years to inform affordable housing production goal.
- Consider committing to a goal related to the housing gap or related to annual production of affordable housing units. For example "Reduce the housing gap by 500" or "Create 500 new affordable units over the next 5 years." Note actual target should be informed by anticipated production (see previous bullet).
- Include clear definitions of "affordable" and "attainable" housing in targets.
- Track annual affordable housing production (or other metrics) to measure progress toward goal.

STRATEGY 3. IMPLEMENT LAND USE CODE CHANGES THAT FACILITATE ATTAINABLE HOUSING DEVELOPMENT AND HOUSING DIVERSITY.

Land use and zoning regulations that provide flexibility, clarity, and incentives for residential development are essential for promoting the development of affordable housing. Zoning regulations that negatively impact residential development affordability include restrictions such as minimum house and/or lot sizes, limited land zoned for moderate density (missing middle) options and/or multifamily, prohibitions on accessory dwelling units, and prohibitions on manufactured housing. Specific opportunities for improvement in Grand Junction's code are identified and attached to the strategy report as Appendix A.

Benefits. This aligns with the City's comprehensive plan and provide an opportunity to increase housing diversity and affordability.

Challenges. Changes in allowed density, product type and parking are often met with public opposition.

Expected outcomes and keys to success. Increase housing diversity and naturally occurring affordable/attainable housing stock. Works best in communities with additional development capacity and where community vision (i.e., Comp Plan) is aligned with code updates.

Recommended actions for Grand Junction:

- 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.

STRATEGY 5. FORMALIZE EXISTING INCENTIVES AND CONSIDER ADDITIONAL INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT.

Development incentives to encourage developers/builders to build affordable housing can take many forms:

- Permit or process-oriented incentives (e.g., fast track development approval; city-assigned, dedicated planning advocate to help move the development through the approval process; reduction in public meeting requirements;
- Regulatory incentives such as density or height bonuses (allows for more units to be built than allowed by right by zoning);
- Fee waivers/rebates (Colorado state law allows impact fees to be waived for affordable housing); and
- Tax incentives for affordable development (or land donation to affordable development.

Development incentives are tied to a contractual commitment to produce an agreed-upon share of affordable units (can be rental or owner). Most policies mandate set asides of between 10 and 30 percent of units affordable to 50% to 80% of area median income (AMI), depending on the market, and set affordability periods that range from 15 to 99 years. The average length of time for deed restrictions is 30 years.

Benefits. Places burden on developers to create (or contribute to) city's housing goals but does so by providing benefit (typically in the form of additional profit) to developers--can be a win-win for developers and city. Can be structured to incentivize any kind of development (e.g., missing middle), not just affordable development. Signals City's development priorities to developers.

Challenges. Requires staff capacity to monitor compliance; can be challenging to structure in order to create affordable units depending on existing zoning and development process. (For example, density bonuses only work if the entitlement density is low enough to entice developers to accept the incentive).

Expected outcomes and keys to success. When well structured, incentives can be relatively high impact (generate moderate number of units) for very little cost to the city. Works best in growing markets and in communities with additional capacity for development.

Recommended actions for Grand Junction:

- Evaluate informal incentives previously extended to affordable (or other) development over the past 5 to 10 years.
- Convene local developers (affordable and market-rate) to evaluate the market demand for potential incentives.
- Codify desired incentives in City codes or affordable housing policy focusing on incentives that increase the supply of affordable housing.

STRATEGY 6. ALLOCATE CITY OWNED LAND (AND/OR STRATEGICALLY ACQUIRE VACANT OR UNDERUTILIZED PROPERTIES) FOR AFFORDABLE AND MIXED-INCOME HOUSING.

Property acquisition costs, especially in developed areas of the city, is a major component of the cost of developing affordable housing. The city and other public agencies, such as Mesa County and the State, own properties which could potentially reduce costs and facilitate development of affordable housing. While much of this property is either already utilized for public facilities or is inappropriate for residential development, there may be opportunities to leverage additional affordable and mixed-income housing through better utilization of publicly owned property.

It is increasingly common for local governments to donate, discount, or lease vacant land or underutilized properties (e.g., closed schools, vacant or out-of-date public sector offices) for use as residential mixed-income or mixed-use developments. Some properties are acquired after businesses have been closed for illegal use or very delinquent taxes.

These properties are held in a "land bank" by the City and eventually redeveloped by nonprofit or private developers through a Request for Proposal (RFP) process. Land banks vary in forms from single parcels to multiple, scattered site properties, to large tracts of land. The land can be donated, discounted, or offered on a land lease to the selected developer who agrees to a specified affordability level or community benefit. A good starting point in this process for any community is creating an inventory of existing public land that could be used for housing sites in the future.

Benefits. Conducting an initial inventory of publicly owned land is a low/no-cost step. Land banking and donation can reduce future development costs (particularly if acquired when land costs are low) and maintains flexibility in meeting future needs because the land can be held and then used for acute needs as they arise. Converting vacant land or underutilized retail can also have tax benefits to the city (performing residential, even if with a lower property tax value, is better than vacant and abandoned land from a revenue perspective).

Challenges. Acquiring land can be costly (depending on market cycle); limited supply and can require quick response to land available (staffing/authority concern); and there is a risk that future needs will not align with expected land use.

Expected outcomes and keys to success. Outcomes depend on existing land inventory and committed resources though there is potential for high impact (substantial number of units). This works best in communities where there is land available to repurpose; when the city can acquire land at reasonable costs (e.g., during a down market); and when the city has strong partnerships with non-profit developers or existing land trust programs.

Recommended actions for Grand Junction:

- Inventory existing public land (including land owned by the City, the County, State, the schools district, and others) and evaluate feasibility for residential development.
- Establish partnerships with local affordable developers and land trusts who may be able to develop the land into affordable rental or ownership units.
- Evaluate funding sources for land/property acquisition that could be utilized to create or preserve affordable housing.
- Actively watch for property and land to acquire to repurpose (this could include vacant land, underutilized/vacant commercial, and/or small naturally occurring affordable multifamily housing).

STRATEGY 7. CREATE A DEDICATED REVENUE SOURCE TO ADDRESS HOUSING CHALLENGES.

Local funding or a "Housing Trust Fund" can have an impact on meeting housing needs. "Trust funds" have grown immensely in popularity with reductions in federal funding for housing. Revenue sources are varied and include: General Obligation Bonds, Real Estate Transfer Taxes (RETT), commercial and/or residential linkage fees, sales tax, jurisdictional general fund set-aside or cash-in-lieu from inclusionary zoning buyouts, and other types of taxes, generally those that are directly tied to demand for housing.

Benefits. Can be used on a variety of programs to address needs across the housing spectrum; flexible funding source without federal regulations.

Challenges. Does not always have political support; efficacy is tied to level of funding; requires staff capacity to manage and allocate resources.

Expected outcomes and keys to success. Can be very effective, depending on funding amount and priorities. Works best when City has clear housing plan/goals and has staff capacity to manage.

Recommended actions for Grand Junction:

- If possible, appropriate funding in the short-term for implementation of the Housing Strategic Plan.
- Establish working group to evaluate the potential for sustainable, dedicated local funding and determine the most appropriate source of funds. Often, a General Fund allocation is the easiest way to initiate a Housing Trust Fund, but a dedicated stream is ideal for the long-term.
- Conduct analysis of the cost of other prioritized housing strategies and/or related capital items.
- Determine priorities for the fund—what programs/policies should it support? Consider the other strategies outlined in this report that require funding for efficacy.

STRATEGY 8. PROVIDE FINANCIAL SUPPORT TO EXISTING HOUSING AND HOMELESSNESS SERVICES AND PROMOTE RESIDENT ACCESS TO SERVICES.

Some CDBG funds are currently allocated to support nonprofits that are providing housing, housing services, and/or services to people experiencing homelessness, but additional funding would increase capacity. Top priorities among stakeholders included:

- Services and housing for people experiencing homelessness;
- Homeowner rehab program (grants or loans to assist low-income homeowners with needed repairs; can be emergency repairs or maintenance needed to preserve homes).
- Foreclosure and eviction prevention (can include housing counseling generally for mortgage debt restructuring; short-term emergency rent and utilities assistance for renters; and/or landlord-tenant mediation).
- Home ownership education outreach/workshops to lower income citizens who may qualify to own a home.
- Down payment assistance (programs that help households attain homeownership through financial support for closing costs and down payments).

In addition to financially supporting existing programs, the City could also promote participation by ensuring there is an accessible online inventory of housing programs (local and state) and qualifications in an easy-to-access format and in multiple languages. Programs can also be affirmatively marketed to historically marginalized populations and those with historical disparities in homeownership.

Benefits. Preservation is much less costly than new development; prevents displacement of existing residents. Generally low cost and high impact; provides assistance to those who need it most and reduces public costs related to homelessness and other social services by preventing foreclosure and eviction. Creates access to homeownership and housing stability.

Challenges. Requires funding and administration as well as strong non-profit partners

Expected outcomes and keys to success. Improves existing housing stock; reduces foreclosures and evictions; increase homeownership and can help with workforce retention. Works best with a trusted non-profit partner.

Recommended actions for Grand Junction:

- Evaluate the potential for a database (and source of communication) of affordable housing options in the community and/or promote the state's affordable housing search platform (www.coloradohousingsearch.com)
- Use the City's website to help promote existing housing options and services in the community.

- Contingent on implementation of Strategy 7, include additional funds in annual program allocation (alongside CDBG allocations).

STRATEGY 9. SUPPORT ACQUISITION/ REHABILITATION THAT CREATES OR PRESERVES AFFORDABLE HOUSING.

In this strategy nonprofits or for-profit affordable housing developers purchase privately-owned but low-priced housing options, or subsidized units with affordability periods ending ("at risk" affordable housing). Owners make needed improvements and institute long- term affordability. This strategy can also support conversion of hotels/motels into affordable or transitional housing. At-risk housing stock may include private rentals with rising rents, manufactured housing parks, or lower-cost single- family homes and real estate owned (REO) properties. Rental properties can be maintained as rental or convert to cooperative ownership. Ownership properties can be resold to lower-income families or leased as affordable rentals. A City's role is often to provide financial resources to non-profits for the acquisition and rehab projects. This program can also be structured as rehab grants to existing multifamily owners in exchange for contractual affordability.

Benefits. Generates guaranteed affordability out of existing stock (less costly than new development); can be used for rental or ownership.

Challenges. Can be difficult to identify properties, though it can be structured at the city level as a resource pool for non-profits, which reduces the staffing and management burden on the city.

Expected outcomes and keys to success. Generates some affordable units. Works best with a trusted non-profit partner.

Recommended actions for Grand Junction:

- Establish partnerships with local affordable developers who would own/manage the units.
- Contingent on Strategy 7, dedicate local resources to an acquisition/rehab program.
- Design RFP process for entities who wish to access funds or prioritize CDBG spending for the purpose of acquisition and/or rehabilitation of housing resources.

STRATEGY 10. CONSIDER IMPLEMENTATION OF AN INCLUSIONARY HOUSING/LINKAGE FEE ORDINANCE.

Policies that require or incentivize the creation of affordable (income-restricted) housing when new residential and/or commercial development occurs, either within the same development or off-site. Some inclusionary housing ordinances allow the developer to pay fees "in lieu" of developing the affordable units. Policies can be implemented as required or voluntary and can include "off-sets" and/or incentives for the provision of affordable housing.

Benefits. No direct cost to city other than enforcement, has the ability to generate a substantial number of units.

Challenges. Regularly faces opposition from development community who view such ordinances as putting full burden of current housing challenges onto new development.

Expected outcomes and keys to success. Generates substantial number of units when structured well. Works best in communities with additional capacity for development and that are experiencing growth.

Recommended actions for Grand Junction:
With the recent passage of Colorado HB21-1117, Colorado communities can now implement inclusionary housing that applies to both rental and for-sale development. Given this recent change, the City should consider this as a 5+ year strategy:

- Monitor new inclusionary programs implemented throughout the state and continue to evaluate whether such a program would be effective and appropriate in Grand Junction.
- Evaluate the option of inclusionary housing every 2 years to consider whether the City desires to institute a program.
- Interview existing program administrators and an economic feasibility study of the potential affordable requirements

STRATEGY 11. EXPLORE DESIGNATION OF AN URBAN RENEWAL AREAS (URA) AND UTILIZATION OF TAX INCREMENT FINANCING FOR AFFORDABLE HOUSING.

Revenue generated by borrowing against projected growth in property tax revenues within designated redevelopment (urban renewal) areas. All or a portion of the tax increment can be set aside for affordable housing preservation and production.

Benefits. Can generate affordable units or provide monies for incentives in new units within targeted areas; leverages new and/or existing funding source.

Challenges. Can impact total TIF package as property tax revenue on affordable developments may be low. URA can be cumbersome, expensive and time-intensive to establish and manage.

Expected outcomes and keys to success. Generates modest volume of affordable units. Works well when affordable housing is paired with uses that generate higher future tax revenue (e.g., retail)

Recommended actions for Grand Junction:
Convene task force to evaluate the viability of URA designation and TIF priorities. Interview other communities where this approach is used to evaluate how it could apply in Grand Junction, such as Colorado Springs, Fort Collins, Loveland, and Denver.

STRATEGY 12. CONSIDER ADOPTION OF A VOLUNTARY RENTAL REGISTRY PROGRAM IN CONJUNCTION WITH LANDLORD INCENTIVES.

Having a rental registration or license program (a program in which landlords are required to obtain a license from the City) make it easier to promote best practices and resources to landlords, identify problem landlords, and implement a variety of renter protections (such as housing quality standards). Voluntary registration programs can be paired with landlord incentives; examples include:

- Access to security deposit insurance in exchange for accepting housing choice vouchers;
- Access to grants or interest free loans for rehab in exchange for keeping units affordable (income restricted); and
- Access to grants or incentives in exchange for converting short term rentals to long terms rentals.

Landlords participating on voluntary programs typically also receive access to city-provided resources such as template leases (in English and Spanish), fair housing training, landlord-tenant mediation services, etc.

Benefits. Promotes equity, relatively easy to implement, provides resources to landlords.

Challenges. Monitoring and compliance is difficult (requires staff capacity).

Expected outcomes and keys to success. Depends on structure of program. Can improve existing housing stock (quality inspections and rehab), can create additional affordable housing stock, can improve conditions for renters and better equip landlords. Works in any market

Recommended actions for Grand Junction:
Form task force to review best practice research on program design and evaluate priorities for program implementation. Consider community and landlord engagement to help refine policy proposal.

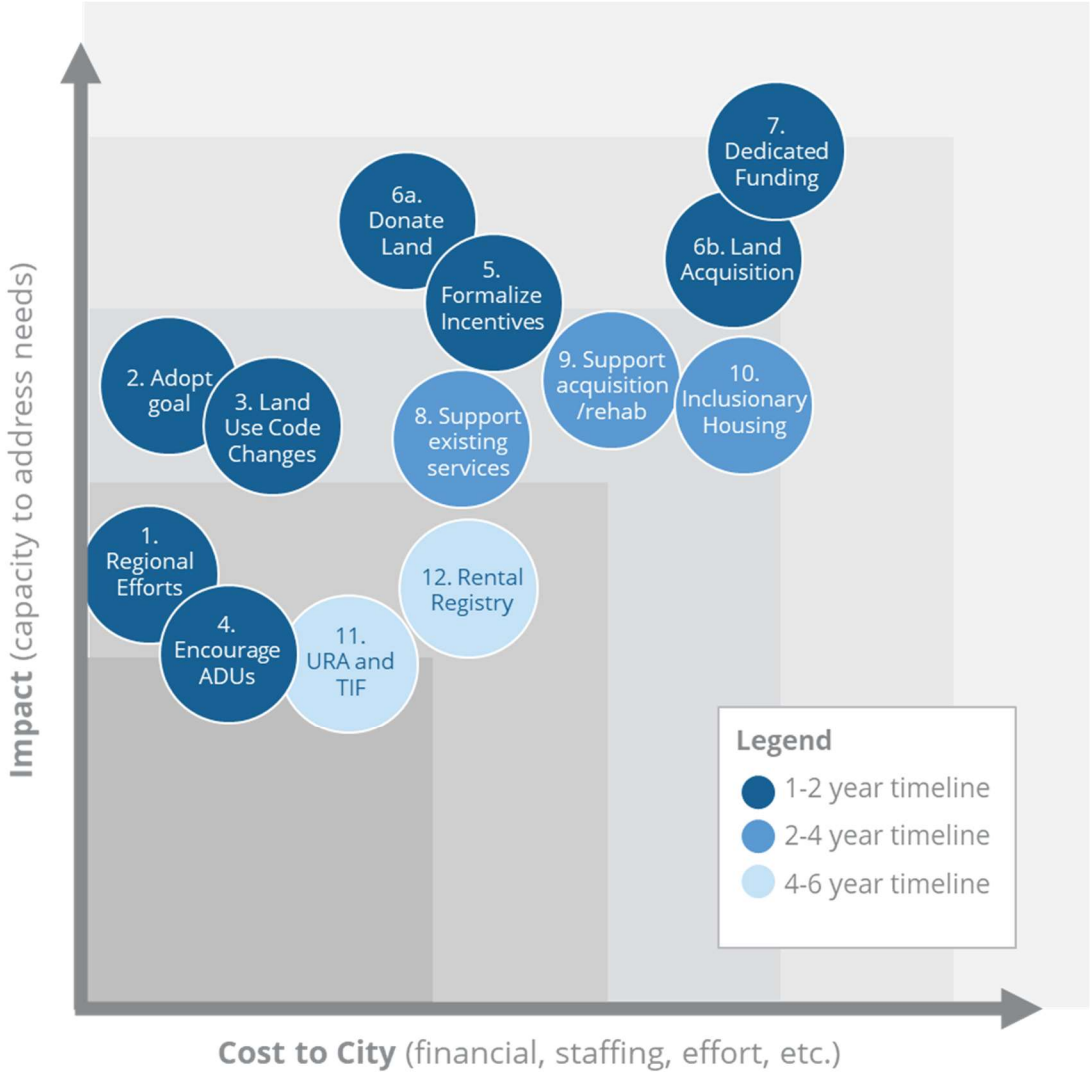
RELATIVE COST AND IMPACT OF STRATEGIES

Figure 4 plots the strategy recommendations along two axes to help gauge their relative cost and impact. It should be noted that "cost" is used broadly and can mean financial cost, staffing resources, political effort, etc. Note that cost and impact may differ from the figure depending on final policy/program design

Strategies in the lower left portion of the figure are generally low cost but also low impact. Cost increases as you move to the right (x-axis) and impact increases as you move up (y-axis). Strategies in the upper right are generally high cost but also high impact. Strategies are color-coordinated based on their implementation timeline.

This matrix should not be the only criteria for evaluating strategies but does provide some guidance in considering the most effective options given resource constraints.

Figure 4. Relative Cost and Impact of Recommended Strategies



Source: Root Policy Research.

CONCLUSION AND NEXT STEPS

As the City of Grand Junction continues to pursue implementation of the Comprehensive Plan—including building "Strong Neighborhoods and Housing Choices"—the strategies outlined above provide a roadmap for achieving desired outcomes and addressing identified housing needs.

A balanced housing stock accommodates a full "life cycle community"—where there are housing options for each stage of life from career starters through centenarians—which in turn supports the local economy and contributes to community culture. Encouraging the market to develop sufficient supply to meet demand as well as actions that help mitigate price increases and preserve both market-rate and publicly assisted housing affordability will help provide essential housing for residents of Grand Junction.

Implementation of the strategies will require the City to address housing challenges head-on, pursue new policies, programs, and funding sources, and work collaboratively with regional stakeholders and public-private partnerships.

APPENDIX A.

Land Use and Development Review

APPENDIX A.
Land Use and Development Review

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. This appendix provides a high-level review of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability.

The review includes zoning and land use best practices to remove barriers to housing affordability—discussed in the context of Grand Junction's current zoning ordinance and opportunities for improvement—focusing on zoning districts and permitting uses, development standards, parking standards, and incentives for affordable housing. The review also discusses the future land use plan presented in the Grand Junction Comprehensive Plan along with an evaluation of development impact fees for residential development. The section concludes with a summary of opportunities for Grand Junction; these opportunities are also discussed in the Grand Junction Housing Strategy.

Zoning Districts and Permitted Uses

In response to housing affordability challenges and lack of diversity in housing typology, jurisdictions across the country are increasingly modifying land use codes to allow missing middle housing—duplexes/triplexes, rowhomes, and Accessory Dwelling Units (ADUs)—in single family zones.[1] Missing middle housing refer to a diverse set of housing types that result in smaller, more affordable, and provide more density compared to single family homes. It is a best practice to include a broad range of mixed-use zone districts that occupy the majority of the spectrum of zone districts to permit a variety of housing types for middle income households. Additionally, permitting multifamily development across a wide variety of mixed-use districts more effectively produces communities that support neighborhood-serving retail and commercial operations and small businesses by allowing the market to supply services near households.[2]

Grand Junction's current code. The city has adopted ten residential districts, a variety of mixed-use and commercial districts, and form based residential districts. The ten residential districts provide for a range of residential development, in

[1] Affordability in this context encompass both income restricted as well as naturally occurring affordable housing.

[2] Elliott, Donald L. *A better way to zone: ten principles to create more livable cities.* Island Press, 2012.

addition to the mixed use districts, shown in Figure A-1. Residential districts range from rural densities to districts intended to discourage large lot development and encourage concentrated urban growth in community centers. According to the city's zoning ordinance, the purpose for the R-12, R-16, and R-24 districts are to, "allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood."

Figure A-1.
Residential Use Table

Note:
A=allowed; C=conditions; Blank=nor permitted.

Source:
Chapter 21.04 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Business Residence											A	A	A	A	A	A	A	A	A	A	
Two-Family Dwelling				A	A	A	A	A			A	C									
Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A					
Multifamily						A	A	A	A	A	A	A	A	A			A	A			
Accessory Dwelling Unit	A	A	A	A	A	A	A	A			A		A								
Agricultural Labor Housing	A															A					
Manufactured Housing Park						A	A	A													
All Other Household Living						A	A	A													

Areas of opportunity. The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.

Residential Development Standards

Flexibility in development dimensional standards provides opportunities for residential product diversity (e.g., multifamily, townhomes, and duplexes) and a mix of uses to encourage more affordable residential development—compared to traditional single-family zoning. Conversely, zoning regulations that negatively impact residential development affordability include minimum house and/or lot sizes, limited land zoned for missing middle options and/or multifamily, prohibitions on ADUs, secondary ADUS, restrictions on land zoned and available for multifamily and manufactured housing.

Grand Junction's current code. The residential development standards summary table in Figure A-2 below provides land development requirements in each district. Overall, these residential development standards allow for a wide range of housing types in the city. Minimum density requirements for R-5 to R-24 residential zones discourage large lot single family

detached housing development and may promote the development of missing middle housing types and promote affordability. These zones provide an alternative to the traditional single-family regulations in zones R-R to R-4. However, minimum lot sizes and densities may increase the cost of residential development and discourage missing middle housing.

Figure A-2.
Residential Use Table

Source:
Chapter 21.03 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Minimum Lot Size (min.)	5 acres	1 acre	30,000 sq. ft.	15,000 sq. ft.	7,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	n/a	n/a	n/a
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	6	8	12	16
Density (max units per acre)	1/5 acres	1	1	2	4	6	8	12	16	n/a

Figure A-3 shows the development standards for mixed use and commercial districts. For mixed use and commercial districts, maximum heights and residential development densities are likely to have the most impact on the number of units constructed and the affordability of those units. Similar to mixed use minimum densities in residential districts, minimum densities along commercial corridors increase the opportunity for more residential units and helps provide access to transit.

Figure A-3.
Mixed Use and Commercial Development Standards

Source:
Chapter 21.03 Grand Junction Municipal Code.

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Minimum Lot Size (min.)	5,000 sq. ft.	10,000 sq. ft.	n/a	20,000 sq. ft.	20,000 sq. ft.	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Lot Coverage (max)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Height (max)	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)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a

Areas of opportunity. The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of certain housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. There is an opportunity to examine the potential for reducing or eliminating these standards to increase development capacity and thereby affordability.

Parking Standards

Parking standards can vary based on use rates and existence of public parking lots in the area. The traditional standard of two parking spaces per dwelling unit is reasonable in low density residential districts, but many cities are adopting lower parking standards near transit, multifamily development, and mixed-use areas.

Some communities establish parking standards to account for lower vehicle ownership rates among certain types of households, such as seniors and low-income households. Senior apartments, assisted-care units, congregate care facilities, and studio and one-bedroom apartments are likely to have lower parking demand than developments of the same size. A zoning policy that requires an equal number of parking spaces per bedroom will result in an oversupply of parking.

Grand Junction's current code. Grand Junction requires the typical two parking spaces for single family and duplex units with one additional unit required per accessory dwelling unit (ADU)—for example, a duplex with an ADU would require five off-street parking spaces. For multifamily development, the number of spaces required is based on the number of bedrooms per unit. For one-bedroom units 1.25 spaces are required, two-bedroom units require 1.5 spaces, and three or more-bedroom units require 2 spaces. The city does allow projects to request an alternative parking plan but this can be cumbersome and add expense to a project.

Areas of opportunity. Although these requirements are not unreasonable, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. Grand Junction should consider adjusting parking standards downward to promote affordability and greater land utilization.

Incentives for Affordable Housing

Incentives are formalized affordability requirements in exchange for development benefits such as fee waivers, expedited permitting, tax abatements, and density bonuses. To encourage the development of affordable housing, the code should recognize the difficult economics involved and should offer incentives. Common incentives include smaller lots, increased density in multi-family areas, reduced parking requirements, or waivers or reductions of application fees or development impact fees.

While zoning and subdivision incentives alone are often not enough to make development for lower levels of AMI economically feasible, they can be part of a broader package of incentives (for example, including financial incentives or land contributions) that make those projects feasible.

Grand Junction's current code. Grand Junction currently discounts transportation impact fees (50% reduction per additional story) in the city "redevelopment areas" to encourage development in those areas. Additionally, Grand Junction's Zoning and Development Code currently allows for the City Council to waive impact fees imposed on affordable housing development.

Areas of opportunity. Consider additional incentives for residential developments that meet the city's affordability goals and reflects the vision of the community.[3] The recently adopted Comprehensive Plan suggests the City, "explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy." The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.

A note about inclusionary zoning. In 2021, the Colorado General Assembly enacted House Bill 21-1117 which permits local governments to enact inclusionary zoning ordinances on rental units (for-sale was already allowed). Inclusionary zoning generally regulates new development or redevelopment to encourage the construction of new affordable units. Local governments must provide one or more alternative options to constructing the units such as a fee in-lieu or land dedication.

Additionally, in order to adopt an inclusionary ordinance, local governments must take one or more of a set of actions to increase the overall number and density of housing units. As specified in HB21-1117, these potential actions include:

- *Adopt changes to its zoning and land use policies that are intended to increase the overall density and availability of housing, including but not limited to:*
    - *Changing its zoning regulations to increase the number of housing units allowed on a particular site;*
    - *Promoting mixed-use zoning that permits housing units allowed on a particular site;*

[3] See Housing Strategy for additional details on specific incentive recommendations.

- *Permitting more than one dwelling unit per lot in traditional single family lots;*
- *Increasing the permitted households size in single family homes;*
- *Promoting denser housing development near transit stations and places of employment;*
- *Granting reduced parking requirements to residential or mixed use developments that include housing near transit stations or affordable housing developments;*
- *Granting density bonuses to development projects that incorporate affordable housing units; or adopting policies to promote the diversity of the housing stock within the local community including a mix of both for sale and rental housing opportunities;*

- *Materially reduce or eliminate utility charges, regulatory fees, or taxes imposed by the local government applicable to affordable housing units;*
- *Grant affordable housing developments material regulatory relief from any type of zoning or other land development regulations that would ordinarily restrict the density of new development or redevelopment;*
- *Adopt policies to materially make surplus property owned by the local government available for the development of housing; or*
- *Adopt any other regulatory measure that is expressly designed and intended to increase the supply of housing within the local government's jurisdictional boundaries.*

Areas of opportunity. Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made reasonable strides and efforts toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

Future Development

Adopted planning documents including the Comprehensive Plan and Zoning Ordinance establish a vision for future development and a roadmap to achieve that vision through land use regulations. In addition to the most common regulatory barriers, the geographic zoning patterns and development trends influence housing choice and affordability.

The City of Grand Junction adopted the updated Comprehensive Plan in December 2020. The Comprehensive Plan provides insight into the vision for future residential development in the community. The following excerpts from the Plan provide population growth estimates, housing unit estimates, and the future land use plan to provide needed housing types.

- **Population growth estimates.** "Grand Junction is expected to continue to represent approximately 40 percent of Mesa County's population over the next 20 years. This would result in a population of approximately 90,000 people within City limits by 2040–an increase of 23,071 people. Similarly, the State Demographer has estimated that, by 2040, the population within the Urban Development Boundary will account for an additional 34,000 people for a total of approximately 124,000 in the City's planning area."

- **Housing unit estimates.** "Based on the projected population growth and the city's average household size of 2.29 people, approximately 11,400 additional housing units will be needed within City limits by 2040. Housing options that address a variety of needs such as cost, quality, age, and type are a key concern in Grand Junction.

  Grand Junction's housing supply will need to grow and diversify to meet the community's future needs. Today, Grand Junction has an estimated 27,990 housing units. This inventory is predominantly single-family homes: 62 percent of all housing units are detached. Of owner occupants, 85 percent live in single-family units compared to 32 percent of renters, while 55 percent of renters reside in apartment units."

- **Future land use.** "To support the community in meeting current and anticipated housing needs, the Comprehensive Plan policies and the Land Use Plan encourage the creation of more mixed-use, walkable neighborhoods and mixed-density neighborhoods with a wider range of housing types. Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors.

  The Land Use Plan is a tool to guide future development within the City and its Urban Development Boundary. It will be applied through day-to-day decision making as a means to help implement a shared vision for the physical growth of the City. The plan includes a map that depicts locations for different types of land uses and a description of each land use."

Figure A-4 shows a map of the Land Use Plan for the City of Grand Junction presented in the Comprehensive Plan. Medium to high density residential development is concentrated near downtown, near shopping and employment centers and along major transportation corridors.

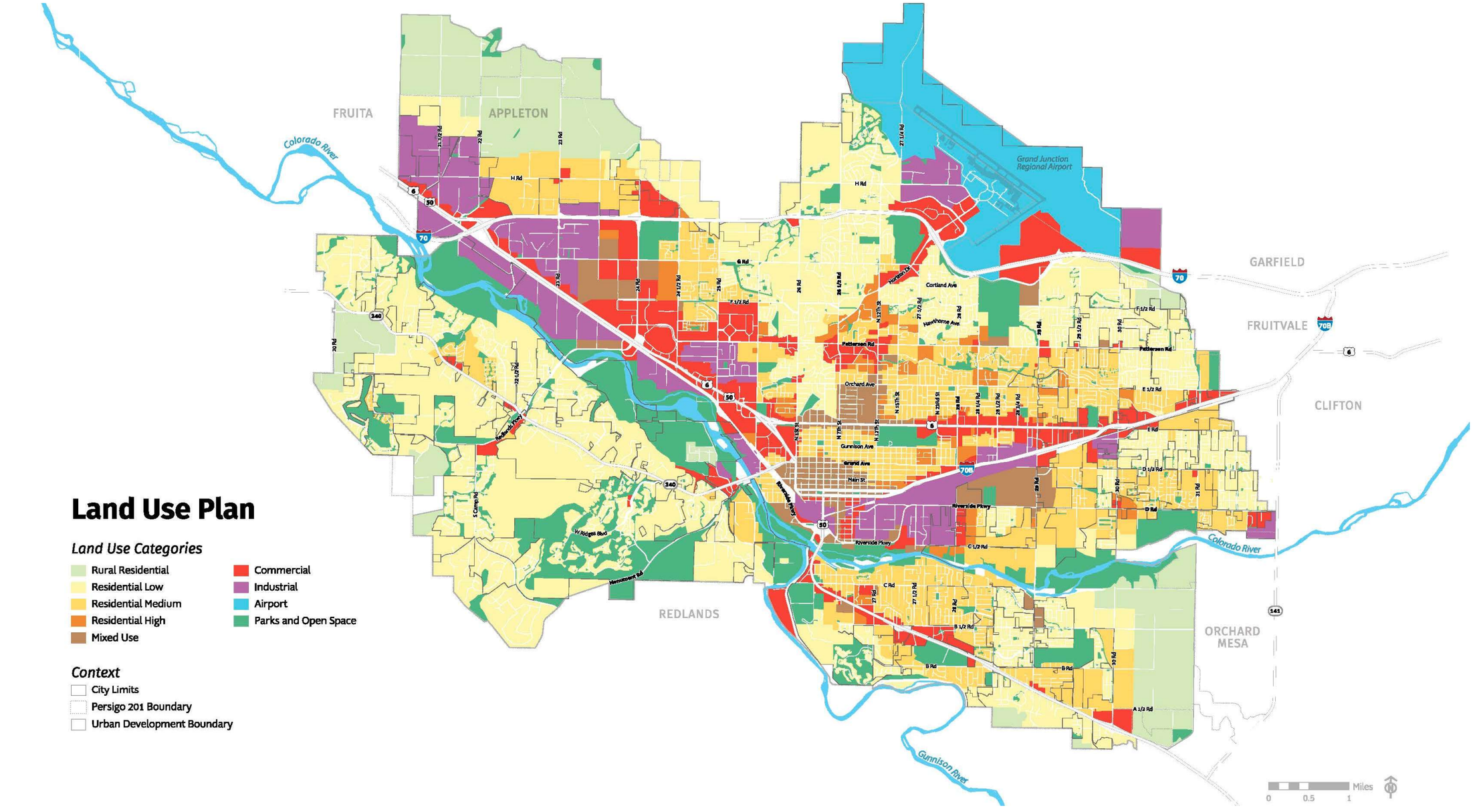
Development impact fees. Impact fees are imposed on new development to support the additional infrastructure required to service new development. Common impact fees include water, wastewater or sewer, transportation, fire, police, parks and recreation, and schools. Stakeholders indicated the City of Grand Junction's impact fees are prohibitive for multifamily

residential development. A comparative analysis of fees with other communities in Colorado was conducted to evaluate the city's fees, and the city's impact fees have not been identified as a barrier to development.

Areas of opportunity. The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, "Strong Neighborhoods and Housing Choices." The plan outlines the following actions to achieve this principle.

- Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
- Partner in developing housing strategies for the community.
- Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
- Promote the integration of transportation mode choices into existing and new neighborhoods.
- Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

Figure A-4. Future Land Use



Source: City of Grand Junction

Summary of Areas of Opportunity

The following opportunities were identified through this land use and development review:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.

- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of "missing middle" housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.

- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.

- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider additional incentives for residential developments that meet the city's affordability goals and reflect the vision of the community. The recently adopted comprehensive plan suggests the city, "explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy." The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.

- **Explore the feasibility of an inclusionary zoning requirement.** Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made strides toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

- **Implement the comprehensive plan.** The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, "Strong Neighborhoods and Housing Choices." The plan outlines the following actions to achieve this principle.
    - Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
    - Partner in developing housing strategies for the community.
    - Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
    - Promote the integration of transportation mode choices into existing and new neighborhoods.
    - Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. XX-22

A RESOLUTION ADOPTING EXPEDITED REVIEW FOR AFFORDABLE FOR SALE AND FOR RENT UNITS IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

In May 2021 the City in conjunction with several housing agencies completed a Grand Valley Housing Needs Assessment (HNA). The HNA showed a poverty rate in Grand Junction of 16% which is well above the state average, a rental housing gap of 2,168 units for households earning less than $25,000 (roughly 30% to 50% Average Monthly Income [AMI]), a need for accessible housing units for the 15% of the City's population that are disabled, and a generalized substandard condition of housing units within the community.

In response to and informed by the HNA, in October 2021, the City Council adopted a Housing Strategy outlining twelve (12) strategies tailored to address certain needs identified in the HNA with two of the top needs being “production and availability gaps including needs for additional affordable rentals and “starter homes and family homes priced near or below $250,000.”

As demonstrated in the HNA, the City’s most acute housing needs are for rental units for households below 30% AMI and up to 60% AMI and for ownership units for households at or below 80% AMI.

In June 2022, the City Council approved Resolution 48-22 and adopted a definition of *Affordable Housing* as “Housing units with a contractual requirement (deed-restriction or income restriction of no less than 30 years) that keeps the cost of rent or mortgages affordable to households making 80% or less of AMI” and includes a goal to increase the total housing stock in the City for residents at 80% AMI or less by 225 to 350 units over the next 5 years (an average range of 45 to 70 units per year).

At the August 1 City Council workshop, an incentive for the production of affordable housing units was discussed which would work to implement the Council’s adopted Housing Strategy 5: Formalize Existing Incentives and Consider Additional Incentives for Affordable Housing Development. With the direction garnered from that discussion, Staff prepared a resolution for consideration at the September 7 Council meeting that provided an incentive with the purpose of encouraging the development, both by non-profit and for-profit developers, of affordable housing units anywhere within the City of Grand Junction.

In early October, Staff conducted a series of focus groups whereby not-for-profit, for-profit and affordable housing developers attended. Over 30 people participated, with some of the city's largest for-profit multi-family developers and single-family home developers/builders participating, alongside non-profit organizations including GJHA, Housing Resources of Colorado, and Habitat for Humanity. Focus group participants cited that increasing the speed of the development process could provide cost savings to a project.

For the reasons stated in the Recitals, the City Council of the City of Grand Junction does hereby adopt a policy to "Expedite Review" of any project that commits to the construction of at least 10 percent of the units as Affordable, consistent with the City's adopted definition. This resolution shall become effective immediately and without further action by the City Council, the terms and provisions of this resolution shall expire on December 31, 2025.

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

The City Council of the City of Grand Junction does hereby adopt a policy to "Expedite Review" of any project that commits to the construction of at least 10 percent of the units as Affordable, as follows:

A. Expedited Review For Sale Units. Any project or subdivision including at least 10% of the units as 80% AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.

B. Expedited Review For Rent Units. Any project including at least 10% of the units as 60% AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.

ADOPTED AND APPROVED THIS 21st day of December 2022.

ATTEST:

_____

Anna M. Stout
President of the Council

_____
Amy Phillips
City Clerk

Grand Junction City Council

Regular Session

Item #5.e.

Meeting Date: December 21, 2022

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentne

Information

SUBJECT:

A Resolution Supporting the Application to the Recycling Resources Economic Opportunity Program

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Public Health and Environment for the Recycling Resources Economic Opportunity (RREO) Program

EXECUTIVE SUMMARY:

The Colorado Department of Public Health and Environment Recycling Resources Economic Opportunity Grant is intended to fund projects, sustainable beyond the grant period, that will enhance the financial viability of recycling, composting, reuse, repurposing, and waste reduction in Colorado and will create new jobs in the state. The purpose of this item is to consider an application for the 2023 grant cycle.

BACKGROUND OR DETAILED INFORMATION:

This is an opportunity to apply for the Colorado Department of Public and Environment for the Recycling Resources Economic Opportunity (RREO) Grant Program which requires assurance of municipal approval and community support. Funding for this grant program was created by the Recycling Resources Economic Opportunity (RREO) Act of 2007, which collects a surcharge on solid waste taken to Colorado landfills for disposal. The act established that recycling is an important way to realize environmental benefits as well as economic benefits to the state, including job creation. This is the 15th funding cycle for Request for Applications #41056. This cycle has a total of $2 million available and the program requires that applicants request a minimum of $50,000 in grant funds to be eligible.

There are two funding term options for this award. The City has elected to apply for Option 1. The program anticipates Option 1 funding will be available from July 2023 through June 30, 2024. All funds must be spent, and the project fully implemented by June 30, 2024. There is no match requirement for this RFA. However, cash or in-kind match included in applications demonstrates investment in the success of the project and may result in a higher application score. The City proposes to request grant funding in the amount of $896,082 with a 9 percent match for an estimated total project cost of $985,650. If funded, the City would utilize dollars to make necessary upgrades to the newly acquired GJCRI facility. Upgrades to the facility and equipment will allow the facility to serve more of the community, enhance financial viability, and facilitate greater waste reduction.

Applications for the program are due by January 5, 2023. Award notices are estimated for March 6, 2023 with an estimated contract effective date of July 3, 2023, for selected applications.

FISCAL IMPACT:

The City is requesting $896,082 from the Colorado Department of Public Health and Environment. The total project is estimated at $985,650.00 and includes a 9% match of $89,568.00. Being a newly acquired program for the City, improvements for this facility are still being evaluated and identified and have not yet been included in the City's capital improvement plan. Capitalizing on grant opportunities directed at this program will be vital to a continued high level of service and expansion of services. If City Council authorizes the grant application and it is awarded, the spending of the awarded funds will be added to the 2023 budget through supplemental appropriation.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 98-22, a resolution supporting the grant application to the Department of Public Health and Environment for the Recycling Resources Economic Opportunity Program for equipment and upgrades to the recycling facility.

Attachments

1. Resolution - FY23RREOGrant (2)

RESOLUTION NO. 22-##

A RESOLUTION SUPPORTING THE APPLICATION TO THE RECYCLING RESOURCES ECONOMIC OPPORTUNITY PROGRAM THROUGH THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Recitals:

The City Council of the City of Grand Junction by with and through this Resolution expresses its support for the *Recycling Resources Economic Opportunity (RREO) Program* application that the city will make to the Colorado Department of Public Health and Environment (CDPHE) for the recycling facility and equipment upgrades project ("Project"). The City must demonstrate municipal and community support through approval of the application by City Council.

The Colorado Department of Public Health and Environment has allocated $2 million to the program which will be dispersed in amounts no less than $50,000. A Request for Applications has been issued.

The Recycling Resources Economic Opportunity Grant is intended to fund projects, sustainable beyond the grant period, that will enhance the financial viability of recycling, composting, reuse, repurposing, and waste reduction in Colorado and will create new jobs in the state. In accordance with grant purposes, the City proposes to make necessary upgrades to the GJCRI facility. Upgrades to the facility and equipment will allow the facility to serve more of the community, enhance financial viability, and facilitate greater waste reduction. The project will begin in July 2023 and is expected to conclude in June 2024.

The City is requesting Colorado Department of Public Health and Environment grant funding in the amount of $896,082 for the project. The City staff has recommended that the City Council support the Grant application and if awarded that the Grant be utilized.

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

1: The City Council of the City of Grand Junction strongly supports the application to CDPHE to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such CDPHE grant application.

2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project, and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the CDPHE grant.

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

Passed and adopted this ___ day of _____, 2022.

Anna Stout
President, Grand Junction City Council

ATTEST:

Amy Phillips
City Clerk

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: December 21, 2022

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Greg Caton, City Manager

Information

SUBJECT:

Department of Local Affairs Request Regarding The Regional Center

RECOMMENDATION:

Staff Recommends Approval.

EXECUTIVE SUMMARY:

Mesa County Board of Commissioners, City of Grand Junction, and Colorado Mesa University, representing the key stakeholders interested in the responsible re-development and proper cultural recognition of the Grand Junction Regional Center property are requesting the Department of Local Affairs' (DOLA) support for an administrative grant in the amount of $25,000. Each organization will support the grant with matching funds totaling $25,000 to develop a conceptual plan for the property that is congruent with the City of Grand Junction's Comprehensive Plan, Mesa County's Master Plan and Colorado Mesa University's Outline Development Plan on this corridor.

Scope
Regular communication with the Colorado Department of Human Services and the Grand Junction Housing Authority has resulted in our coalition receiving multiple environmental studies of the Grand Junction Regional Center property. These studies quantify the level of environmental remediation needed to re-develop the site. The first phase of this project is to utilize existing resources and reports to develop a current cost estimate (taking into consideration dramatic construction inflation) for the remediation and demolition required to prepare the property for redevelopment.

The second phase of the project is to retain a qualified design firm to develop a schematic design of the property that we believe might achieve broad support from key stakeholders interested in the future of the property. Priorities central to this effort will include, but are not limited to:

- Honoring and processing the complicated history of The Teller Institute and its impact on indigenous cultures
- Advancing sustainability initiatives such as geo-exchange heating and cooling and large-scale photovoltaic solar electricity generation
- Attainable housing
- Community engagement

Project Budget & Timeline

With a budget of $50,000 and staff support from each organization, we believe we can help paint a picture for all stakeholders about what type of forward-thinking re-development options might be best suited for the Grand Junction Regional Center. The funds will be used to hire appropriate design experts with experience in this area.

BACKGROUND OR DETAILED INFORMATION:

Over the past number of years, the Colorado Department of Human Services has been in regular communication with Mesa County, the City of Grand Junction, and Colorado Mesa University about the future of the Grand Junction Regional Center property. The Colorado General Assembly has passed multiple pieces of legislation directing the Department to relocate residents in its care, assess its cultural heritage, and eventually dispose of it to a local government or "sister" state agency.

It is our understanding from the Colorado Department of Human Services that the last remaining clients currently living at the Grand Junction Regional Center facility will be re-located from the property by August of 2023. Because the Colorado General Assembly has specified that the property can only be transferred to a local government or another state agency, we all feel a sense of urgency to develop re-use ideas in a proactive manner.

FISCAL IMPACT:

Mesa County has agreed to serve as fiscal agent for the DOLA grant. The City's fiscal impact would be $8,334.

SUGGESTED MOTION:

I move to (support/not support) the request for funding and authorized the Mayor to sign the attached letter.

Attachments

1. 12 20 22 Coalition DOLA Regional Center Request

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

December 20, 2022

Colorado Department of Local Affairs
c/o Dana P. Hlavac
Regional Manager-Northwest
222 South 6th Street, Room 409
Grand Junction, CO 81501

Dear Mr. Hlavac:

As you may know, each of our organizations have been in regular communication with the Colorado Department of Human Services about the future of the Grand Junction Regional Center property. Over the past number of years, the Colorado General Assembly has passed multiple pieces of legislation directing the Department to relocate residents in its care, assess its cultural heritage, and eventually dispose of it to a local government or "sister" state agency.

As key stakeholders interested in the responsible re-development and proper cultural recognition of the property, we write today to request your support for an administrative grant in the amount of $25,000 – which each of our organizations will support with matching funds totaling $25,000 – to develop a conceptual plan for the property that is congruent with the City of Grand Junction's Comprehensive Plan, Mesa County's Master Plan and Colorado Mesa University's Outline Development Plan on this corridor.

Scope

Regular communication with the Colorado Department of Human Services and the Grand Junction Housing Authority has resulted in our coalition receiving multiple environmental studies of the Grand Junction Regional Center property. These studies quantify the level of environmental remediation needed to re-develop the site. The first phase of this project is to utilize existing resources and reports to develop a current cost estimate (taking into consideration dramatic construction inflation) for the remediation and demolition required to prepare the property for redevelopment.

The second phase of the project is to retain a qualified design firm to develop a schematic design of the property that we believe might achieve broad support from key stakeholders interested in the future of the property. Priorities central to this effort will include, but are not limited to:

- Honoring and processing the complicated history of The Teller Institute and its impact on indigenous cultures
- Advancing sustainability initiatives such as geo-exchange heating and cooling and large-scale photovoltaic solar electricity generation
- Attainable housing
- Community engagement

Project Budget & Timeline

With a budget of $50,000 and staff support from each of our organizations, we believe we can help paint a picture for all stakeholders about what type of forward-thinking re-development options might be best suited for the Grand Junction Regional Center in the coming years. The funds will be used to hire appropriate design experts with experience in this arena.

Financial Need

While each of our organizations have a vested interest in the responsible redevelopment of this property, none of us currently have budgeted funds available to engage the full scope of the project we have described. Each of our organizations have committed $8,334 (and in-kind staff support) to match an administrative grant from DOLA but the only way our coalition will be able to complete this project would be by securing this outside funding.

Project Urgency & Readiness to Begin Work

It is our understanding from the Colorado Department of Human Services that the last remaining clients currently living at the Grand Junction Regional Center facility will be re-located from the property by August of 2023. Because the Colorado General Assembly has specified that the property can only be transferred to a local government or another state agency, we all feel a sense of urgency to develop thoughtful re-use ideas in a proactive manner (rather than waiting for the property to become vacant to begin a planning/visioning process).

The Energy & Mineral Impact

Grand Junction E&MI Grant Language: The cyclical business cycles related to energy and mineral industries in the Grand Junction area has resulted in sometimes unpredictable economic impacts to the region over the years. Both housing shortages and surpluses have resulted from these cycles. High unemployment rates and wage decreases have impacted the local economy. More recently, Mesa County experienced negative impacts associated with a prolonged downturn in the natural gas industry. Exploration and development in Mesa and surrounding counties had increased significantly in the years leading up to 2008. At the height of activity, Mesa County had 501 drilling permits. By 2014 the County had only 74 drilling permits, in the last 12 months there were no new drilling permits. This sharp decline in energy activity coinciding directly with the nation-wide financial recession had impacts from which the local economy is still recovering. City and County revenues have fluctuated corresponding with these cycles and the partners included in this letter are all working tirelessly on economic diversification to lessen the impact these downturns deliver.

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

Thank you in advance for your consideration of this request. While each of us are committed to this project, Mesa County has agreed to serve as fiscal agent of the DOLA grant if we are fortunate enough to secure you support.

With thanks,

Commissioner Cody Davis, Chair Mesa County Board of Commissioners	Mayor Anna Stout City of Grand Junction	John Marshall, President Colorado Mesa University

Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: December 21, 2022

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Orchard Mesa Pool Update

RECOMMENDATION:

This item is for City Council discussion and possible direction.

EXECUTIVE SUMMARY:

The Orchard Mesa pool was constructed in 1983 and needs a full renovation. The 2014 Intergovernmental Agreement (IGA) that is included with this agenda documentation is the most recent agreement between the pool partners, School District #51, the City and Mesa County. This was signed on December 9, 2014. It expired on December 9, 2019, and was not renewed by the parties. In the IGA, several terms are relevant to this current discussion as cited in that document:

1. “The term of this Agreement will be for five years commencing on the date that it is signed by all parties and ending five years thereafter. On mutual agreement of the Parties, this Agreement, together with amendments if any, may be renewed for three additional five-year terms”.

The 2014 IGA affirms ownership of the pool by the School District as noted in the 2014 Agreement:

1. “The Parties agree that because the Pool is located on District property that the District is and shall be the owner of the Pool. As the owner, the District shall provide property loss coverage for the Pool/pool building. The City and/or the County may separately procure property coverage (s) insuring their own interests”.

The 2014 IGA explains that upon termination of this agreement, the School District as the owner shall have the right to use, sell or otherwise dispose of the Pool premises:

1. “The City and County shall have no claim to the Pool and/or the real property on which it is located. The parties may upon expiration or termination agree to a disposition of the Pool and/or equipment but absent an agreement, the District as owner shall have the sole right to use, sell or otherwise dispose of the Pool premises, including but not limited to the real property, as it determines in its sole and absolute discretion. Improvements made to the Pool including but not limited to fixtures as defined by Colorado law shall accrue to the District upon expiration or termination of the Agreement”.

BACKGROUND OR DETAILED INFORMATION:

Instead of continuing to meet regularly under the 2014 IGA, the pool partners met sporadically from late 2019 and into 2020. At the most recent meeting on February 20, 2020, all pool partners agreed to continue funding the pool based on the current arrangement for the time being. The City and the County split the operational subsidy (costs minus revenue from fees) and the School District covered utilities.

Mesa County informed the other partners in the fall of 2021 that they would reduce their annual contribution to $75,000 for 2022 (down from about $110,000) from the previous year. This has increased the City’s share of covering the operating subsidy.

The most significant recent development is that the City has been leading the renovation effort of the Orchard Mesa Pool, which began in the spring/summer of 2022 at Council direction. This included selecting Ohlson Lavoie Corporation (OLC) partnered with Counsilman-Hunsaker (CH) to renovate the pool. This contract is for $523,722, which was approved by City Council on August 17, 2022. The contract includes fees for full design, including construction administration for the completion of the renovation project. OLC and CH have collectively designed more than 600 similar aquatic facilities.

Since Council’s approval of the contract, the design process has begun, and costs have been incurred by the City. The City has acted on the assumption the other pool partners would contribute to the renovation. The School District pledged, during the 2020 discussions, $547,000 towards the needed improvements. This pledge by the School District is verified in the enclosed letter from then School Board President Tom Parrish. This money was originally budgeted in the 2019 Orchard Mesa Middle School re-build to demolish the Orchard Mesa Pool and adjoining gym.

Mesa County has budgeted $800,000 towards the project in their 2023 budget. However, School District #51 has now pulled out and refused any type of financial contribution despite the pledge in 2020 by the School Board President. Although not the owner, the City was willing to take on the operation and spearhead the renovation, as

evidenced by the $523,722 design and engineering contract executed on August 17, 2022.

In short, the City has come forth with a proposal to take on sole operation, maintenance, and ownership of the Orchard Mesa Pool if the other pool partners, Mesa County and School District #51 each contribute $800,000. The City would then renovate the facility and the other pool partners would be released from their obligations, historical or otherwise, to contribute to the Orchard Mesa Pool. Mesa County has agreed. School District #51 has declined.

FISCAL IMPACT:

There is no direct fiscal impact from this item.

SUGGESTED MOTION:

Attachments

1. Orchard Mesa Pool Board IGA
2. District 51 Letter Regarding Pool
3. Public Comment

Orchard Mesa Pool IGA

INTERGOVERNMENTAL AGREEMENT RESTATING AND AMENDING THE RELATIONSHIP BETWEEN THE CITY OF GRAND JUNCTION, MESA COUNTY AND MESA COUNTY VALLEY SCHOOL DISTRICT 51 CONCERNING THE ORCHARD MESA SWIMMING POOL

THIS AGREEMENT ("Agreement") is made and entered into by and between MESA COUNTY, hereinafter called "County," MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51 hereinafter called "District" and THE CITY OF GRAND JUNCTION, hereinafter called "City," collectively the City, the County and the District may be referred to as the "Parties." The Agreement shall be effective on the date that it is signed by all Parties.

RECITALS:

The City, County and District are currently parties to a 1982 agreement together with subsequent amendments ("Old Agreement(s)") concerning the operation and maintenance of the Orchard Mesa Pool ("Pool" or "the Pool"), the floor plan of which is depicted in the attached Exhibit "A", the northern edge of which abuts a common hallway shared with Orchard Mesa Middle School. The parties agree that this shared hallway and the Orchard Mesa Middle School are the District's sole responsibility.

The Old Agreement(s) have served the Parties well since their inception in 1982; however, the arrangement(s) together with the amendments thereto that have been made over time, in totality, are not perfectly clear and a comprehensive restatement of the terms concerning the Pool would be beneficial to the Parties.

Beginning in 2010 the County determined that it would no longer participate in funding the Pool as it had for many years in accordance with the Old Agreement(s). Despite the County's decision, the Old Agreement(s) were never terminated and recently the County re-considered its position and agreed that it would again fund the Pool on condition that the Old Agreement(s) be restated and amended by the Parties. It is the Parties' intent that this new agreement supersedes and replaces the previous agreement between the Parties.

Each party, the City, the County and the District have certain obligations under the Old Agreement(s) that could be better defined. With better definition the Parties will clearly understand and agree on such important topics as 1) ownership, 2) continued operations and 3) a method for setting a budget and expending funds for the continued operation and maintenance of the Pool.

In the main the Parties agree that the provision of aquatic recreation is important to the public in general and specifically to those persons utilizing the Pool. With that understanding and for the general purposes of meeting the needs of the community, the Parties enter into this agreement as authorized by §18, Article XIV of the Colorado Constitution, §29-1-203, C.R.S., § 22-32-122(1), C.R.S. and other applicable law.

The Parties individually and collectively do hereby express their present and future intentions to support the continued success of the Pool on the terms and conditions stated herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other valuable consideration, the sufficiency of which is acknowledged for both the formation and enforcement of this Agreement, the Parties agree as follows:

1. The term of this Agreement will be for 5 years commencing on the date that it is signed by all parties and ending 5 years thereafter. On mutual agreement of the Parties this Agreement, together with amendments if any, may be renewed for 3 additional 5 year terms. The Agreement is subject to annual appropriation by the Parties of the funds necessary to defray the expenses arising out of or under the Agreement and/or operation of the Pool. In the event of non-appropriation the agreement shall terminate. The Parties agree that consideration paid and given is sufficient to support this Agreement and the enforcement of the same.

2. The Parties agree that because the Pool is located on District property that the District is and shall be the owner of the Pool. As the owner the District shall provide property loss coverage for the Pool/pool building. The City and/or the County may separately procure property coverage(s) insuring their own interests.

3. The City and County shall have no claim to the Pool and/or the real property on which it is located. The Parties may upon expiration or termination agree to a disposition of the Pool and/or equipment but absent an agreement, the District as owner shall have the sole right to use, sell or otherwise dispose of the Pool premises, including but not limited to the real property, as it determines in its sole and absolute discretion. Improvements made to the Pool including but not limited to fixtures as defined by Colorado law shall accrue to the District upon expiration or termination of the Agreement.

4. The Parties shall jointly establish a board or committee ("Pool Board") to provide policy direction relating to the funding and management of the Pool during the term of this Agreement or any extension thereof. The Pool Board shall be comprised of one member of City Council, one member of the Board of Commissioners and one member of the District 51 School Board. The Parties shall each respectively designate and assign a member to the Pool Board.

Appointment shall be by and in a manner customary to each appointing entity. City personnel, as the managers of the Pool shall serve as staff to the Pool Board. Bylaws and/or procedural rules deemed necessary or required for the conduct of the Pool Board shall be drafted and approved by it.

5. The Pool Board shall recommend an annual budget and capital improvement plan(s) to the City Council, the Board of County Commissioners and the School Board; in the event that all three do not agree on a budget the last approved budget shall control until a new budget is approved or this Agreement is terminated. The annual review and budget recommendation by the Pool Board may include but not necessarily be limited to recommending changes to programming, scheduling and/or alternative approach(es) to management such as privatization, creation of a district and/or other alternatives; however, no recommendation shall be effective until formally adopted by the City, the County and the District.

6. The City and the County shall equally share the cost, less the expenses paid by the District, of the operation and maintenance of the Pool. Expenses shall be reviewed by the Pool Board and a budget shall be recommended by the Pool Board for adoption by each member.

a) The Pool Board shall compare the expenses for operation and management services with the revenue derived from the operation of the Pool and the budgeted subsidies and shall recommend the subsequent years' budget(s) such that expenses do not exceed revenue (including a subsidy from the City and County as recommended by the Pool Board and as the same is annually budgeted as provided in paragraphs 4 and 5.)

b) For purposes of this Agreement expenses is defined as and includes City inter-fund charges, which are the costs associated with the City's overhead and management of the operations including, information technology, finance, legal, risk management and other , fees and costs of operation and maintenance of the Pool and all direct staff costs, indirect staff costs of the Recreation Supervisor and Recreation Coordinator assigned to manage and oversee the Pool operations and serve as staff to the Pool Board, hiring costs incurred by the City, lifeguard certification and training (currently Ellis and Associates) fees, mileage and uniform costs.

c) The Pool Board shall recommend the fees and charges for Pool usage to the governing bodies of the City, County and District. All fees and charges collected by the City above and beyond the expenses (except for fees charged by District 51 for its use as the same is further described in paragraph 17) shall be considered revenue for the use and benefit of the Pool Board's recommendation of a budget for the operations and maintenance of the Pool.

7. The Parties acknowledge and agree that the City staff will occasionally recommend major capital expenditures related to the Pool facilities and/or necessary to provide the services referenced in this Agreement. The Pool Board shall consider capital expenditures as part of the annual budget process.

8. The Pool Board shall consider, and if a majority thereof deems it advisable, recommend the establishment of a capital maintenance fund for the Pool. Any and all supplemental budget requests shall first be presented to the Pool Board for its consideration. If and/or when budgeted the City and County shall contribute equally to the maintenance fund in order to maintain the Pool and pool building in a safe and useful condition. The City, as staff to the Pool Board, will make recommendations for improvements that:

a) are planned;

b) will keep the Pool in reasonable compliance with the Americans with Disabilities Act ("ADA"), 42 U.S.C. 1201 *et seq.* and the Virginia Graeme Baker Pool and Spa Safety Act, 15 U.S.C. 8001 *et seq.* and all other applicable legal and safety standards;

c) fund emergency repairs, pending the payment of insurance claim(s), if any; and,

d) fund necessary capital maintenance.

9. All supplies and equipment reasonably required by the City and the cost of the Ellis and Associates Comprehensive Aquatic Risk Management Program ("Ellis") or a comparable program, which shall be purchased by the City and County and shall be accounted for as expenses. A list of supplies and equipment necessary or required to operate the Pool is provided in Exhibit "B" – OM Pool Maintenance – Supplies.

10. In its operation of the Pool the City shall apply the standards and customary practices it requires together with those required by the Ellis Program or a comparable successor to Ellis. , called for in the program. A description of the Ellis program is attached as Exhibit C and incorporated by this reference as if fully set forth herein.

11. The City shall promptly notify the Pool Board and the District's Chief Operations Officer if the physical condition of the Pool is not conducive to the safe conduct of any programmed activity in the Pool and/or if maintenance practices may impact in any way, the scheduling of activities in the Pool.

12. With and through the budget process the Pool Board shall be responsible for reviewing and recommending changes to the funding and/or operations of the Pool. In the event that a budget is not approved by the Pool Board or one or more of the governing bodies (City, District or the Board of County Commissioners) then the Pool Board may recommend that the Pool be closed, [or privatized; any recommendation that results in the permanent

closure, or fundamental change to the operation of the Pool as contemplated by this Agreement shall a) require unanimity of the Pool Board and b) absent an emergency as defined herein occur no sooner than 12 months after the recommendation is made to the District, the City and the Board of County Commissioners.

13. For purposes of this Agreement an emergency is:

a) an Act of God or the declaration of a local, state or federal emergency that directly effects the continued ability to operate the Pool; and/or

b) an unforeseen event, such as contamination by bacteria, communicable disease or some other happening and/or order by an agency having authority following an event or happening to close the Pool and/or render it unusable;

c) lacking the occurrence of a) or b) above a failure of any Party to budget and/or fund the Pool is not an emergency.

14. The District agrees to allow the City and County to use the Pool during the term of this Agreement or any extension thereof without need or requirement of compensation to the District; during the term of this Agreement or any extension thereof the District's sole financial obligations to the Pool's operating expenses shall be the payment of premiums for property insurance covering the Pool, internet access in the Pool area (recurring charges and network connection(s) for use by the City for scheduling), and payment for all gas and electric utilities, water and trash service reasonably necessary for operation of the Pool.

15. The City agrees to provide all required labor for the operation of the Pool. Labor for purposes of this Agreement is lifeguards, janitorial staff, swim instructors, guest service representatives and pool managers. The City will pay as an expense of the operation of the Pool all wages, salaries, benefits and workers' compensation insurance premiums and inter-fund charges for the required labor and operations of and for the Pool. Personnel who will work on District property are required to meet the same requirements for background checks, CBI criminal history and fingerprinting as District personnel.

16. The City will provide basic daily maintenance and janitorial services.

17. The City will manage the Pool for and schedule all open swim, swim lesson and special event participants, including for District sponsored uses. The City staff will collect the revenues generated by public swim, swim lessons, private parties and special events and concessions and the revenue shall be used to pay the expenses of the Pool. Fees and charges for District-sponsored users (i.e., physical education classes, swim team practice/meets and District-sponsored events) shall be determined by the District; the District shall not be required to pay the City and/or County for use of the Pool for District purposes.

Fees, if any, collected by the City for the District shall be promptly paid to the District in the amount agreed and determined by the District and the City. District-sponsored uses shall have priority over use by the general public during normal school hours.

18. The City will pay as an expense of the operation of the Pool the liability insurance premiums, for coverage with limits and deductibles to be agreed-upon by the Parties but in any event in amounts no less than the most current limits established by the Colorado Governmental Immunity Act, 24-10-101 *et seq.*, C.R.S., as from time to time amended. The County and the District shall be named as loss payees, with insurance declaration sheets provided to them.

19. As part of the budget the Pool Board shall budget for and create an insurance reserve account for the purposes of paying the property and casualty deductible(s) incurred in the event of a claim(s). The City shall maintain the account for the use and benefit to the parties.

20. The Parties understand and agree that each and every one of them may be protected by, and will rely on and do not waive or intend to waive by any provision of this Agreement, the limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, 24-10-101 *et seq.*, C.R.S., as from time to time amended.

21. To the extent authorized by law and/or insurance the City agrees to indemnify and hold harmless the County and the District and their officers and employees, from and against all liability, claims, demands and expenses, including court costs and attorney fees, on account of any injury, loss or damage, which arise out of or are in any manner connected with the operations and programming work to be performed by the City under this agreement, if such injury, loss or damage is caused by, or is claimed to be caused by, the act, omission, or other fault of the City or any officer or employee of the City.

22. Any person(s) employed by the City, the County or the District that performs work hereunder shall be and remain the employee(s) of the respective party and not agent(s) or employee(s) of another party.

23. No party may assign or delegate its obligations under this Agreement or any portion thereof without the prior written consent of the other Parties.

24. Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either Party should fail or refuse to perform according to the terms of this Agreement; such party may be declared in default.

25. This Agreement may, absent an emergency, only be terminated by giving the other parties written notice of no less than three hundred sixty-five (365) days advance notice of termination. In the event of an emergency the Pool

Board shall recommend a means for termination or suspension of this Agreement. Termination shall not prevent any party from exercising any other legal remedies which may be available to it. Any party's failure to appropriate the funds necessary to defray the expenses assumed by each through the adopted budget shall constitute a default and be cause for termination of the agreement.

26. The Parties shall reasonably comply with the applicable provisions of the ADA and any and all other applicable federal, state or local laws and regulations.

27. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. Only an instrument in writing signed by the parties may amend this Agreement.

28. The traditional rule that ambiguities shall be construed against the drafter is waived.

29. Venue for any action arising out of or occurring under this Agreement shall be in the District Court for Mesa County, Colorado. The agreement shall be controlled by, construed and interpreted in accordance with the law of the State of Colorado.

30. The Parties agree that any and all disputes, claims or controversies arising out of or relating to this Agreement shall be submitted for mediation, and if the matter is not resolved through mediation, then the parties may proceed to District Court.

This Agreement has been negotiated and agreed to by, with and through the common effort of the Parties and as such each waives and foregoes the customary rule that ambiguities are construed against the drafter.

In the event of any ambiguities the Parties agree to a liberal construction of the Agreement and to give meaning, purpose and effort to attempting to resolve the ambiguity(ies) in favor of continuing the Agreement for the benefit of the communities that they serve.

The Parties, individually and collectively, intending to be bound to the terms and conditions hereof do sign and bind the entity for which he/she/they sign.

Bruce Harris 11-26-14

City of Grand Junction – date

Mayor Title

John Justman 11-24-14

Mesa County Board of Commissioners - date

Chair Title

[signature] 12-9-14

Mesa County Valley School District 51 – date

President Title

Exhibit A

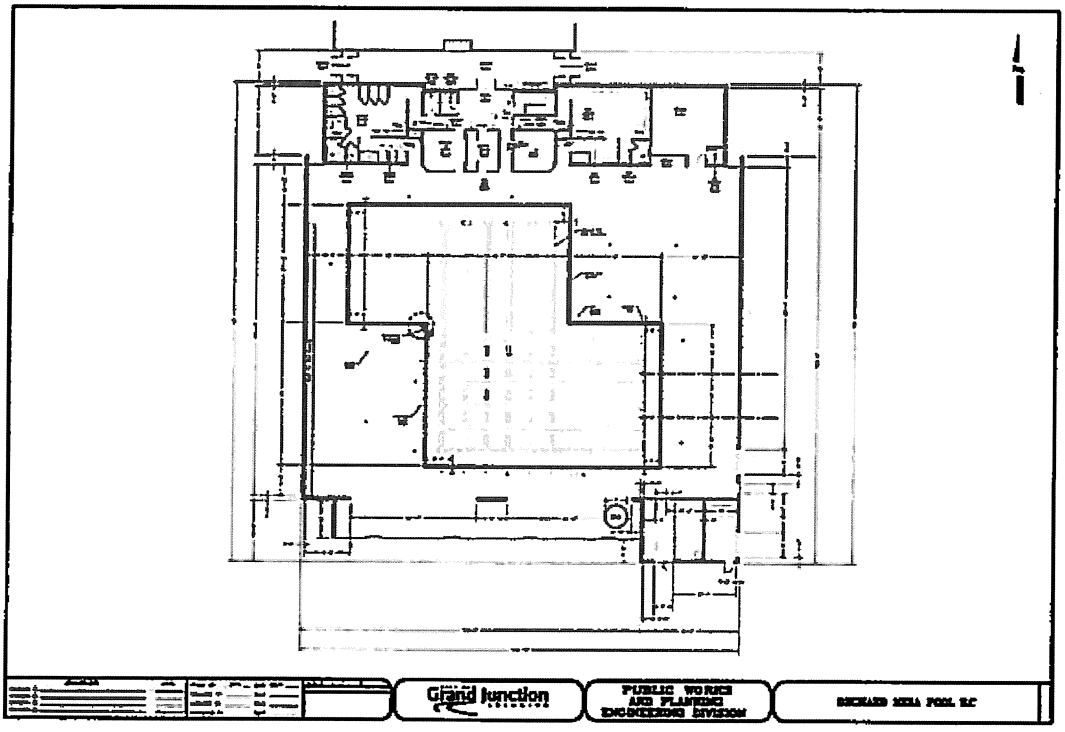

Grand Junction
PUBLIC WORKS AND PLANNING ENGINEERING DIVISION

Exhibit B

Orchard Mesa Community Center Pool
Operating Supply/Equipment List

- Cost of Goods Sold
  - Swim diapers, goggles, and miscellaneous resale items
  - Lifeguard supplies
- Food Stuffs
  - Pre-packaged concession items for resale
- Operating Supply
  - Life vests
  - Cleaning supplies (brushes, cleaners, detergent, etc.)
  - Lifeguard textbooks
  - Lifeguard renewal fees
  - Rescue equipment
  - Wristbands
  - Office supplies (printer paper, receipt paper, pens, etc.)
- Uniforms/Clothing
  - Shorts, shirts, and swimsuits
  - Whistles and lanyards
  - Fanny packs and hats
- Chemicals/Fertilizers
  - Calcium hypochlorite, shock, muriatic acid, etc.
- Repairs/Maintenance
  - Plumbing repair and equipment
  - Door repair and equipment
  - Boiler, solar pump, slide, hot tub, and all other pool mechanical repair and maintenance
  - HVAC repair and maintenance
  - Window repair and maintenance
  - Lighting repair and maintenance
- Telephone
  - *Monthly service fees
  - Air cards for back-up internet access
- Utilities
  - Gas
  - Sewer
  - Solid Waste
  - Water
- Professional Development
  - Safety School registration and travel expense
  - Lifeguard instructor training registration and travel expense
- Contract Services/Maintenance
  - Ellis & Associates operational audits
  - Ellis & Associates retainer fee
  - Alarm fees
  - Pest control
  - Armored car service
  - Fire alarm inspection
  - Health Department inspection
  - Chemical system service
- Data Processing
  - **Annual and replacement IT related charges

Exhibit B cont.

* Telephone includes basic telephone service, voice lines, and long distance service based on the two phones assigned to the pool.

** Includes equipment replacement accrual to replace PCs, laptops, and tablets. PC's and Laptops are replaced every 4 years so the accrual amount each year is 1/4 of the estimated replacement cost for each PC or laptop, and basic charges which is a share of the costs for network infrastructure and support, help desk, desktop software, and copier/printer charges and is based on the number of PCs assigned to each department/division. Two computers are assigned to the facility.

Exhibit C

Ellis & Associates, Inc. (E&A)

Jeff Ellis & Associates, Inc. (E&A) was founded in 1983 with the express purpose of reducing the loss of life due to drowning. Since that time the Mission statement has progressed toward "elimination of drowning events through Proactive Aquatic Risk Management". This began through the creation of a unique lifeguard training, today known as the International Lifeguard Training Program™ (ILTP®). Over the years, Ellis & Associates has built upon the implementation of this training and developed the Comprehensive Aquatic Risk Management Program™ (CARMP™). CARMP™ utilizes the ILTP® Training as a foundation for the overall aquatic safety protection systems deployed at client facilities.

Comprehensive Aquatic Risk Management Program™ (CARMP™)

CARMP™ is the flagship program, providing aquatics risk management consultation that goes way beyond simply "lifeguard training". Its unique services along with 24 hour a day, year round access to resources and experts gives facilities who are serious about aquatic safety all the tools needed to be successful. Among the many services included is the onsite aquatic facility operational safety audit. Audits are designed to identify potential risk exposures before they become catastrophic followed by consultation to reduce or eliminate the identified exposure. Ellis & Associates' CARMP™ client facilities have an unmatched performance record and include some of the largest recreational aquatic venues in the world, hosting millions of visitors each season.

International Lifeguard Training Program™ (ILTP®)

The ILTP® is a comprehensive course that includes complete CPR/Emergency Oxygen/First Aid/AED Training. Practical hands-on training, in conjunction with scenario based training, provides for an experiential training content. When practicing rescue skills for an unconscious Guest in Distress, participants are practicing water skills, and also implementing AR/CPR/FBAO, First Aid skills, Oxygen Administration/BVM/Manual Suction and AED use, all in a single scenario based emergency simulation. All of the skills are integrated – CPR/First Aid/AED/Oxygen/BVM are not strictly classroom based. The textbook information is covered in a classroom setting, however, these skills are then integrated and practiced repeatedly, in scenario based simulated emergencies. These simulated events are never the same; all elements of the skill base must be utilized in order to be successful, and lifeguards must complete given tactile, hands-on, practice with simulated events and real people.

Accomplishments of Ellis & Associates

The REACH of Ellis & Associates:

- E&A works with over 600 organizations in the United States and around the world, servicing approximately 100 million guests annually.
- E&A clients and training centers train over 37,000 lifeguards every year.
- E&A conducts over 1,500 Aquatic Safety Operational Audits every year.

The INNOVATION of E&A:

The first training organization to develop equipment based rescues, utilizing the rescue tube.

- This increased not only the effectiveness of the rescue, but it made it significantly safer for the rescuer and the guest.
- Other training organizations, such as the American Red Cross have since adopted the use of the rescue tube after it was proven effective by E&A.

The first training organization to incorporate proactive elements to lifeguard training that could be measured and evaluated such at the 10/20 Protection Standard.

- Lifeguards required to be able to see all parts of their Zone of Protection® area and spotting a guest in distress within 10 seconds and subsequently be able to reach the guest in distress within 20 seconds of recognition.

The first training organization to include in-water rescue breathing as part of its training and rescue protocol.

- Other training organizations have since included similar protocol as an option, but not as standard practice.
- The American Heart Association, in its 2010 ECC Guidelines, highlighted the effectiveness of in-water rescue breathing to a guest in distress who can be recognized and reached quickly – something E&A lifeguards are uniquely qualified to do!

Uniquely recognize the need for site-specific training techniques that are appropriate for the many environments and staffing situations. E&A helps our clients, "Make it work!"

- For example, lifeguards are taught techniques to perform suspected spinal injury management with a large team or with two lifeguards regardless of depth of water. They then extend beyond this ability with innovative use of backboard equipment to extricate guests from a pool safely that makes the most effective use of available staff and maximizes the safety of the guest.
- While other training organizations have adopted some of these procedures, they default to a "one size fits all" approach that limits the practical application of skills in unique environments.

The first training organization to include all required training elements in one comprehensive training course, requiring one textbook.

- Other training organizations have since combined some course elements, but E&A remains the only that covers all content in a single textbook.

As of 2005, the first training organization to have a blended-learning course option that includes both an online learning portion and an in-person practical test out.

- Years later, other training organizations have added an online course option to their offerings.

As of 1996, the first training organization to require supplemental oxygen support as a training component and rescue protocol.

- Despite years of evidence that emergency supplemental oxygen is effective treatment of a guest who has been rescued after a submersion event, other training organizations still maintain this as optional.

As of 2000, the first training organization to require the use of automated external defibrillators (AED) as training and rescue protocol.

- This was instituted years before it became commonplace to even see AED equipment in public places.
- E&A is proud of the role it has played in raising awareness and training in the use of AED equipment for over 14 years.

The first and only training organization that incorporates a one-of-a-kind Comprehensive Aquatic Risk Management Program (CARMP) that works with the lifeguard training to provide systems that create and maintain a culture of safety, reducing or eliminating risk exposures, and ultimately keeping guests safe.

- This accountability-based program focuses on key objective accomplishment with protocols that meet both uniform standards and site-specific needs of each unique aquatic environment.

The first training organization to include accountability audits of lifeguards – Aquatic Safety Operational Audits.

- Lifeguards at E&A CARMP facilities receive a license that requires that all aspects of their position be demonstrable at a "test-ready" level at all times.
- Lifeguards are secretly video recorded while they are performing their lifeguarding duties and evaluated on their ability to maintain the 10/20 Protection Standard, professionalism, protection from the environment, and other behavior components designed to maximize the lifeguard's effectiveness in preventing an incident from occurring in the first place. Next, those lifeguards are subjected to on-the-spot evaluation of their rescue abilities, followed by an administrative evaluation for supervisor and facility. If problems are discovered at any point, they are remediated thus mitigating risk before a catastrophic event can take place.

The first and only training organization that maintains long term data on rescue trends and outcomes, allowing E&A to adjust or refine training when the evidence suggests this is needed.

- Most other training organizations rely on theoretical opinions while we seek to constantly test the norms to ensure that we are always providing the best care possible.

As of 2001, the first and only training organization that evaluates and measures the effectiveness of its lifeguards in both qualitative and quantitative manners. This is accomplished through the Vigilance Awareness Training Program® (VAT®).

- E&A has utilized its VAT® program to train and condition lifeguards to recognize guests in distress at the surface, below the surface and on the bottom of a pool in the actual conditions the lifeguard will be expected to perform. This is then evaluated at the facility and audit levels to make sure the standard is being maintained.

E&A continues to innovate its training and risk management to provide the cutting edge in aquatic safety and education to its clients and ultimately, the industry.

School District 51
MESA COUNTY VALLEY
Every student, every day, learning for life!

February 10, 2020

City Council of Grand Junction
Mesa County Commissioners

Dear City Council of Grand Junction and Mesa County Commissioners,

As members of the Mesa County Valley District 51 School Board of Education, we want to reiterate our position that, first and foremost, our mission is to provide a high quality education and pathways to the future for all of our students. All of our resources, financial, as well as, the efforts of nearly 3,000 employees, are targeted to accomplishing that mission. Our community, as well as, the State of Colorado expect this of us.

While we do not want to be in the business of operating a pool on an ongoing basis, we are willing to divest our interests in the pool by giving it to the City of Grand Junction. We will then contribute the cost of the planned demolition and abatement for the pool building (approximately $547,000) to the City/County to be applied towards the needed repairs.

It is clear from a review of the attached OM Pool agreements (see attachment) that the City and County are responsible for operation and maintenance of the pool, including any capital improvements. District 51 has fulfilled all of our obligations under these agreements.

As an alternative proposal, D51 would continue our annual contribution of nearly $40,000, through the spring of 2021, for operation of the pool facility. This will give the City/County another opportunity to find some other means to fund improvements and continued operation of the pool.

If the City and/or County chooses to close the pool, District 51 will complete our obligations under the 2014 agreement and dispose of the property.

Sincerely,

Tom Parrish

Tom Parrish, President
Board of Education

Attachment

c: Diana Sirko, Superintendent
Phil Onofrio, Chief Financial Officer

Attachment

The School District, the City and the County have a long history of cooperating on community issues, one of which is the Orchard Mesa Pool, which dates back to 1982. In the original agreement, the District provided the land for the "pool and building and related parking". "Construction costs and fees for the erection of the Orchard Mesa Community Center Pool will be shared equally by the City and the County". "Pool facilities and the structure containing the same shall be owned jointly by the City and the County". In addition, "The City and County agree to pay all operational and maintenance costs...and pay such extraordinary expenses as may be necessary to keep the pool facility operational". In addition, "the City and County will be responsible for demolition and removal of pool and / or building once it ceases to exist as a pool".

In 1987 the City Council, County Commissioners, and the School Board reviewed the agreement with all three parties agreeing to extend the contract. The School District also agreed to assume all electrical costs.

In 2014, an agreement was signed that restated and amended the 1982 agreement. The District agreed that the "shared hallway and the Orchard Mesa Middle School (Gym) are the District's sole responsibility". "Beginning in 2010 the County determined that it would no longer participate in funding the Pool". "Despite the County's decision...the County re-considered its position and agreed that it would again fund the Pool".

Item 2 of the 2014 agreement states, "The Parties agree that because the Pool is located on District property that the District is and shall be the owner of the Pool." Before this statement, the Pool facility was considered to be owned by the City and County and located on District property. The District believes that in 2014 there was considerable deferred maintenance when the City and County "gave" the pool to the School District.

Item 3 "The City and County shall have no claim to the Pool and/or the real property on which it is located. The Parties may upon, expiration or termination, agree to a disposition of the Pool and/or equipment; but absent an agreement, the District as owner shall have the sole right to use, sell or otherwise dispose of the Pool premises...". It is the District's responsibility to demolish the pool and gym upon termination of this agreement and therefore we would offer the cost of demolishing to the City and /or County.

Item 7, of the 2014 agreement, "The Parties acknowledge and agree that the City will occasionally recommend major capital expenditures related to the Pool facilities and/or necessary to provide the services referenced in this Agreement. The Pool Board shall consider capital expenditures as part of the annual budget process".

Item 8, "the Pool Board shall consider, and if a majority thereof deems it advisable, recommend the establishment of a capital maintenance fund for the Pool. All supplemental budget requests shall first be presented to the Pool Board for its consideration. If and/or when budgeted the City and County shall contribute equally to the maintenance fund in order to maintain the pool and pool building in a safe and useful condition." Please notice the School District is not asked to contribute to capital requests.

Item 14, "during the term of this Agreement or any extension thereof the District's sole financial obligations to the Pool's operating expenses shall be the payment of premiums for property insurance covering the Pool, internet access in the Pool area... and payment for all gas and electric utilities, water and trash service reasonably necessary for operation of the Pool.

Janet Harrell

Subject: FW: Save the Pool

From: Caleb Ferganchick <calebfergan@gmail.com>
Sent: Wednesday, December 21, 2022 3:21 PM
To: Council <council@gjcity.org>
Subject: Save the Pool

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hey all,

I had hoped to attend Council tonight but realized I "doubled dipped."

Terrible pounds aside, I hope that the City will not make the terrible decision to cease support and operations of the OM pool, particularly without a concrete and established replacement for year round community access. I support the Save the Orchard Mesa Pool organizers.

I hope ya'll have a peaceful holiday season.

--



Caleb Ferganchick (he/they)
Shop Manager | Paddleboard Adventure Company
Head Coach | CHS Speech & Debate
Organizer | Slamming Bricks

M (970) 985-8175 **E** calebfergan@gmail.com
W https://calebferganchick.com/

Grand Junction City Council

Regular Session

Item #8.a.i.

Meeting Date: December 21, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

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

RECOMMENDATION:

The Planning Commission heard this request at its December 13, 2022 meeting and voted (3-3) to approve the text amendment. The approval motion did not pass.

EXECUTIVE SUMMARY:

These proposed amendments come before City Council after additional discussion regarding requirements for significant tree preservation and irrigation design standards. City Council first discussed these amendments at the City Council Workshop on May 16. At that workshop, the Council directed staff to add stronger requirements aimed at water conservation specifically to apply the High Desert Alternative Standards for shrubs, ground cover, and turf citywide. The proposed ordinance language incorporates those changes, and they're discussed in the "Water Conservation" subsection of the Analysis section of this report.

Council discussed the proposed amendments again during the September 21 Public Hearing. The Planning Commission voted (6-1) at their August 23 public hearing to recommend approval of the proposed changes with the condition that the significant tree preservation regulations not include cottonwood trees. The City Council remanded the ordinance back to staff with instructions to get more public feedback and provide more flexibility in the significant tree preservation regulations.

These proposed regulations incorporate more flexibility and relief valves regarding the

significant tree preservation regulations, a phased-in requirement for certified irrigation design plans, and some added definitions for clarity. This report discusses these changes specifically in the Water Conservation, Significant Trees, and Suitable Plants List sections of this report. The discussion at the December 13 Planning Commission hearing is briefly described in the “Recommendation and Findings of Fact” section of the report, and the minutes from the meeting have also been included.

Aside from the recent discussion points, the rest of the 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, improve plant health and reduce 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 development include landscaping. The City 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 regulations. The proposed ordinance language includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, preservation of significant trees, and adequate amounts of diversity in landscape plantings.

The proposed regulations emerge from public discourse and public policy. Discussions occurred at 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 the “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 December 2, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

Existing Standards

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, groundcover, 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. Further below, the essential changes to the code are enumerated in detail.

For a 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, tree canopy is essential to a livable environment. 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 water 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 certified irrigation plans as part of a 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 one property owner with a use that does require landscaping to update their existing landscaping unless they're proposing significant redevelopment on their property.

Water Conservation - Updated
The proposed regulations would restrict the amount of turf allowed for landscaping projects. Turf has been capped city wide 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 for development projects which require a landscaping plan. 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 Valley 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 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 an improved area. This occurs in the context of other changes that would restrict flexibility of site design, such as the updated significant tree preservation requirements. 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 2,500 square feet. Trees continue to be required at existing rates of one per 40 linear feet for street frontage landscaping.

Significant Trees - Updated

Many jurisdictions in Colorado have adopted significant tree preservation regulations. Those regulations vary regarding the size and types of trees identified for preservation. This ordinance proposes a definition of a significant tree as a tree exceeding 15 inches in diameter at breast height and identified on the Suitable Plants List as “included” in the significant tree category. Development on sites containing trees which meet the significant tree definition will preserve a minimum of 30 percent of those trees.

The regulations require a development proposal to identify and preserve 30% of any existing significant trees found on the property at the time of application. Removal of up to 70 percent of the significant trees would require a replacement at a rate of 1 new caliper inch of planted tree for every 3 inches of significant tree removed. Removing significant trees within the 30 percent minimum required for preservation would have a replacement ratio of 3 caliper inches of new tree for every 5 inches in diameter at breast height. Any significant trees removed need to be replaced on site. Preserved significant trees will count as credit against the total amount of required new trees. The credit for preserved trees will accrue at a rate of 1 inch of credit against required new tree plantings for every 2 inches of preserved tree. This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development.

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 percent adjustment available from the Community Development Director applicable to certain bulk standards, and additional adjustments from the City Forester to the tree protection zone. These adjustments 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 chest height of significant tree removed. Lastly, the updated ordinance allows for the developer to pay a fee in lieu of planting the replacement trees

on site if the site cannot accommodate the required number of replacement trees. The fee amounts to the value of the replacement trees not planted on site, and the cost of installing those replacement trees. A developer or property owner may also apply for a variance should these options not suffice.

Whether cottonwood trees qualify as significant trees has 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 concerned 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 about 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 surfaces 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 percent of lots in commercial, industrial, and business districts could be covered by impervious surfaces (except R-O). The revision reduces this coverage to 80 percent in most cases. The exceptions are for B-2 (Downtown Business) zones, at 100 percent coverage, and CSR (Community Services and Recreation) zones, at 75 percent 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 by 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.

RECOMMENDATION AND FINDINGS OF FACT
The Comprehensive Plan identifies the aim of implementing water conservation and managing the urban forest through adjusted landscaping requirements. The proposed revisions are found to be consistent with this and additional aims of the 2020 One Grand Junction Comprehensive Plan.

The Planning Commission considered these amendments at the December 13th public hearing. The public hearing included in person public comments as well as submitted comment letters in opposition to having any significant tree preservation language in

the ordinance. They requested that the Planning Commission recommend removing the proposed and existing language concerning significant trees. A representative from the forestry board also commented, expressing support for the proposed language regarding significant trees. After this discussion, the Planning Commission heard a motion to recommend approval of the proposed ordinance excluding the proposed language regarding significant trees and to remove existing regulations regarding significant trees. The motion was seconded but after further discussion it lost support and they voted 1-5 on the motion.

After further discussion, a second motion was made to recommend approval of all the proposed amendments. A commissioner seconded the motion and they voted (3-3) to recommend approval of the proposed amendments. The motion did not pass.

FISCAL IMPACT:

There is no direct fiscal impact related to this request

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5114, an ordinance approving the proposed amendments 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 on final passage and order final publication in pamphlet form.

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. Planning Commission Minutes - 2022 - December 13 - Draft
7. Exhibit 6 - Draft Ordinance
8. Public Comment

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.

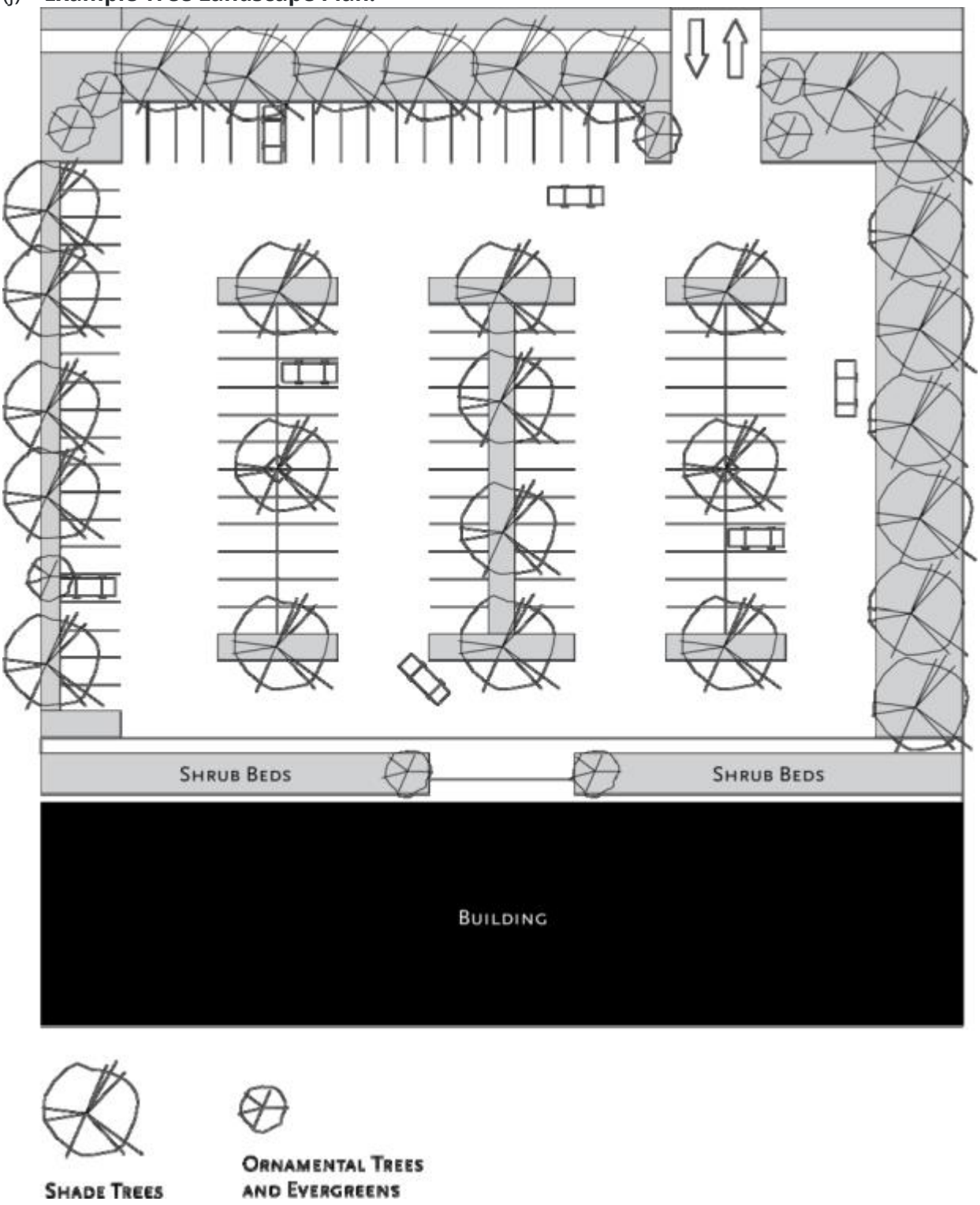
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

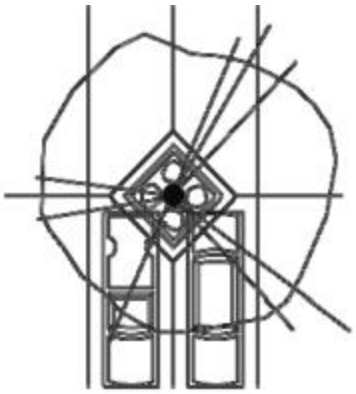
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

(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
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	

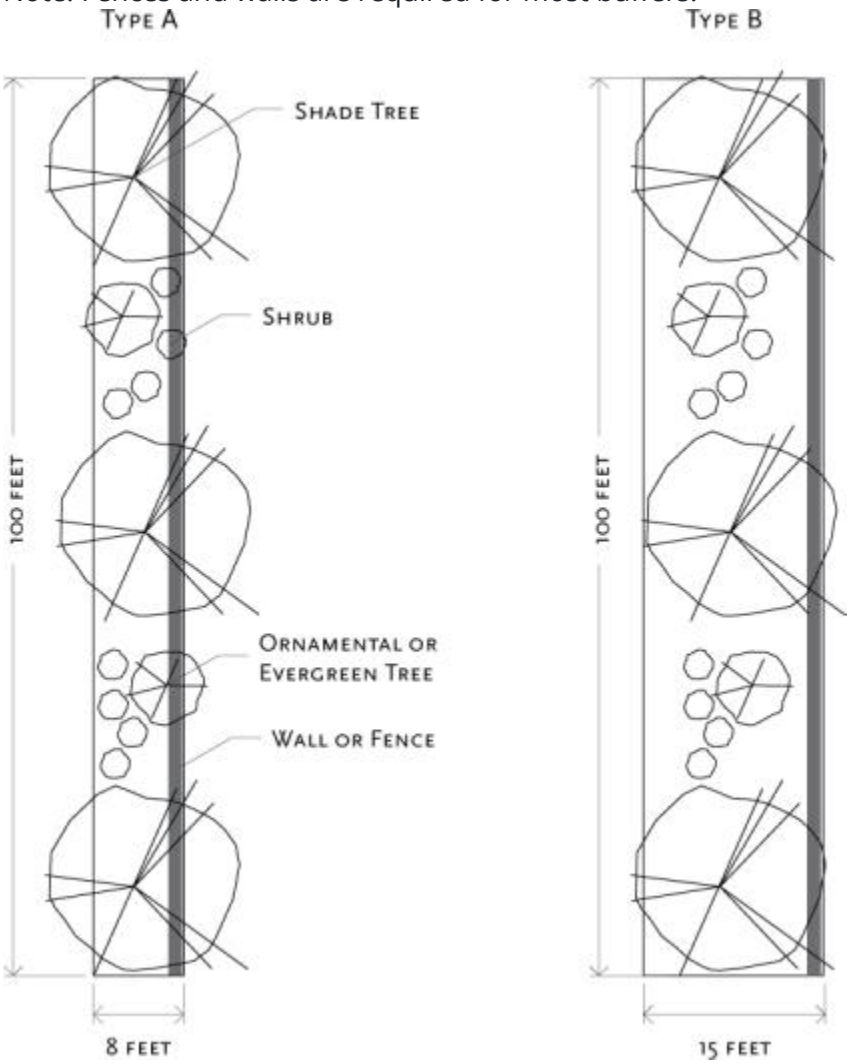
Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.

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 (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 ~~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

.

Forestry Board Workshop Dates

2/3/2022

9/1/2022

10/20/2022

Planning Commission Workshop Dates

2/3/2022

3/3/2022

GRAND JUNCTION PLANNING COMMISSION
December 13, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Ehlers.

Those present were Planning Commissioners; Keith Ehlers, Kimberly Herek, Sandra Weckerly, Shanon Secrest, JB Phillips, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Nicole Galehouse (Principal Planner) and Jacob Kaplan (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from November 8th, 2022.
2. **Brookwillow Village Filing Six-Vacation of Public ROW** **VAC-2022-673**
   Consider a request by Senergy Builders, Darin Carei, to vacate a portion of Brookwillow Drive Right of Way totaling 660 square feet in a PD (Planned Development) zone district.
3. **Brookwillow Village Filing Six-Vacation of Easement** **VAC-2022-674**
   Consider a request by Senergy Builders, Darin Carei, to vacate two sections of multi-purpose easement paralleling Brookwillow Drive totaling 1332 square feet in a PD (Planned Development) zone district.
4. **Horizon Cache-Vacation of Slope Easement** **VAC-2022-771**
   Consider a request by Bray Commercial LLC - Sid Squirrell to vacate a slope easement on 2.4634 acres in a C-1 (Light Commercial) zone district.

REGULAR AGENDA

1. **Grand Valley Estates Annexation** **ANX-2022-478**
   Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

Discussion
Nicole Galehouse, Principal Planner, noted a discrepancy in the proposed zoning between the agendized item and the mailed notices. She proposed continuing the item to the next public hearing.

Motion and Vote

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission reschedule the item to the next public hearing.”

Commissioner Weckerly seconded; motion passed 7-0.

2. Lucky You Rezone RZN-2022-570

Consider a request by Lucky You Properties, LLC, to rezone 2.11 acres from PD (Planned Development) to C-1 (Light Commercial) located at 2992 Patterson Road.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Tom Logue was present and available for questions

Questions for staff

Commissioner Ehlers asked if the site conforms to the C-1 zone.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:50 p.m. on December 13, 2022

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 2992 Patterson Road, City file number RZN-2022-570, 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 Weckerly seconded; motion passed 7-0.

3. Zoning & 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.

Staff Presentation

DRAFT

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff
Commissioner Duyvejonck inquired about the specific requirements for developers seeking to obtain irrigation certification.

Commissioner Weckerly asked what language specifically would be changing with adoption of the proposed code amendment.

Commissioner Ehlers argued that the proposed amendment did not completely align with the goals of the Comprehensive Plan. He asked if there were any code requirements for the location of trees in the city. He inquired about how significant trees would impact private homeowners wanting to develop on their property. He asked if the significant trees are specifically required when designing a landscape plan. He remarked on the potential inequity that preserving significant trees posed for developers and wondered if the punitive measures of the amendment should be removed.

Commissioner Secrest gave an example of preserving significant trees having a potentially adverse impact on the value of a property, and how landowners might be incentivized to clearcut in order to maximize the space available to a developer. He inquired as to who were the most vocal stakeholders in discussions about the proposed amendment.

Staff responded to commissioner questions and comments.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, December 6, 2022, via www.GJSpeaks.org.

Kamie Long commented that these significant trees mainly grow in high-water areas which are typically seen as undesirable for development. She argued that the ordinance was equitable because there would be a measurable metric instead of evaluating each site on a case-by-case basis.

Kelly Maves argued that the canopy exists because of development. She requested that the commission remove the language on significant trees from the proposed amendment.

Don Pedigro remarked on the increased cost incurred by developers if they need to work around the significant trees.

Ron Abeloe added to the comments about development being the dominant driver of canopy creation in the Valley. He also argued that Cottonwoods were not worth consideration because they require too much water to maintain.

DRAFT

Greg Dahl echoed the concerns about increased cost of development. He commented that there should be incentives for developers who choose to preserve trees.

Kamie Long spoke again on behalf of the Forestry Board and addressed some of the comments made by the other attendants.

The public hearing was closed at 7:22 p.m. on December 13, 2022

Discussion

Staff spoke about the existing incentives for developers who choose to preserve significant trees and noted that the existing regulations protect significant trees, but it is up to the discretion of the Community Development director.

Commissioner Weckerly reiterated that the strike and underline of the existing code was unclear as to the actual proposals of this amendment. She added that the significant tree proposal might be especially detrimental to development in areas with limited water availability and would be counterintuitive to water conservation efforts.

Commissioner Herek voiced her support for keeping the language about significant trees in the amendment.

Commissioner Phillips commented that it would be good to identify who was speaking on behalf of the city prior to opening a public hearing. He wondered if the significant trees would hamper development and who should incur the costs of preserving trees.

Commissioner Duyvejonck argued in favor of preserving existing mature trees and that there should be costs and permits in order to remove trees from a site.

Commissioner Secrest outlined the reasons he both supported and was opposed to the amendment.

Commissioner Ehlers spoke briefly on his own desire to maintain tree canopy. He further argued his opposition to penalties against developers who are removing trees to maximize habitable space.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report, with the elimination of all reference to the proposed significant trees language.”

Commissioner Ehlers seconded; motion failed 1-5.

DRAFT

Commissioner Duyvejonck made the following motion “Mr. Chairman, On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, 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 Herek seconded; motion failed 3-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting; Commissioner Ehlers seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:12 p.m.

DRAFT

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~~es~~ing 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 oneten-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.

(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. 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.

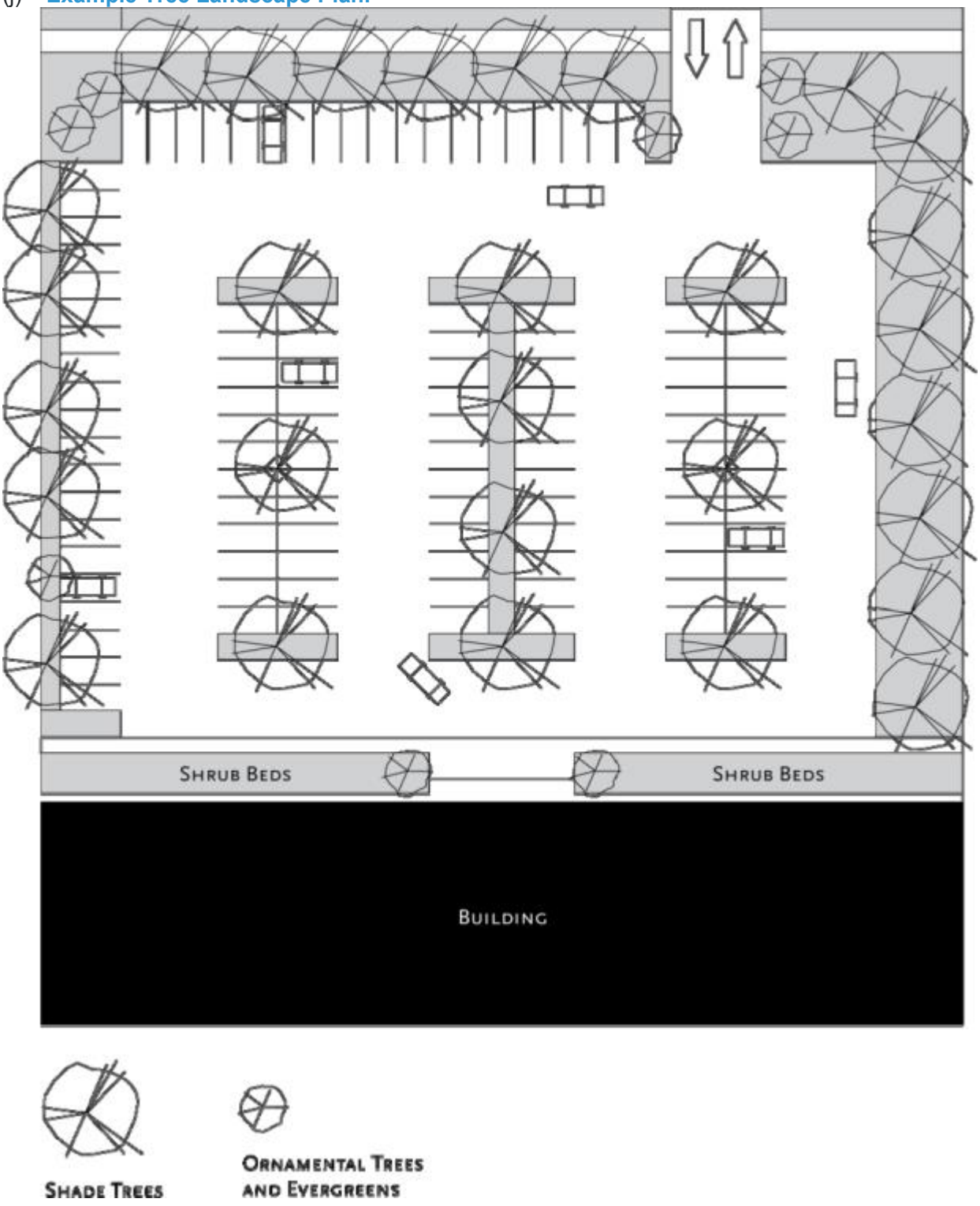
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (kl) of this section shall also apply.

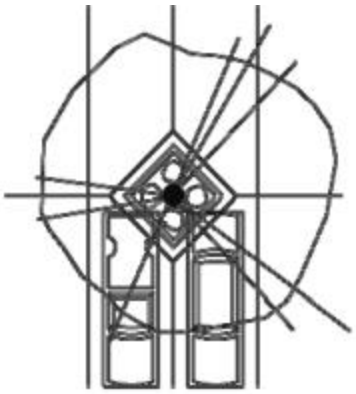
(i) **Landscaping Requirements.**

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.~~





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	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]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

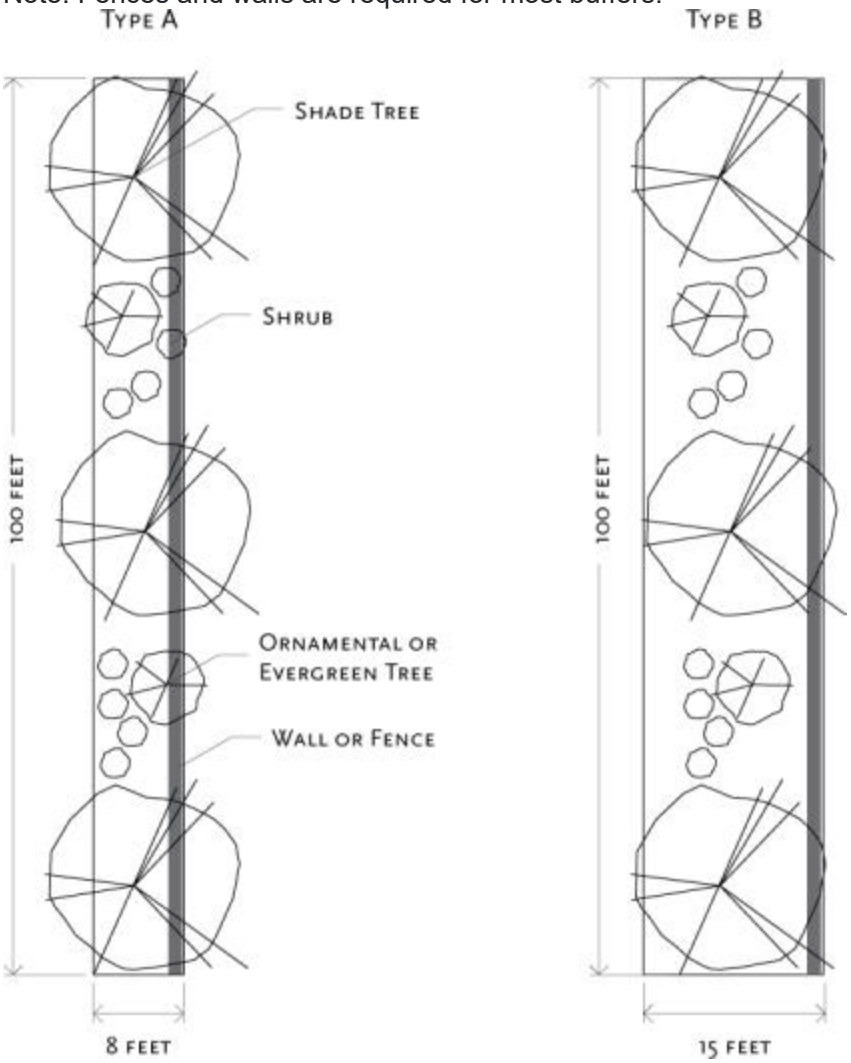
Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-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

(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)

All other sections not specifically referenced herein shall remain in full force and effect.

Introduced on first reading this _____ day of _____ 2022 and ordered published in pamphlet form.

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

_____
Anna M. Stout, Mayor

ATTEST:

_____
Amy Phillips, City Clerk

William Cooper
T4 Tree Services, Grand Junction Forestry Board
2393 F ½ Rd.
Grand Junction, CO 81505
970-773-4338
bill@t4tree.com

20th, December 2022

Grand Junction City Council
City Hall, 250 N. 5th St.
Grand Junction, CO 81501

Dear Mayor Stout & Council Members,

While the changes made to the revised landscape code help to better support our urban forest, it is still lacking development regulations with respect to significant tree preservation.

I invite you to review the long term community planning principles as outlined by the "One Grand Junction Comprehensive Plan", specifically Plan Principle 8: Resource Stewardship, for why I ask we take a closer look at the language in the proposed landscape code and ensure that we are not simply paying lip service to these objectives but are actually enacting effective regulation that will set our community up for a joyous future beneath the shade of our revered urban forest.

> Comprehensive Plan- Plan Principle 8 Resource Stewardship -
>
> Goal 4. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.
>
> Objective a. ENVIRONMENTALLY SENSITIVE AREAS. Review policies to ensure they **adequately address protection and conservation of** significant wildlife habitats, slopes, drainageway environments, prominent ridgelines, **mature stands of trees**, and other natural and scenic resources for purposes of safety, wildlife survival, recreation, and aesthetics.
>
> Goal 5. Manage the City's Urban Forest and Water Wise Landscaping within the City.
>
> Objective c. TREE INSTALLATION, REPLACEMENT AND PROTECTION. **Support the City's green infrastructure through the retention and protection of healthy, established trees** and incorporation of new trees in both public and private spaces as part of public improvement projects, new development, infill/redevelopment and major renovations. **Establish criteria for the identification of significant trees and preservation thereof** and establish

mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors.

I would also like to bring your attention to our pitifully low average urban forest canopy cover percentage of **11%!** This is an embarrassing percentage that is shadowed by other intermountain west urban areas. As such, we should do everything in our power to preserve existing trees while also planting new trees in order to grow our canopy cover and achieve the objectives of the comprehensive plan. It is undeniable the numerous social, economic, and environmental benefits these mature trees provide. Isn't the value of our urban forest worth more than a developer's bottom line? Even Phoenix (the hottest and driest urban area in the country) has a higher canopy cover than us at 12.4% AND has development regulations in place to support their canopy cover goal of 25%!

Additionally, I would like to point out that even our improved landscape code surrounding significant trees falls short of the precedent being established by comparable communities. All other enacted tree preservation ordinances I have reviewed establish more stringent guidelines than what you are considering for approval. Namely: smaller DBH requirements to be classified as a significant tree (many also include an additional category for very large "heritage" trees that dictate even more strict preservation/care requirements); higher percentage of significant trees required to be retained; more clear and significant penalties surrounding damage/death of significant trees and ordinance violations; more robust development regulations, flexibilities, and incentives designed to encourage tree retention.

The reason that preserving existing trees is so important vs. removing and replanting is that: newly planted trees take generations, if ever, to provide the same benefits of the large tree that was removed. Especially as that preserved tree will continue to grow and increase its value with time. Additionally, the new tree species being planted may be native to North America, but are certainly not native to the Grand Valley and are not capable of providing the same local wildlife and ecological benefits as a tree accustomed to our specific environmental conditions. Many introduced trees struggle to thrive here due to our challenging growing conditions and may never match the benefits provided by a tree that is growing here naturally. Newly planted trees in our community rarely survive to maturity as they are often removed prematurely due to stress from growing conditions, changes to site, and the changing preferences of property owners. Mature trees survive longer as they are better accustomed to their growing environment, have better access to necessary resources, and are not as convenient to replace as smaller trees. Shouldn't we work to protect the trees that live here on their own rather than cut them down and replace them with foreigners?

The root conflict between developers and our trees is that: the developers want the land that trees occupy to use as developable space so that they can build more square feet. We need to discourage the removal of trees as a means to increase developable space. Below are some of my recommendations for how we can better prioritize our urban forest over the desires of builders and developers.

- A qualified arborist shall be required to review anything related to tree removal/preservation compliance at the beginning of the permitting process before the project gets too far along to make reasonable changes to site plans (prior to engineering). This person does not have to be the City Forester but does have to be a Certified Arborist. A new role for the Forestry Board perhaps?

- Requiring only 30% of significant trees to be preserved is simply too low. By using a >15" dbh qualifier for a significant tree, the quantity of total significant trees on most developable sites will be very few. We should require at least 50% but 75% would be ideal with disqualifiers allowed for tree health or tree risk after review of a qualified arborist. If we are going to keep such a low percentage required to be preserved, please consider lowering the size of a significant tree to >12". If keeping the dbh at >15", please consider raising the percentage to be retained.

- The trees being considered for removal/retention must be located within developable areas. Trees in undevelopable areas (steep slopes, wetlands, property lines, right-of-ways, etc...) do not count towards significant tree retention. Removal of significant trees does not count towards an increase of developable space.

- To overcome the concern about large trees ending up in difficult to access locations or too close to areas of high occupancy after development, require that site plans place significant trees in open or "amenity" space. This could be incentivized by reducing the number of new plantings required for each significant tree preserved in common grounds.

- Implement flexible setbacks, lot sizes, densities, parking, etc. to ease the burden to developers and allow more opportunity for tree preservation. Trees should not be removed simply because the development code won't allow for both the lot to be developed and

the trees to be retained. There should be enough flexibility to allow for the trees to be integrated into the site plan.

- We need more clear penalties for undue tree removal. I propose- $2,000 + the appraised value of the tree. Topping trees or irreparable damage to the canopy counts as removal. Also need penalties for tree protection and planting standards violations- $7500/violation/day. This is the only way to force contractors to take tree preservation and proper planting seriously.

- Driplines of significant trees shall be protected in perpetuity. No utilities, no hardscape, no soil compaction, no topsoil removal, no construction save irrigation install, beneath the drip zone of a significant tree. Any excavation within the dripline shall be completed using a pneumatic excavator such as an air-spade to minimize root damage. Cutting roots is only permitted when absolutely necessary and must be done with sharp, disinfected tools to make clean cuts. The total maximum root size permitted to be cut on significant trees is 10% trunk DBH. Cuts shall be made as far from the trunk as possible and shall not be permitted closer than 8 feet from the trunk. (The reason established trees fail after development is because we cut roots, compact soil, and greatly disrupt their natural condition. If we are going to require the preservation of significant trees, then we need to ensure that our efforts are not in vain because a contractor is allowed to trench right through the critical root zone or build a concrete patio beneath the tree.)

- All trees (not on prohibited list) on adjacent properties with canopies extending over the development parcel, or within access right-of-ways shall be protected and preserved during construction using the same tree protection standards as trees within the development parcel.

- Tree Protection- Diameter of barrier to protect trees during construction shall be 1 foot for every 1 inch of trunk DBH, or, dripline + 5 feet, whichever is greater. Barrier shall be at least 4 feet tall, highly visible, sturdy, permanent, and clearly signed to prohibit entry during construction. If the site does not allow for required tree protection as described, then the trunk must be protected with banded 2x4s and as large an area as feasible to be fenced. Modifications to tree protection standards must be submitted for review by a qualified arborist. Barriers must be erected prior to any construction activity taking place and must remain for the entirety of construction.

- All new plants must be from the suitable plants list. For trees, no more than 10% of the same species. Plant diversity must be prioritized in order to avoid future pest/disease pandemics that could wipe out huge swaths of urban forest if we don't diversify.

- Any pruning on preserved trees must be completed by a Certified Arborist licensed with the City and in accordance with ANSI A300 standards.

While I realize that it may be unfeasible to introduce this long list of tree preservation ordinances at this late juncture, I hope that my letter helps to better illustrate the work yet to be done to preserve our existing urban canopy. I do recognize the progress we've made and suggest we adopt the landscape code as written with a stipulation for review and updating of this code upon the adoption of the City's Urban Forest Master Plan which is currently being developed so that the goals and objectives of the Urban Forest Master Plan may be supported by the landscape code.

Thank you for your time and consideration of this important matter.

Sincerely,

William Cooper
Grand Junction Forestry Board Member
ISA Certified Arborist, RM-8111A
Tree Risk Assessment Qualified

HOUSING AND BUILDING ASSOCIATION of WESTERN COLORADO

Dear Mayor Stout and City Council Members,

We would like to express our concerns with the significant tree section of the proposed landscape code.

We are in favor of the new landscape code which has many meaningful changes especially concerning water-wise landscape design and plant selection. A lot of discussion was centered around long-term plant health, primarily trees, when considering the future water needs of plants at maturity. This concern has now been codified with a requirement that developers provide a 3rd party certification ensuring that the system can be expanded in the future. Although this issue was previously a contentious issue, your staff has worked with industry, made some meaningful adjustments that we can now support.

Regarding the significant trees section, we'd like to express our appreciation for council sending this back to staff and asking they work with local developers. Prior to the first council hearing, there were no housing developers on the landscape code committee, and thus no representation by housing providers that would be responsible for interpreting and complying with the code. Since that hearing, there were 3 meetings with staff and forestry board members and housing industry representatives. Through this process there have been some changes to the significant tree section that move the implementation from intolerable to tolerable, but we are still concerned that the implementation is an unfair and uneven burden on property rights, will negatively impact housing affordability, and ultimately will not result in a significant change in the preservation of trees that it intends.

The comprehensive plan suggests that we "Establish criteria for the identification of significant trees and preservation thereof and establish mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors."

The comprehensive plan does not state that the significant trees section is only a punitive section and that the entire funding source and burden of preservation be on the cost of existing tree owners. It does specifically state **"establish mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors."** This is what the prior version lacked. It was only in this last round that some adjustments have been made to allow any flexibility. It does not take into account a context-based approach, as council member Herman articulated in questioning whether this would apply to a small property the same way it would a large property. It does not take into account that the existing owners have been contributing to our canopy with the existence and care of trees on their properties. This is similar to the property owner that allows members of the community to trespass on their property for recreation while they are not using it at the risk of those same people being against the development of that property in the future because it is de-facto open space. If you were to grant that property to the neighbors as open space, what effect do you think that

HBA of Western Colorado
569 S Westgate Dr. #3
Grand Junction, CO 81505
(970) 245-0253

HOUSING AND BUILDING ASSOCIATION of WESTERN COLORADO

would have on other property owners? What effect do you think a code that punishes property owners for having trees will have on increasing the tree canopy?

The staff report claims the significant trees section "is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development." This statement is just not true, except when using narrow examples. It is apparent from driving around or just scanning the aerial maps, that our existing tree canopy is mostly due to residential development, not in-spite of it. Cottonwoods exist primarily in drainages where they are already being preserved 99% of the time. The requirements in the **proposed landscaping code will continue the significant increase in canopy assets** and we support passage of the landscaping code **without the significant trees section**.

We believe the significant trees section can be improved, it can be made more fair, and it can result in more trees being preserved at less cost to the City and lower cost on new housing and building.

The Housing and Building Association of Western Colorado asks that you take into consideration property rights, the increased cost of development, and the uneven and unfair application of the significant trees section of the code. We respectfully request that you approve the landscape code but pause on the significant trees section.

With the decrease in new housing permits and more economic uncertainty in the forecast, we believe there is reason to pause. A public hearing on December 21st will be lightly attended and we will not be expecting our members nor suggesting that this is more important than what they are attending to with their families. If you would like public engagement, please move to a better date; if you'd like industry engagement, we will be glad to re-engage after the New Year.

Best wishes to all of you and thank you for your consideration of our concerns.

Sincerely,

Eric Reel

Eric Reel, President

Housing and Building Association of Western Colorado

HBA of Western Colorado
569 S Westgate Dr. #3
Grand Junction, CO 81505
(970) 245-0253

Janet Harrell

Subject: FW: significant trees
Attachments: HBALetter12.19.22.pdf

From: Ed Beauchamp <edbeauchamp60@gmail.com>
Sent: Wednesday, December 21, 2022 7:20 AM
To: Council <council@gjcity.org>
Cc: Rick Taggart <rickt@gjcity.org>; Phillip Pe'a <phillipp@gjcity.org>; Chuck McDaniel <chuckmc@gjcity.org>; Randall Reitz <randallr@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Anna Stout <annas@gjcity.org>
Subject: significant trees

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi All,

I am in agreement with the attached letter, it seems that trying to pass this issue during the holidays when the majority of the interested parties will not be able to attend is borderline sneaky. I would like to see our city council do the right thing on this issue and table it until after the first ot next year then bring it to a meeting when all interested parties have not only been notified, but also able to attend.
This being put into practice as it is will have a very negative on "affordable housing" here in the Grand Valley, which is what we as builders hear from all fronts that we need to be trying to produce.

Thanks for your time.

Ed Beauchamp
Beauchamp Design Built
970.773.3333

BOA Builders LLC

Dear City Council,

My name is Charlie Gechter and I am the owner of BOA Builders. we are primary a residential builder and developer in the Grand Valley which started in the 1980s by my father-in-law. I would like to share with you a few projects that would have been or will be impacted if the new significant tree provision including cottonwoods in the landscape code is passed. The proposed code would require me to preserve any "significant" tree on the list which is greater than 15" around or I would be penalized a dollar amount per tree. The dollar amount is not listed in this new code provision so I am assuming that is in another document and that fee could be raised every year.

The Grand Junction City Council, planning commission, and most jurisdictions around the US talk about "affordable" or "attainable" housing and how to get there. Adding this new provision in the code will NOT get us there. In these times when fees, taps, materials, permits, and new codes continue to increase the cost to a house/lots; builders, developers, and homeowners do not need one more cost added.

Currently, I have a small development project by CMU. It's a 9000 sq ft lot with an older single-family residence that we are looking to tear down and develop into townhouses. For affordability reasons we tried to fit more units on the lot but based on current landscaping and parking regulations I could only fit 5 units. When we took this to the Planning Commission, they asked why I wasn't developing at a higher density, which is what the city wants for attainable housing. One of the reasons is current regulations for landscaping. If the significant tree section of the new proposed code gets passed it will make it even harder and less affordable for developments like this. Currently I will be required to plant 7 trees and 35 bushes. Based on the zoning of the property this new landscape code does NOT reduce that quantity required (it only reduces in certain zone districts). If there were 2-4 "significant cottonwoods" on this property, I might be required to spend 10,000 per tree to preserve them or be penalized thousands if I cut them down or wouldn't be able to complete the project due to space constraints. Less density or preservation of trees could add costs upwards to 10k per townhouse. That is not helping "attainability".

On another 2-acre development in Orchard Mesa where we are planning to develop townhouses, I am required to plant 36 new trees and 297 shrubs. There are 0 on this lot currently and I will be adding 333 new plantings. Had there been 4 significant cottonwood trees I am still required to do the 333 plantings and then add in more if I can't keep the significant trees or pay the fee to the City of Grand Junction for my existing trees. I don't need to be penalized for an existing tree I might have to get rid of when I am adding 333 new plantings.

The 3rd project is one we completed last year. It was phase 1 of a 3 phase 80 lot subdivision in Orchard Mesa. There was a drainage ditch at the front of the property that had not been maintained because both the City of Grand Junction and Orchard Mesa Irrigation District refused to take ownership of it even though both entities use it (for storm water drainage and irrigation wastewater). I had two choices, the 1st was to remove approximately 40 "significant cottonwoods", pipe the ditch, and cover it. This cost was approximately $250,000. The alternative was to leave it as is and lose approximately 12 lots valued at 80,000 each. If this new code is passed with Cottonwoods in the significant tree section, I would have been required to remove them to get the 12 lots and then pay approximately $40,000 back to

218 Easter Hill Drive, Grand Junction, CO 81507 | 970.986.1159 | www.boabuilders.com

BOA Builders LLC

the City of Grand Junction. On this one project I would have either lost $40,000 or $710000. Keeping in mind when the subdivision is done it will have at least 107 trees and 634 shrubs. With 741 new plantings, 107 that are trees, it's clear that development is helping the tree canopy in Grand Junction and not hurting it.

Regarding water conversation, when we are planting new trees, we often take into consideration low water intake species. The average Cottonwood tree can use upwards to 200 gallons of water a day, that's 73,000 gallons a year per tree. My family of four uses around 80,000 gallons a year. So, for every 1 cottonwood tree we preserve, it would be the same usage of a family of four. We live in a desert; we shouldn't be promoting high water usage by saving Cottonwoods.

In closing, if you vote yes to include Cottonwood trees, this isn't about the tree canopy in Grand Junction, it's a vote to add more costs to the desperate need of housing affordability and to ignore our local drought and water usage ability. Please feel free to contact me to speak further on this subject.

Sincerely,

Charlie Gechter

BOA Builders

970-986-1159

City of Grand Junction City Council December 21, 2022

Dear Council,

My name is Susan Carter. I have been the Chair of the City of Grand Junction Forestry board till a few weeks ago and was very active in the process of updating the landscape code. In fact have been involved on every committee since this all started a year ago. I am relocating to Salida next month. Currently and for the almost 9 years, I have been the CSU Extension Horticulture and Natural Resources Agent for the Tri River Area, been on the Forestry board for years, and I am a certified arborist.

I am very proud of the changes that have been made to the code. Being more water wise, allowing use of gray water, working with the developers to come up with a way to try to save some significant trees, not requiring weed fabric are many of the necessary and appreciated changes in this code. Phasing in the requirement for irrigation design by a professional also makes so much sense with water in the west in such demand and with prolonged drought. Hopefully this will increase the level of professionalism just as the forestry board has done with arborists.

The 3:1 ratio for replacement trees for significant was my suggestion as I had done designs for commercial in the past and realized we sometimes stick trees in the wrong places. The 2:1 ratio was too high an impact on the developers and didn't make sense for density of trees. It is better to have less trees that do well, than a lot that don't make it to the 7-12 year mark which is which is how long they take to repay their carbon load.

And I greatly support the developers wanting to know where tree funds are going for replacement trees that do not fit on the plan, not a general fund but an actually tree fund that Rob Davis and his crew can use to in fill where trees are needed most.

One issue that was brought up at the last Forestry board meeting was damage being done to neighboring trees. There are always going to be tree issues with

neighbors, and that is a neighbor to neighbor issue. I think this is an issue that can be solved civilly and not through code. Developers and contractors are hopefully talking to neighbors about things like trees; it's just good communication. And through education, contractors should know methods like using an air spade or other tools to go under roots and not cutting through them. This may be an issue the Forestry board could work on. And staff can certainly have a check off list or similar to address issues like these hopefully on the front end.

So again, I want to express, I am proud of all the hard work that a variety of people and groups have put into this code. There were some hard compromises, but in the end it is a much improved code that should help with plant health and water issues of the future while increasing our canopy which will combat warming. I ask that you pass this landscape code as proposed.

Sincerely,

Susan L. Carter, MLA, ISA
CSU Extension, Horticulture and Natural Resource Agent
Susan.carter@colostate.edu

Associated Members for Growth and Development
a committee of the
Grand Junction Area Realtor's Association
2743 Crossroads Blvd.
Grand Junction, CO 81506
970-243-3322

December 20, 2022

Re: Landscape Code Revisions

Dear City Council,

The Associated Members for Growth and Development appreciate this opportunity to address the Grand Junction City Council Members regarding the proposed Landscape Code Revision.

AMGD recognizes staff's efforts working with AMGD in reviewing and modifying the proposed code to improve and minimize the negative impacts on the cost of housing and commercial development.

That said, AMGD is unclear on the underlying reason for this regulation pertaining to the trees / canopy of the Grand Valley. Further, it is the understanding of AMGD that, according to the city staff, the Grand Valley currently has a tree canopy of 9%, when just a few decades ago we had a canopy that was too minimal for measurement. The gain in tree canopy occurred because of residential and commercial development, without tree preservation regulation, such as now is proposed. Again, AMGD is unclear on why this preservation regulation is now proposed.

The section of code in question stems from maintaining the Cottonwood tree population. **AMGD's position is that regulation is not necessary to maintain the Cottonwood tree population.**

Cottonwood trees exist along our major waterways and in our large drainages. These areas are outside of developable land – both because of logistics and State / Federal regulation. The small amount of cottonwood trees that remain are trees rooted along irrigation and drainage ditches at property and section lines. When development occurs, such ditches are required by the city / jurisdictions to be piped and backfilled - thus require the removal of the trees. If circumstances are such that work can be performed around the trees, the trees are still threatened because of the elimination of their water source and disturbance to the root system. Therefore, it unlikely the trees will survive long term. Even with the removal of this small amount of cottonwood trees, as has historically occurred in development in our Valley, there will be far more trees planted by the development itself. Please note the previously cited growing tree canopy.

Associated Members for Growth and Development
a committee of the
Grand Junction Area Realtor's Association
2743 Crossroads Blvd.
Grand Junction, CO 81506
970-243-3322

There is a much larger impact that this provision of the code would have on development, including but not limited to:

1) A licensed arborist must determine which trees are regulated
2) A surveyor must locate all regulated trees
3) A Civil engineer must produce a tree preservation plan
4) A Civil engineer must make design options based on different tree preservation options that will comply with City and district development construction requirements
5) Tree protection barriers must be constructed and maintained throughout construction
6) Temporary irrigation must be provided during the construction process

These elements will increase costs and create additional delays, which directly relates to increased housing costs.

Therefore, AMGD respectfully requests that the City Council approve the proposed Landscape Code as proposed removing or delaying the significant tree preservation portion of the code until it can be approved by the code revision committee.

Respectfully submitted,

Rebekah Scarrow
Chairperson
Associated Members for Growth and Development

From: Robert Davis
To: Felix Landry
Subject: Fw: Significant trees/please forward.
Date: Tuesday, December 20, 2022 3:26:56 PM
Attachments: Outlook-gjffxzpz.png

An email from a board member.

Rob

Rob Davis
City of Grand Junction Parks and Recreation
City Forester and Open Space Supervisor
Phone: 970-254-3825 I robd@gjcity.org
2529 High Country Court
Grand Junction, CO 81501
www.gjcity.org/forestry

From: Mollie Higginbotham <mphfrazzled@gmail.com>
Sent: Tuesday, December 20, 2022 2:45 PM
To: Robert Davis <robd@gjcity.org>
Subject: Significant trees/please forward.

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Dear Mayor Stout and City Council,
I am Mollie Higginbotham and I've been on the Forestry Board for several years now. I am also retired from thirty some years in the parks department.
The board consists of people who are experts in their field! We have worked hard to come up with a plan that saves significant trees in our community! Most people do NOT understand the importance of our trees. Significant or otherwise! And this board is constantly trying to find ways to educate our community.
I believe we have taken into consideration all who may be concerned. From homeowners to HOA's to contractors! This board cares about the community and how this revised ordinance will affect them! We think this current revision is a good place to start.
Thankyou for allowing us the opportunity to express our concerns!
Mollie Higginbotham.

December 17,2022

Grand Junction City Council
250 North 5th St.
Grand Junction, CO 81501

Dear City Council,

My name is Dan Komlo, I am a member of the Grand Junction Forestry board and a former owner and landscape manager of Bookcliff Gardens from 1986 until 2019. Over the last few months, the Forestry board has evaluated and provided feedback to the Planning Department for the landscape code revision. Though the current revision has made great strides in improving the code, I feel it may compromise our efforts of maintaining the city's urban forest.

The One Grand Junction Comprehensive Plan specifically states we will "… support the City's green infrastructure through the retention and protection of healthy, established trees and incorporation of new trees in both public and private spaces as part of new development, infill / redevelopment and for major renovations…". It also states that "… criteria will be established for the identification of significant trees and preservation thereof and to establish mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors…".

In my opinion the revised code has met many of these goals but falls short on the preservation of significant trees by only requiring 30% of those trees to be retained. When this percentage is combined with the 15" dbh (caliper requirement) it will result with very few existing trees that can be preserved during development. To correct this, we could either increase the percentage required to 50% or lower the caliper requirement to 12". We should also consider protection for trees located on neighboring parcels that have a drip line extending over the property line of all new development.

I am in agreement with the Forestry Board that cottonwood trees should not be removed from the significant tree list. Native cottonwoods are one of the largest tree species in our valley contributing to the urban canopy that our community is trying to preserve. In spite of their higher water usage cottonwoods grow in areas where many trees cannot survive. If eliminated from this list, we will sacrifice many of the oldest and largest existing trees in our community.

For the record, I would like to add that as the revised code stands it is my understanding that all healthy cottonwood trees measured at a 15" dbh would be classified as a significant tree. In spite of the concerns, I have listed above, I feel that approving the landscape code revision "as is" would be a reasonable compromise for me personally and as a member of Forestry board. Particularly because the revised code provides several options for developers that have no choice but to remove a significant tree.

I strongly feel that the preservation of our existing urban forest is a vital link to our heritage and our future, this decision will determine how we establish the criteria of identifying significant trees and their preservation. I read once "…The urban forest is the only community infrastructure that increases in value over time…". Grand Junction's urban forest offers immense benefits and is worth the investment to maintain it.

Thank you,

Dan Komlo
Grand Junction Forestry Board

Grand Junction City Council

Regular Session

Item #8.a.ii.

Meeting Date: December 21, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

An Ordinance Amending the Zoning and Development Code Section 21.04.040(f) Accessory Uses and Structures of the Grand Junction Municipal Code

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 community 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. In accordance with previous City Council direction (August 1, 2022 workshop), 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 more than 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, 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 older 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 the cost of finishing touches, if the homeowner can do some of the work themselves, and/or if a contractor is used.

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 percent 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 recommended approval of this request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5115, an ordinance amending the Grand Junction Municipal Code, Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units on final passage and order final publication in pamphlet form.

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. Planning Commission Minutes - 2022 - November 8
6. 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.

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.

ANNOUNCEMENTS

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. He also inquired about the impact of this amendment on long term rentals and secondary STR permits.

Commissioner Weckerly requested clarification for scenario three on the presentation. She also asked how verification of ownership was being handled.

Commissioner Secrest expressed concerns that STRs were being targeted as the reason for a lack of affordable housing. He worried that limiting STR permits could punish potential homebuyers if permit ownership did not transfer.

Commissioner Phillips noted that STRs are often used by people to subsidize their own property and they are not exclusively money-making ventures. He mentioned that he preferred having a larger buffer for primary STR permits.

Commissioner Ehlers wondered why the buffer was a “bubble” rather than being based on walkability.

Staff responded to Commissioner questions and comments.

Public Hearing
The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via www.GJSpeaks.org.

Tom LeValley remarked that taxes on STRs would limit the opportunity for small businesses to compete or view it as a viable option.

Kevin Bray expressed concerns that there was not enough public input on this amendment and noted that this community was not large enough to require regulation on STRs.

Kevin Cole argues that the profits from STRs enabling property owners to improve their homes and increase density in the Downtown area. He also commented on the social impacts of short term vs. long term rentals. He expressed appreciation for the grandfathering in of existing properties.

Erin Bates commented that the buffer was too large. She wondered if there would be variances in the size of the buffer for downtown vs less developed areas moving forward. She echoed Commissioner Secrest’s concerns for the potential loss of a STR permit if the ownership changes hands. She also asked about the nuances of primary vs secondary permits if the property was used as a vacation home.

Jan Miller commented on that STR licensing services require the properties to be listed under the manager not the owner. She commented that there should be more community input prior to a final decision.

Heather Ford stated that Commissioner Secrest makes excellent points.

Trevor Martin expressed appreciation for Staff and Commissioner's recognition for STRs as a tool for middle class individuals and not explicitly for corporate or monied interests. He also applauded the implementation of secondary STR permits and the flexibility it provides for STR owners. He suggested a variance process for the buffer.

Nicole Bernal Ruiz commented that people currently in the process of constructing a property for use as an STR could lose that ability by the time the construction is finished. She echoed concerns about the amendments impact on GJ as a whole and not just the downtown area.

Anna Rickenbach commented on the positive impact STRs have on community aesthetics. She asked to be included in any future discussions impacting STRs in the future.

The public hearing was closed at 7:32 p.m. on November 8, 2022.

Discussion
Staff 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 expressed concerns 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 so this amendment could be preemptive. He spoke about the potential negative impacts this amendment could have on the fair market and owners relying on this income during a recession.

Commissioner Phillips noted that STRs are often better maintained and echoed concerns about the impact on the free market.

Commissioner Ehlers asked if HOAs could restrict STRs. He also asked about other uses that were limited by buffering requirements and zoning. He recommended delaying the amendment for more consideration.

Commissioner Duyvejonck echoed the concerns of the other Commissioners and recommended postponing the amendment for further discussion.

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 21.04.030 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 for consideration.”

Commissioner Secrest seconded; motion passed 7-0.

Other Business

Adjournment
Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was approved 7-0.

The meeting adjourned at 8:23 p.m.

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.~~

Introduced on first reading this _____ day of _____ 2022 and ordered published in pamphlet form.

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

_____
Anna M. Stout, Mayor

ATTEST:

_____

Amy Phillips
City Clerk

Grand Junction City Council

Regular Session

Item #8.a.iii.

Meeting Date: December 21, 2022

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

An Ordinance Amending 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

RECOMMENDATION:

Consider the ordinance on second reading, conduct a public hearing and order the ordinance published in pamphlet form.

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 (adopt/deny) Ordinance 5116, an ordinance amending 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 on final passage and order final publication in pamphlet form.

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 #8.a.iv.

Meeting Date: December 21, 2022

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

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

RECOMMENDATION:

Staff recommends approval of the ordinance.

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 (adopt/deny) Ordinance No. 5117, 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 on final passage and order publication in pamphlet form.

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 #9.a.

Meeting Date:	December 21, 2022
Presented By:	City Council Audit Committee, Mayor Stout, Council Member McDaniel
Department:	City Council
Submitted By:	Jodi Welch, Finance Director

Information

SUBJECT:

Authorize the City Council Audit Committee to Execute a Contract with Haynie & Company for the December 31, 2022 Financial Audit Services

RECOMMENDATION:

The Audit Committee recommends a one-year contract with Haynie & Company for December 31, 2022 Financial Audit Services.

EXECUTIVE SUMMARY:

After requesting proposal for services, the Audit Committee received one response from Haynie & Company. After review, the Audit Committee found the proposal from Haynie & Company to be responsive and responsible. The cost is $36,000 for the audit of the Annual Comprehensive Financial report and $5,500 for the Single Audit as required by the Single Audit Act for federal funds.

BACKGROUND OR DETAILED INFORMATION:

After review and consultation with the Audit Committee, staff issued an RFP (Request for Proposal) for auditing services for December 31, 2022. The submittal from Haynie & Company was found by Staff to be responsive and responsible and therefore, Staff is recommending Haynie & Company be contracted to provide auditing services. The Audit Committee similarly recommends contracting with Haynie & Company.

The Staff evaluation committee was comprised of Jodi Welch, Finance Director; Ashley McGowen, Deputy Finance Director; Brandon Hinze, Controller; and Jay Valentine, General Services Director, with Susan Hyatt, Senior Buyer as the procurement professional.

The City uses a web-based bid and vendor management system called BidNet which specializes in local government service. The Audit Financial Services RFP was issued via BidNet, posted on the City's Purchasing website, and sent to the Grand Junction Chamber of Commerce. Through BidNet, the notice was sent specifically to 234 vendors within six different industry categories including accounting/auditing/budget consulting, accounting services, auditing, certified public accountant services, financial services, and management financial services. Nine vendors downloaded the RFP document, six were audit firms, and one submitted a response which was Haynie & Company.

The response from Haynie & Company was found to be responsive and responsible and it is recommended that the City continue its relationship with firm for another year. Haynie & Company was first contracted for the December 31, 2015, audit conducted in 2016 and since then has been the City's auditor through the audit of the December 31, 2021 Annual Comprehensive Financial Report.

Even though there is only one response, under the City's procurement policy this is not a sole source. A sole source is when the staff recommends a specific vendor without a procurement process. As described above for this solicitation, a process was conducted.

FISCAL IMPACT:

The funds for the cost of the audit are included in the 2023 adopted budget.

SUGGESTED MOTION:

I move to authorize the President of the City Council to adopt the Audit Committee recommendation to execute a one-year contract with Haynie & Company for the audit of the December 31, 2022 Annual Comprehensive Financial Report and for the single audit of federal funds.

Attachments

None

Grand Junction City Council

Regular Session

Item #10.a.

Meeting Date: December 21, 2022

Presented By: Greg Caton, City Manager, John Shaver, City Attorney, Jodi Welch, Finance Director, Jay Valentine, General Services Director, Ken Sherbenou, Parks and Recreation Director

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 3.39 percent (An Increase of 0.14 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, for a 0.14 percent Sales Tax increase and to authorize the City to incur debt 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. City Council further discussed ballot language based on community, Parks and Recreation Advisory Board, and Council input at the December 19, 2022 City Council Workshop. The Grand Junction City Council at its December 21, 2022, meeting will consider placing a question on the April ballot asking the City electors to approve a 0.14 percent City sales and use tax rate increase and to incur debt for the construction, furnishing, and equipping of a Community Recreation Center (CRC) at Matchett Park.

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 multi-generational aquatic area with lazy river, zero depth entry, playground and slides, a cool water lap pool, and a warm water therapy pool, a multi-sport gymnasium, an indoor walk/jog track, fitness and weights area, multi-purpose meeting rooms, and other community gathering and recreation spaces.

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 0.14 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 0.14 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.

Under TABOR, the City is required to provide an estimate of the first fiscal year of revenues in the ballot question. If the actual revenues earned exceed the estimate, the City would have to either refund the amount over the estimate or return to the voters to receive authorization to spend the additional revenue as intended with the first authorization. When providing the estimate for the purposes of the ballot question, staff projected revenues based on the average growth rate for 2023 and 2024. To avoid a

TABOR-required refund, an estimation margin of 25% was added to the total of what is actually expected. The resulting estimated revenue for the ballot question for 2023 is $2,300,000 (for second six months of the year with a 7/1/2023 effective date) and for 2024, which is the full fiscal year, is $4,600,000. The actual revenue expected in 2024 is $3,700,000.

The calculation of the estimated revenue for the ballot question is detailed below.

.14% Tax Revenue Estimate			
Original Revenue Calculation Based on 2022 Activity (a)	$	3,100,000	
Revised Revenue Calculation Based on 2022 Activity (b)	$	3,300,000	**2023 TABOR Estimate**
Revenue Calculation Based on Projected 2023 Activity (c)	$	3,500,000	**$2,300,000 (d)**
Revenue Calcuation Based on Projected 2024 Activity (c)	$	3,700,000	
Estimation Margin of 25% for Ballot Question	$	925,000	
	$	4,625,000	
2024 TABOR Estimate	**$**	**4,600,000**	

(a) Calculated at the beginning of the year based on projected 2022 tax revenue.
(b) Calculated after 10 months actual activity and updated projection of 2022 revenue.
(c) Calculated based on average growth rate last 5 years without the low of 2020 and the high of 2021.
(d) Calculated based on partial year revenues with an estimation margin.

The proposed debt will be issued for a maximum principal amount of $70,000,000 with total debt service costs not to exceed $148,500,000. The $148.5 million is calculated based on $70 million par issuance, for 30 years, at 5.75%. Similar to applying a margin on the revenue estimate for the ballot question, a higher interest rate is assumed to ensure total debt service costs do not exceed authorization. This said, based on the current yield curve and other data, staff fully expect to issue debt at or below an interest rate of 4.5%. Also, given the timing of the project construction, staff, with the assistance of professional bond underwriters, will have the opportunity to closely monitor the market and issue debt at a preferred time. Currently (December 20, 2022) the approximate interest rate for AA rated municipal bonds is 3.70%, down from 4.5% on November 14, 2022.

FISCAL IMPACT:

This action does not have direct fiscal impact; however, if the voters authorize the 0.14 percent sales tax for the CRC (effective 7/1/2023), the estimated revenue for 2023 is $2,300,000 and for 2024, which is the full fiscal year, is $4,600,000. Again, 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 $148,500,000. Under TABOR, the City is required to provide the estimated debt service costs for voter authorization, and this amount cannot be exceeded. The $148.5 million is calculated based on $70 million par issuance, for 30 years, at 5.75%. Similar to applying a margin on the revenue estimate for the ballot question, a higher interest rate was used to ensure total debt service costs do not exceed authorization. The Staff

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. 99-22, to refer a ballot question to the April 4, 2023 election to increase the sales and use tax 0.14% and to incur debt to enable the implementation of the 2022 CRC Plan.

Attachments

1. RES-Community Recreation Center Ballot Question 122122 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 3.39% (AN INCREASE OF 0.14% 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 21, 2022, meeting considered placing a question on the April ballot asking the City electors to approve a 0.14% 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 (CRC Plan). Resolution 84-22 is incorporated herein as if fully set forth.

The CRC Plan anticipates the construction and operation of an approximately 83,000 square foot facility which, when built will realize the highest priority of the Parks, Recreation and Open Space (PROS) Master Plan adopted in January 2021 which is for the community to have a recreation center.

For these and other reasons the City Council has determined that the 0.14% 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 0.14% sales and use tax

DRAFT

increase being used to pay the debt for the CRC project and if excess funds are 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 $2,300,000 IN 2023 (BEGINNING IN JULY 2023) AND $4,600,000 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 3.39% BEGINNING JULY 1, 2023 FOR THE PURPOSE OF GENERATING REVENUE TO FINANCE THE COSTS OF DEBT SERVICE, CONSTRUCTION, EQUIPPING, AND FURNISHING, AND IF AVAILABLE, OPERATING AND MAINTAINING, AN INDOOR COMMUNITY RECREATION CENTER (CRC) AT MATCHETT PARK WHICH AS DESCRIBED IN THE ADOPTED 2022 CRC PLAN IS PROJECTED TO PROVIDE AND MAY INCLUDE BUT NOT NECESSARILY BE LIMITED TO A MULTI-GENERATIONAL AQUATIC CENTER WITH A WARM WATER LEISURE POOL CONSISTING OF A LAZY RIVER, ZERO DEPTH ENTRY, WATER PLAYGROUND AND SLIDES, A COOL WATER LAP POOL, AND A WARM WATER THERAPY POOL, A MULTI-SPORT GYMNASIUM, AN INDOOR WALK/JOG TRACK, A FITNESS AND WEIGHTS AREA, MULTI-PURPOSE MEETING ROOMS, AND OTHER COMMUNITY GATHERING AND RECREATION SPACES, AND SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED $70,000,000 WITH A REPAYMENT COST OF $148,500,000 TO PROVIDE FINANCING FOR THE COSTS OF CONSTRUCTION OF THE COMMUNITY RECREATION CENTER (CRC) 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 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

DRAFT

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 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.

PASSED, ADOPTED and APPROVED this 21ST day of December 2022.

_____

Anna M. Stout

President of the City Council

ATTEST:

_____

DRAFT

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

TABLE OF CONTENTS

PROJECT TEAM	3
EXECUTIVE SUMMARY	4
PROCESS AND SCHEDULE	5
PREVIOUS EFFORTS	6
WORK SESSION #1 - DEMOGRAPHICS	7
WORK SESSION #1 - SITE SELECTION	10
WORK SESSION #2 - PROGRAM SELECTION	14
WORK SESSION #2 - FUNDING OPTIONS	16
WORK SESSION #3 - CONCEPT DESIGN	18
WORK SESSION #3 - OPERATIONAL PLAN	44

APPENDICES

WORK SESSION PRESENTATIONS	50
OPERATIONAL PLAN FROM BARKER RINKER SEACAT	69
RECORD OF PUBLIC COMMENTS*	75

*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

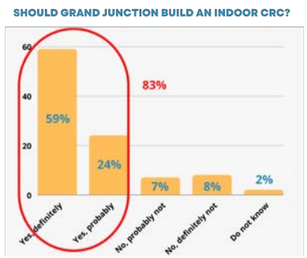
Why did the Community Recreation Center (CRC) process resume?
Adopted in January 2021, The Parks, Recreation and Open Space Masterplan (PROS) identified a Community Recreation Center as the highest priority. Following the adoption of the PROS master plan, in April 2021, voters approved a cannabis tax 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

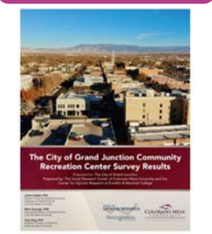
In order to further study the Community Recreation Center opportunity, the City of Grand Junction engaged professors at Colorado Mesa University (CMU) to develop a statistically valid survey to measure citizen attitudes towards a potential Community Recreation Center. A random sample of community members 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

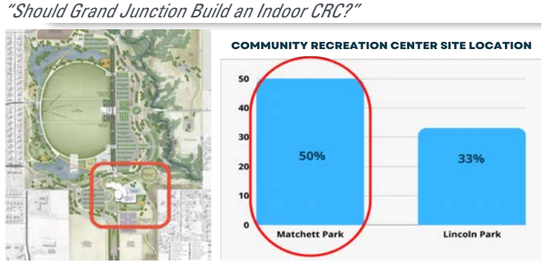
Using the CMU survey results as a guide, the goal of this study was to build further consensus through three work sessions. Each work session had a different focus. Work Session1 focused on finalizing a site. Work Session 2 focused on project size and a secondary funding option. Work Session 3 focused 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:

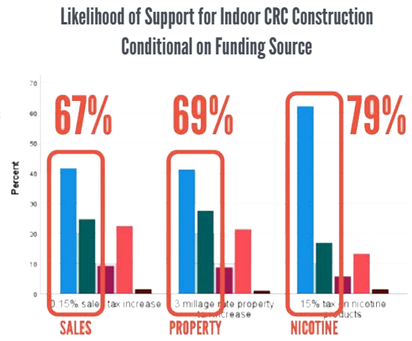
1. Opportunities for future expansion
2. Catalyst for Master Plan amenities including outdoor facilities.
3. Desire for a simple to understand, single issue ballot proposal.

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

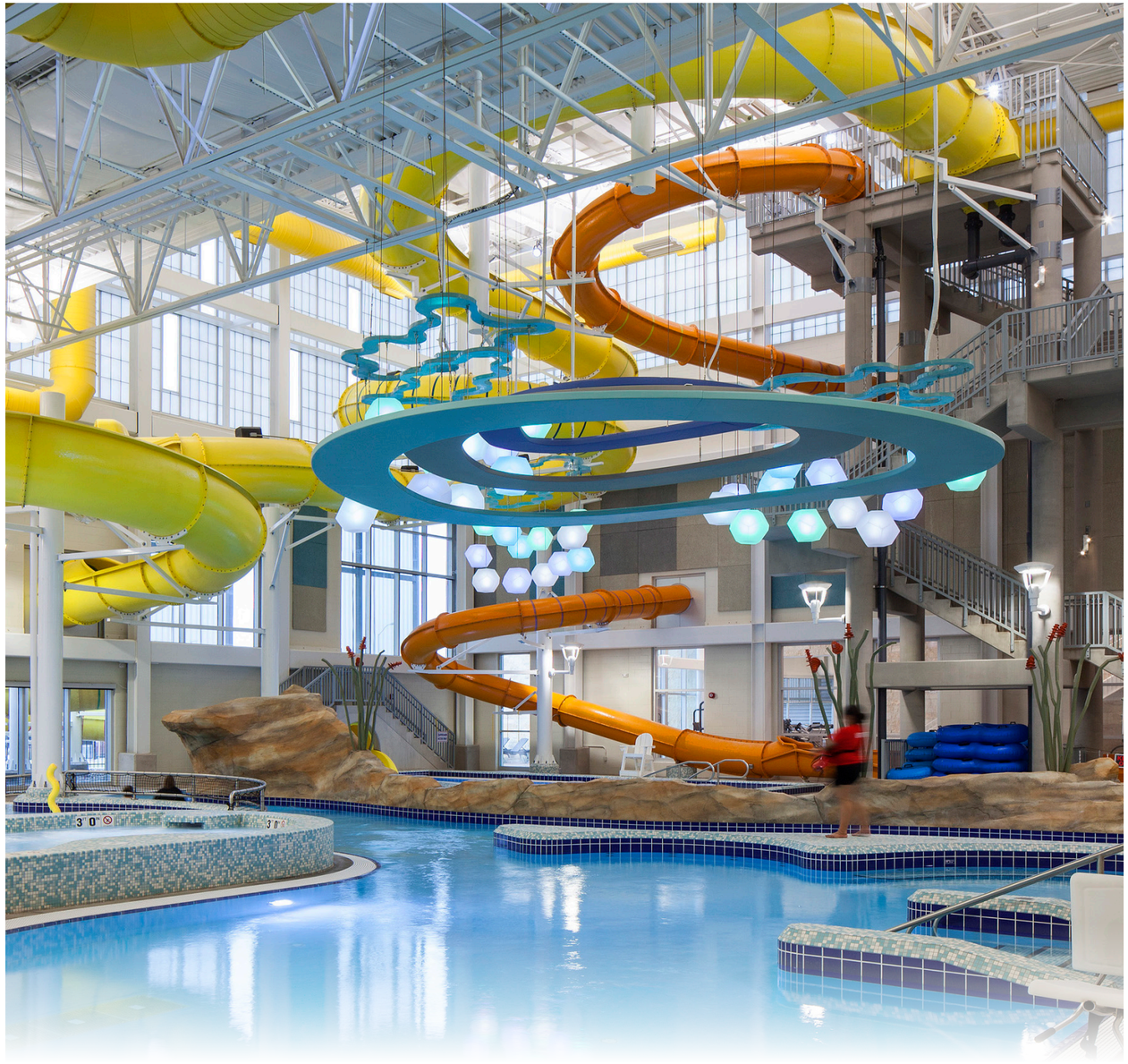
Determining the building program size was the first step in identifying and refining the conceptual design. The 83,000 square foot program received 94% of total votes cast during Work Session 2 and PRAB unanimously recommended this program size. On August 17, 2022, City Council voted 5-1 to approve PRAB's 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





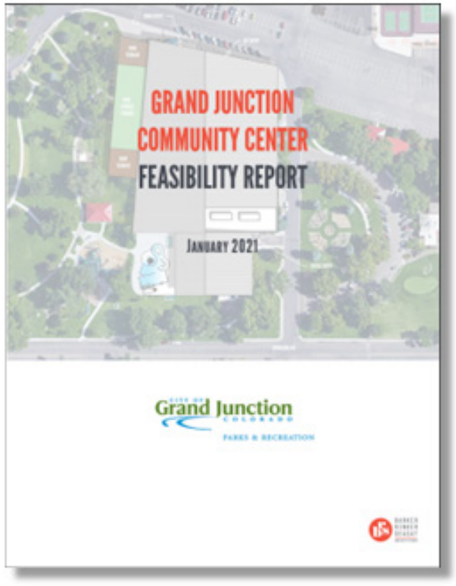
2014 | MATCHETT PARK MASTER PLAN



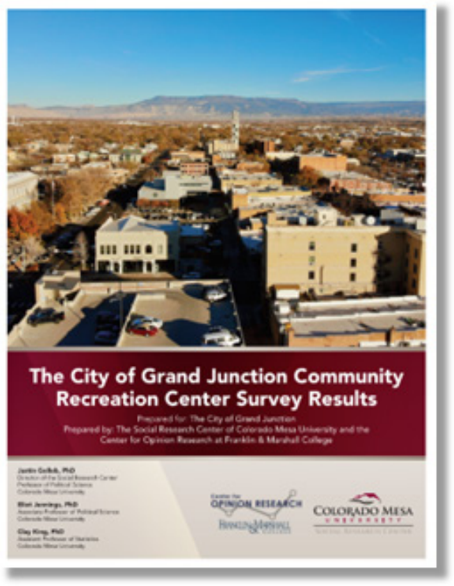
2018 | MATCHETT PARK COMMUNITY CENTER STUDY



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.

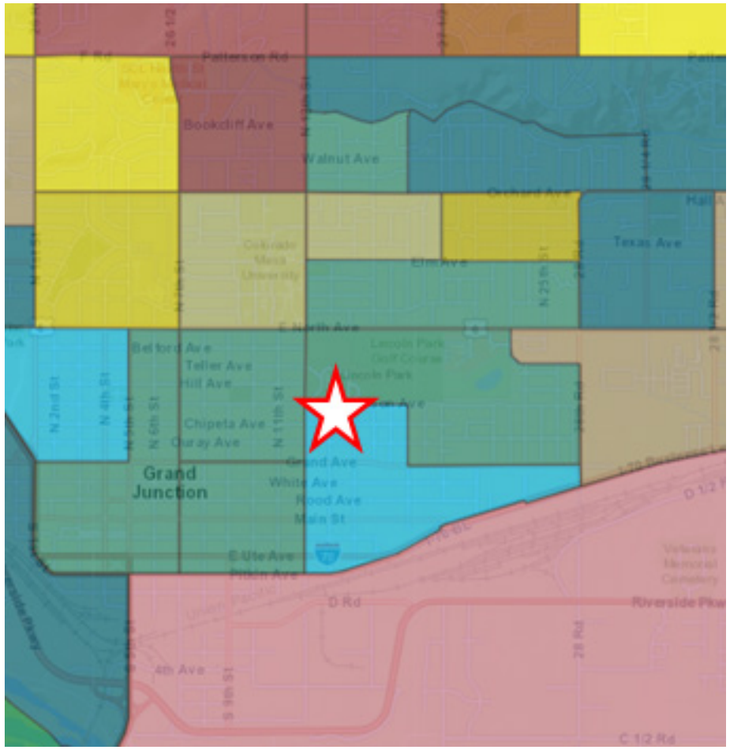
2021 LINCOLN PARK COMMUNITY CENTER STUDY

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

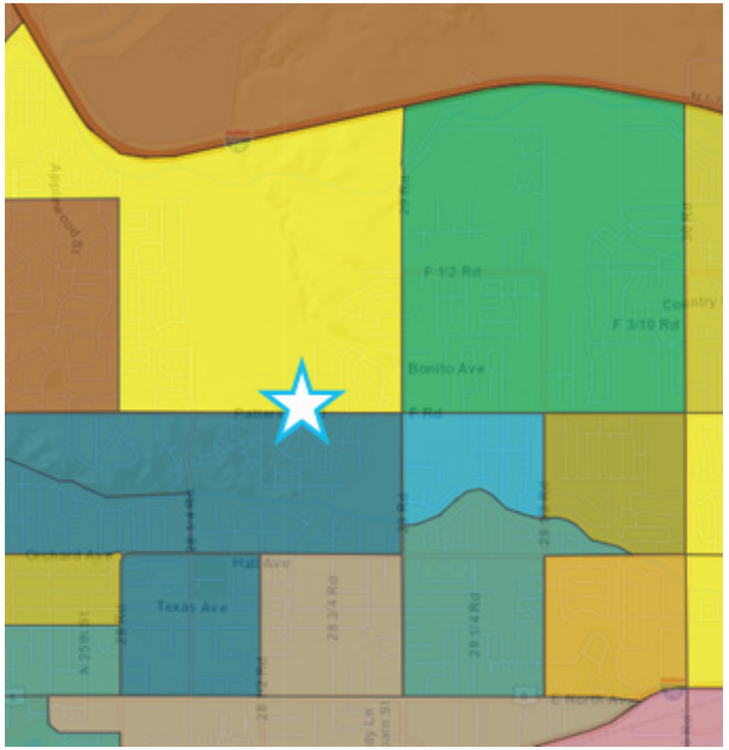




GEN X URBAN

- 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

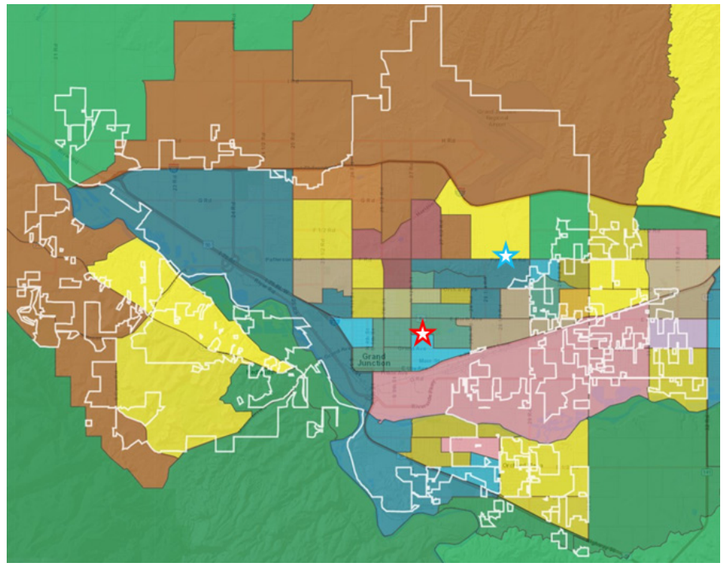
DEMOGRAPHICS

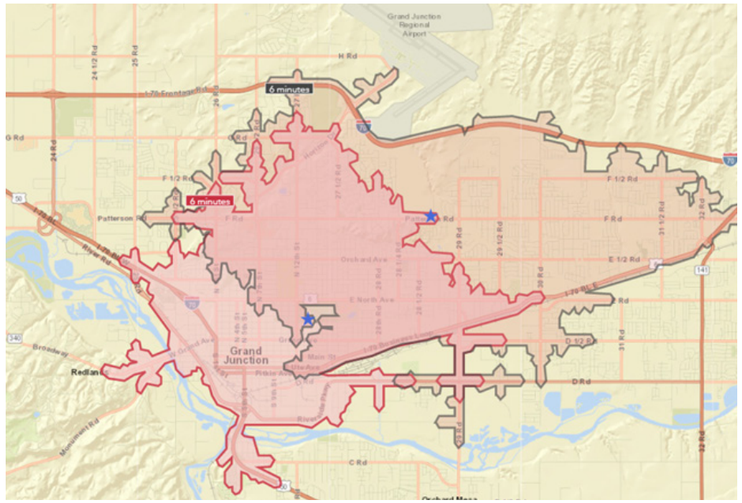
In analyzing the two potential locations, demographic data was reviewed to better understand social characteristics of the people living in and around the sites.

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.

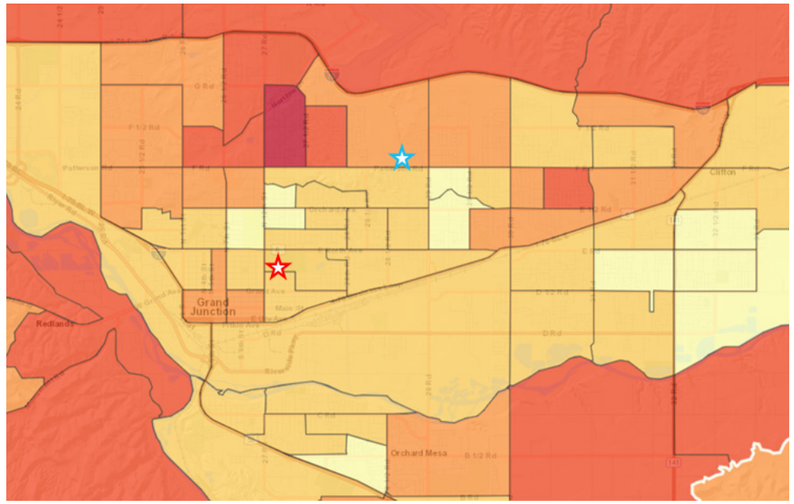
In addition to Gen X Urban and Middle Ground, the denser downtown area at Lincoln Park reflects tapestries of a younger demographic, including students enrolled in college, who enjoy walking and biking to local destinations, while Matchett Park reflects an older market, many empty-nesters, as well as couples and single-parent households.





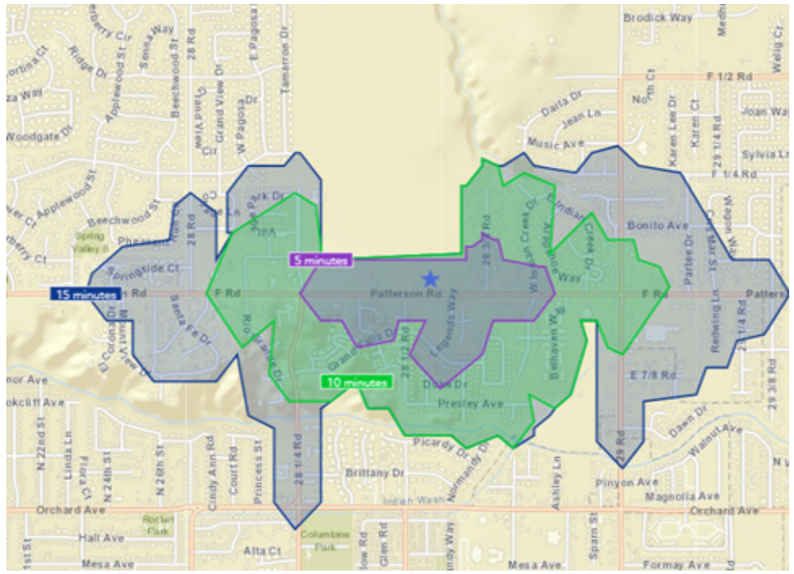
2026 POPULATION WITHIN A 6 MINUTE DRIVE

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

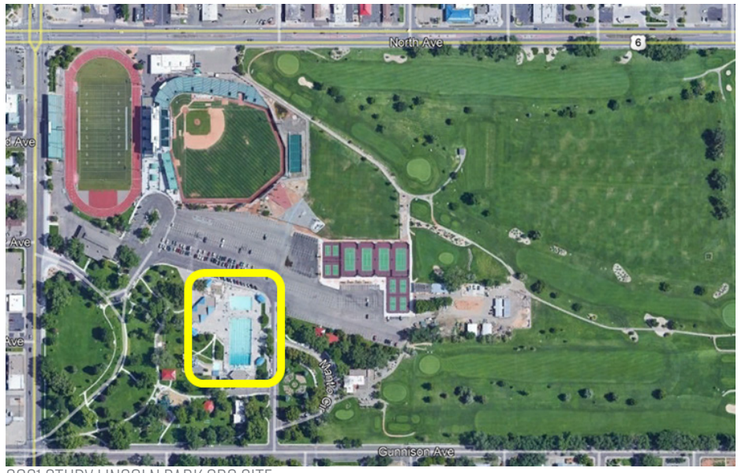
Lincoln Park was identified as the other top site in the 2018 feasibility study. The outdoor pool (Moyer Pool) at Lincoln Park is at the end of its useful lifespan. It was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied 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

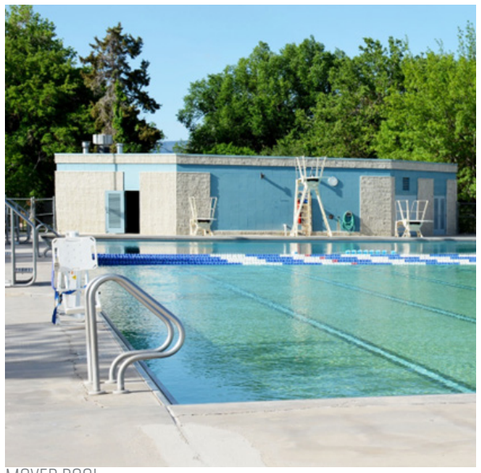
Weakness include:

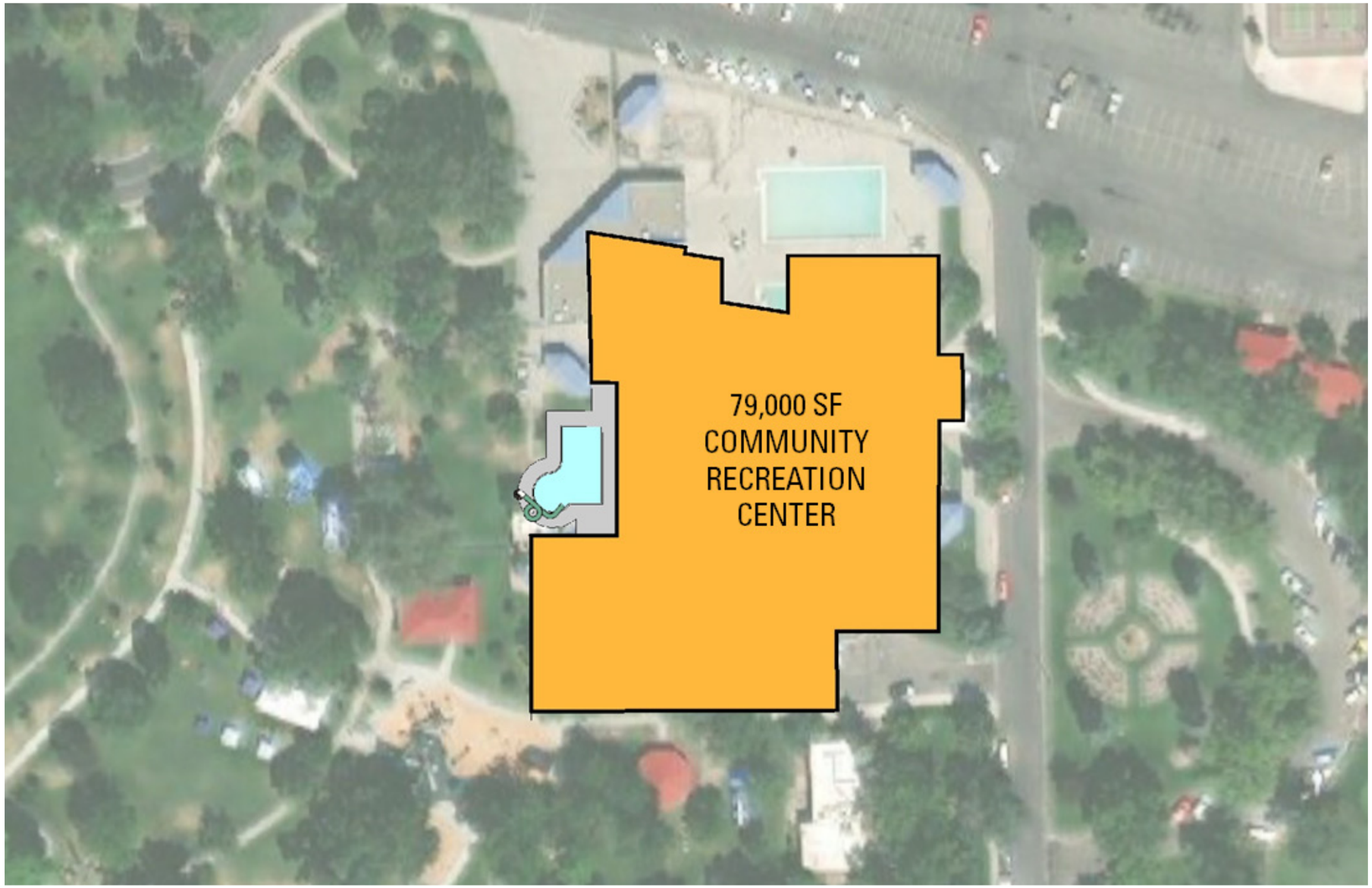
- Lack of parking - parking is already fully utilized
- Limited space for future expansion
- This area of the city already has a high density of community amenities. A CRC located elsewhere could help provide access and services more equitably.



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:

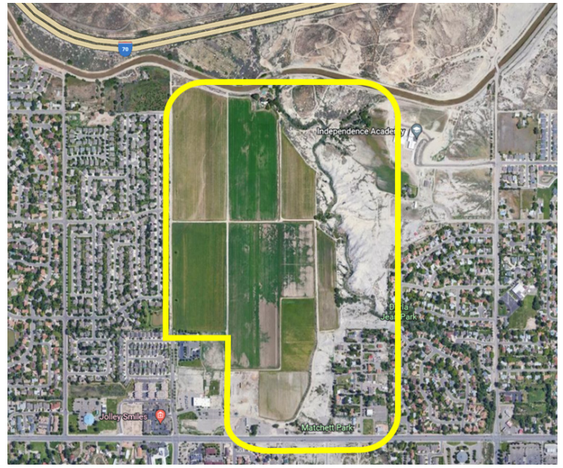
- Addresses the concern of "taking care of what we already have" in addition to providing an additional facility.
- Provides improvements to both areas identified as important recreation assets by residents.

Weakness include:

- Higher cost
- A more complex bond question involving two facilities and two locations



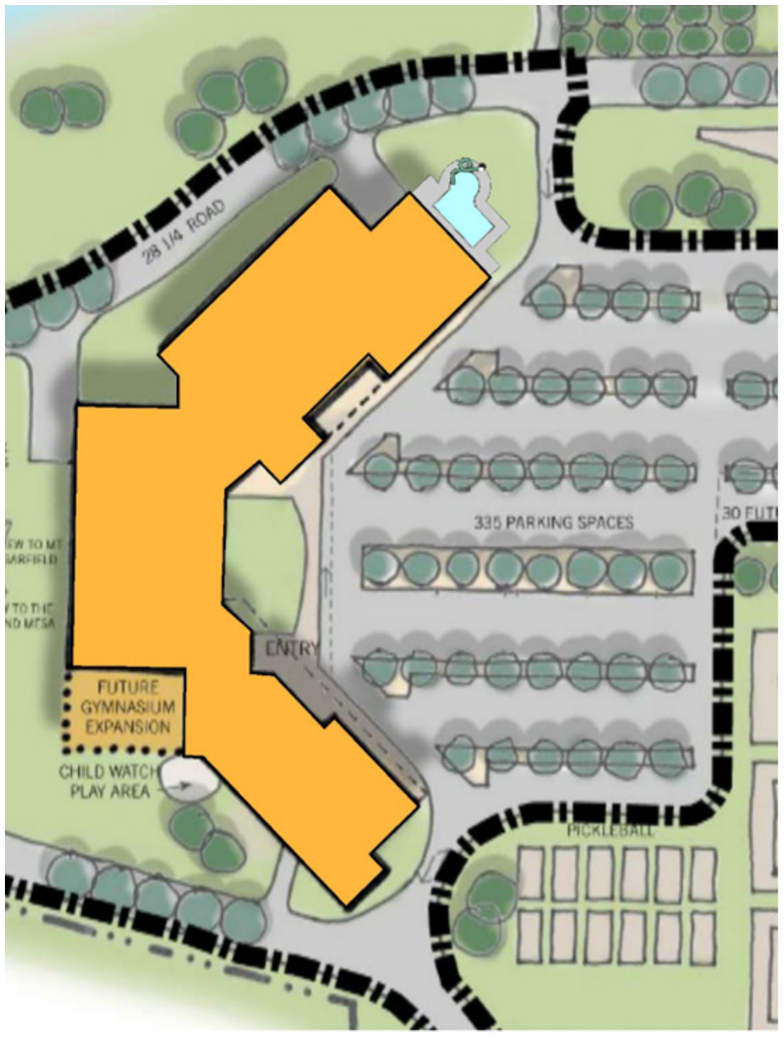
CITY OF GRAND JUNCTION



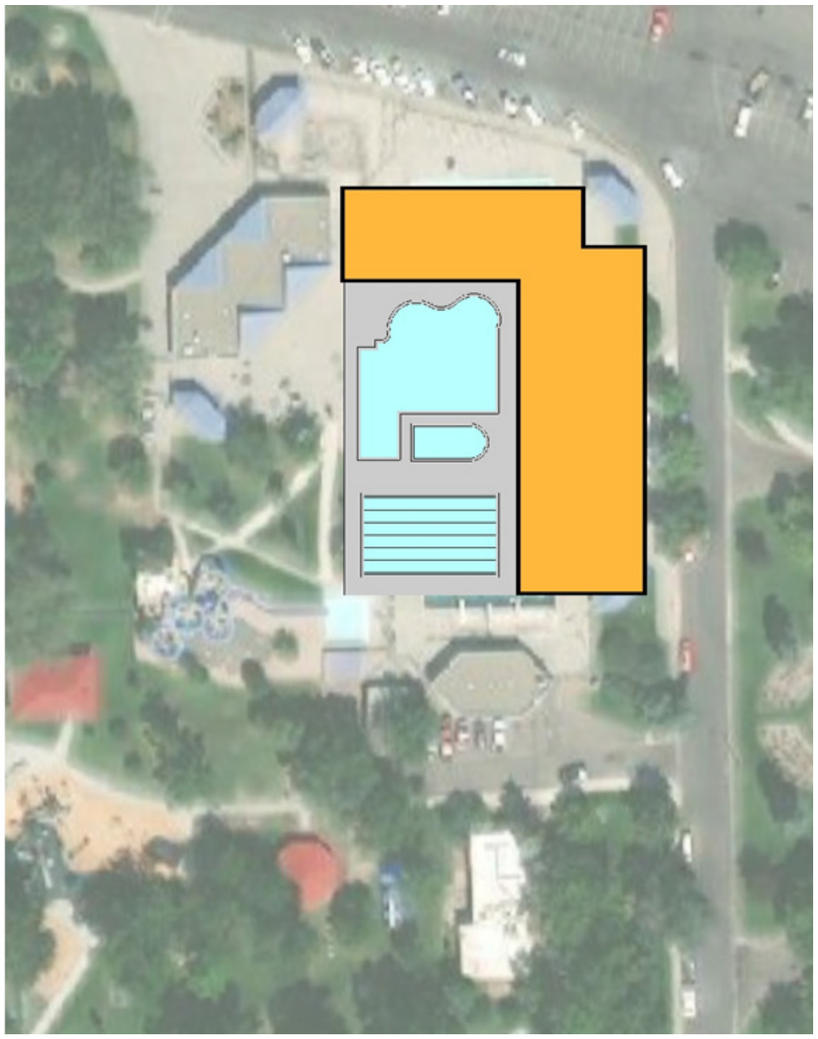
MATCHETT PARK



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

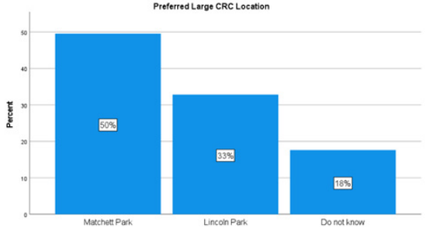
On June 22nd, the Parks and Recreation Advisory Board (PRAB) voted unanimously to support the selection of Matchett Park for the future development of the recreation center. The board identified the following reasons for supporting Matchett Park:

- 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

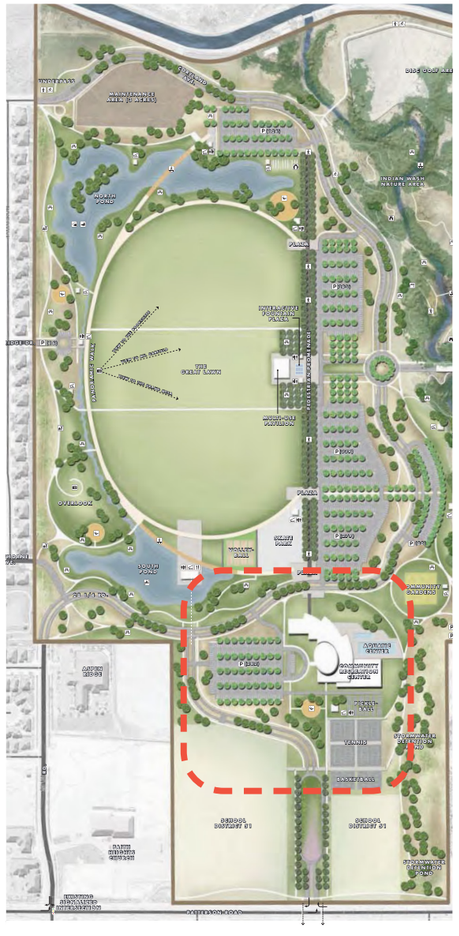
City Council approved the selection of Matchett Park on July 6, 2022

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?



2014 MASTER PLAN CRC 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

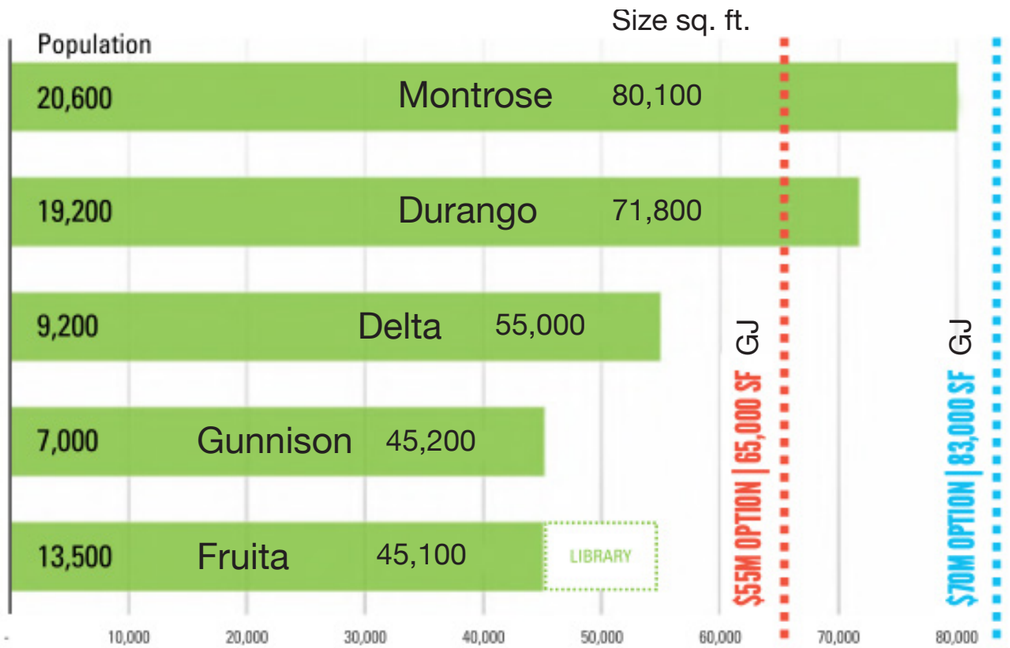


Fruita CRC
Passed in 2008



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.

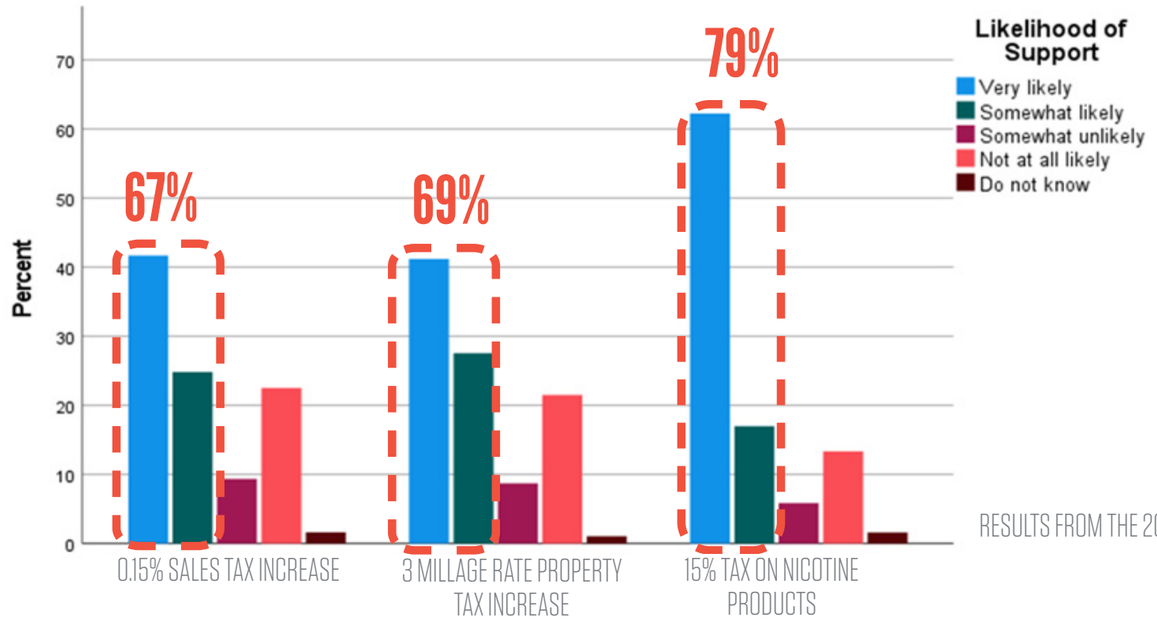
$55M | 4.5M DEBT SERVICE & SUBSIDY

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

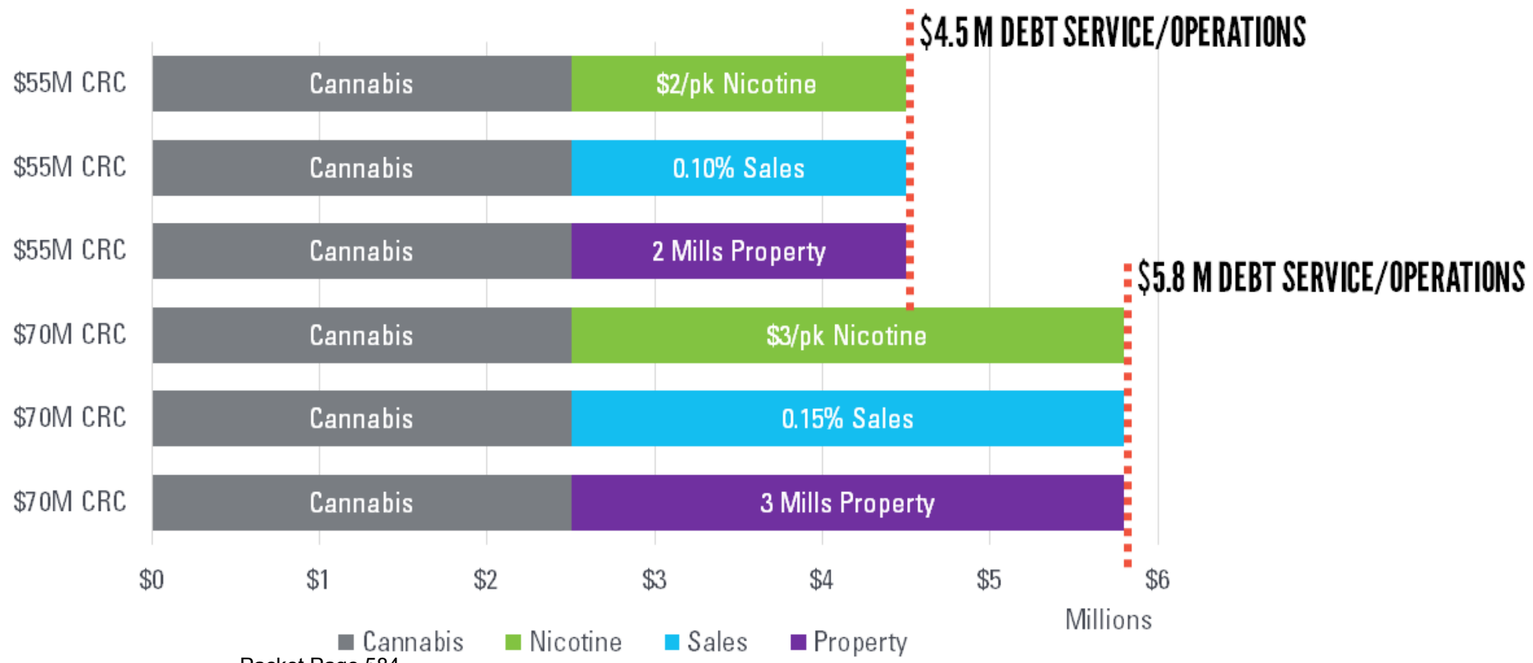
1. CANNABIS TAX + 3 MILL PROPERTY TAX
2. CANNABIS TAX + NICOTINE TAX ($3/PACK)
3. CANNABIS TAX + 0.15% SALES TAX

LIKELIHOOD OF SUPPORT FOR INDOOR CRC CONSTRUCTION CONDITIONAL AON FUNDING SOURCE

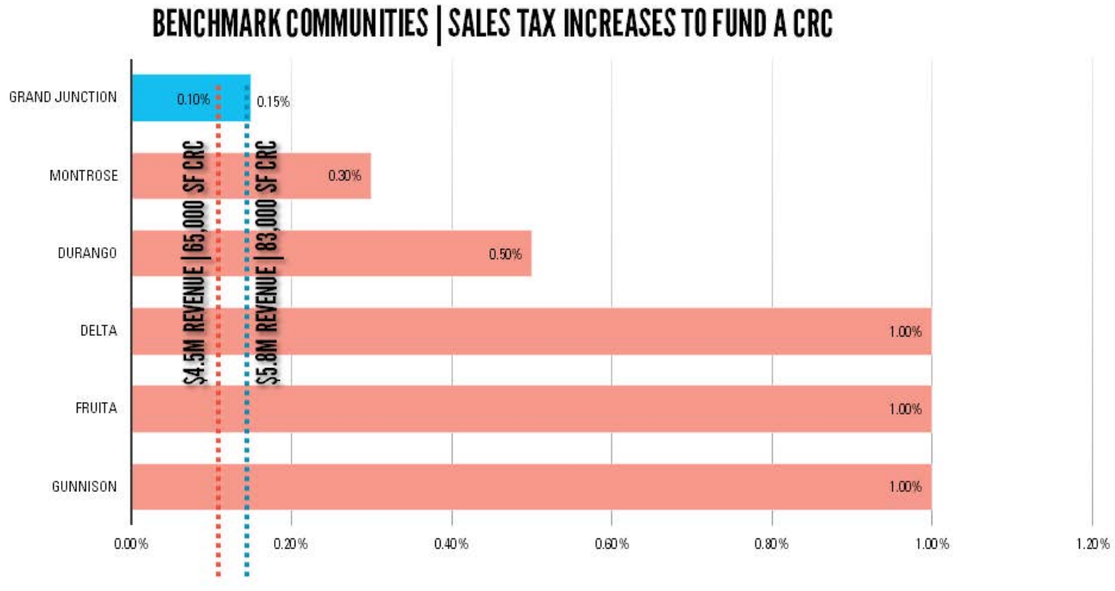


RESULTS FROM THE 2022 CMU SURVEY

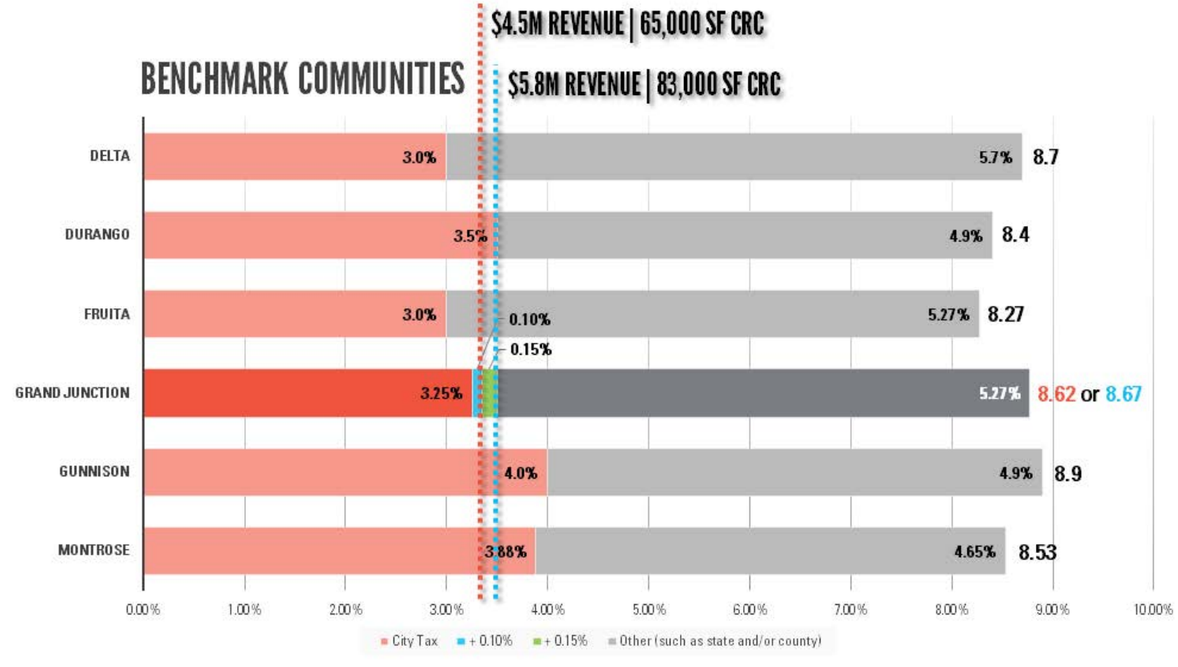
FUNDING OPTIONS (IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



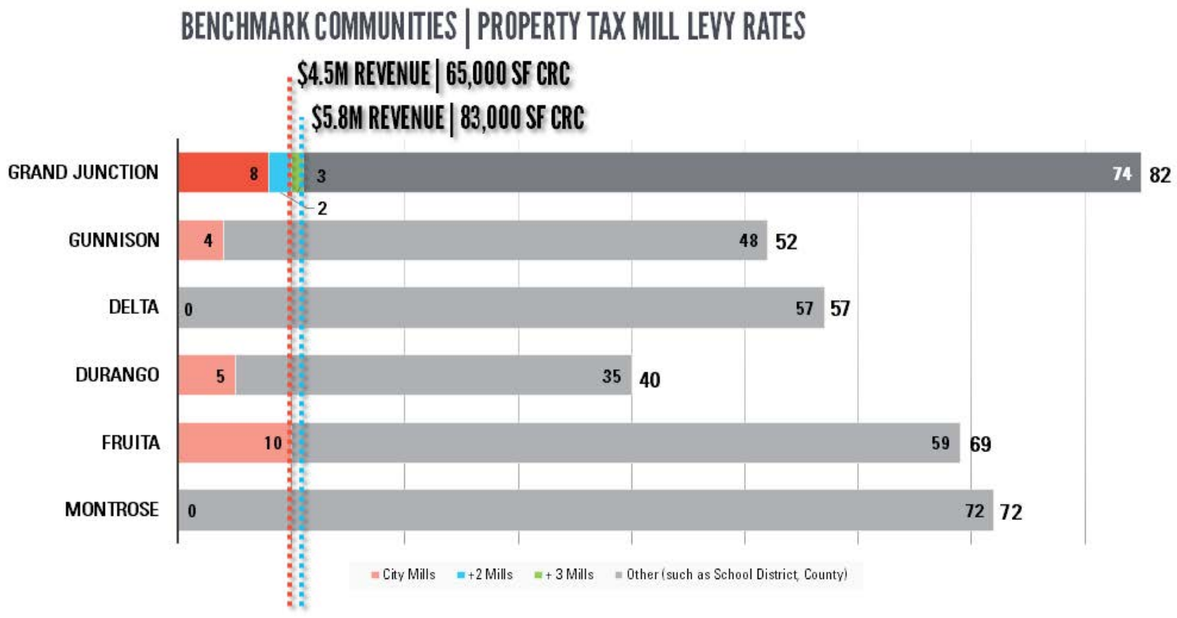
SALES TAX AS A FUNDING SOURCE



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

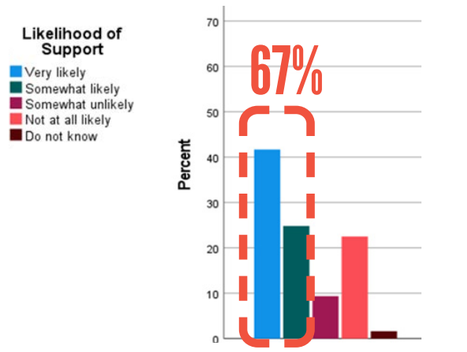
The Parks and Recreation Advisory Board held a special meeting on July 28 to review all data regarding the size and funding choice collected during Work Session 2. This included comparative data from nearby cities and their recreation centers including square footage, population, charges and sales tax 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

OVERVIEW / 5 QUESTIONS	19
DESIGN THREADS	20
BUILDING PLANS	23
PROGRAM EXAMPLES	24
AXONOMETRICS	28
CONCEPT RENDERINGS	30
SITE DESIGN	38
SUSTAINABILITY	43
OPERATIONS	44

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:

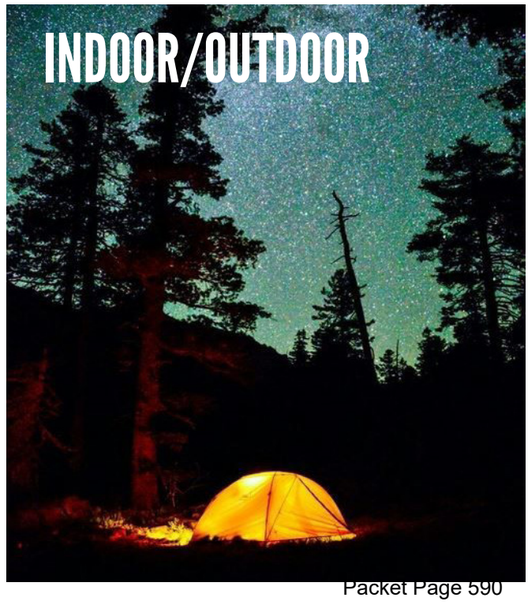
should be celebrated

PROGRAMS:

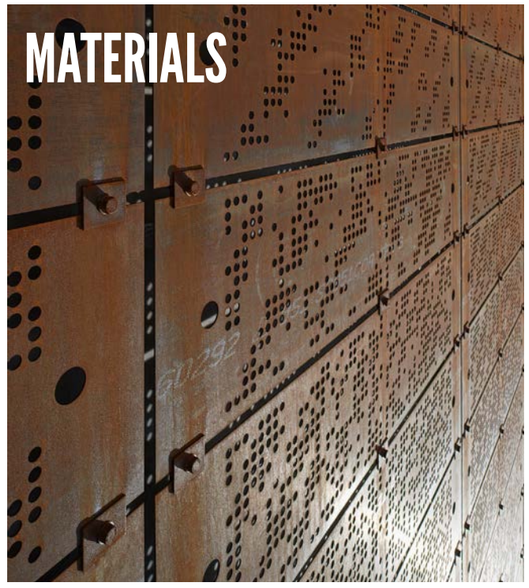
continually adapting to community needs

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

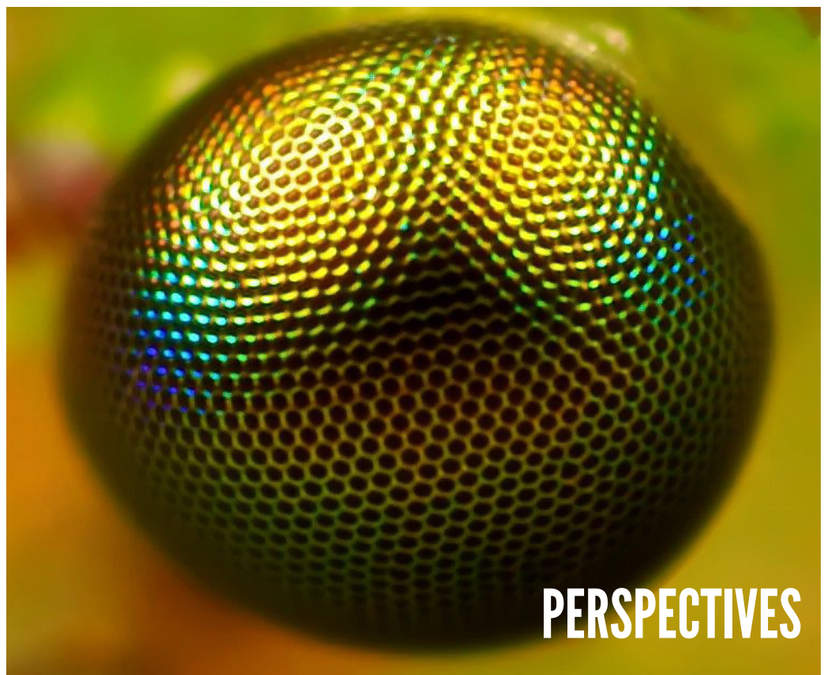
PEOPLE:
are shaped by their environment

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.

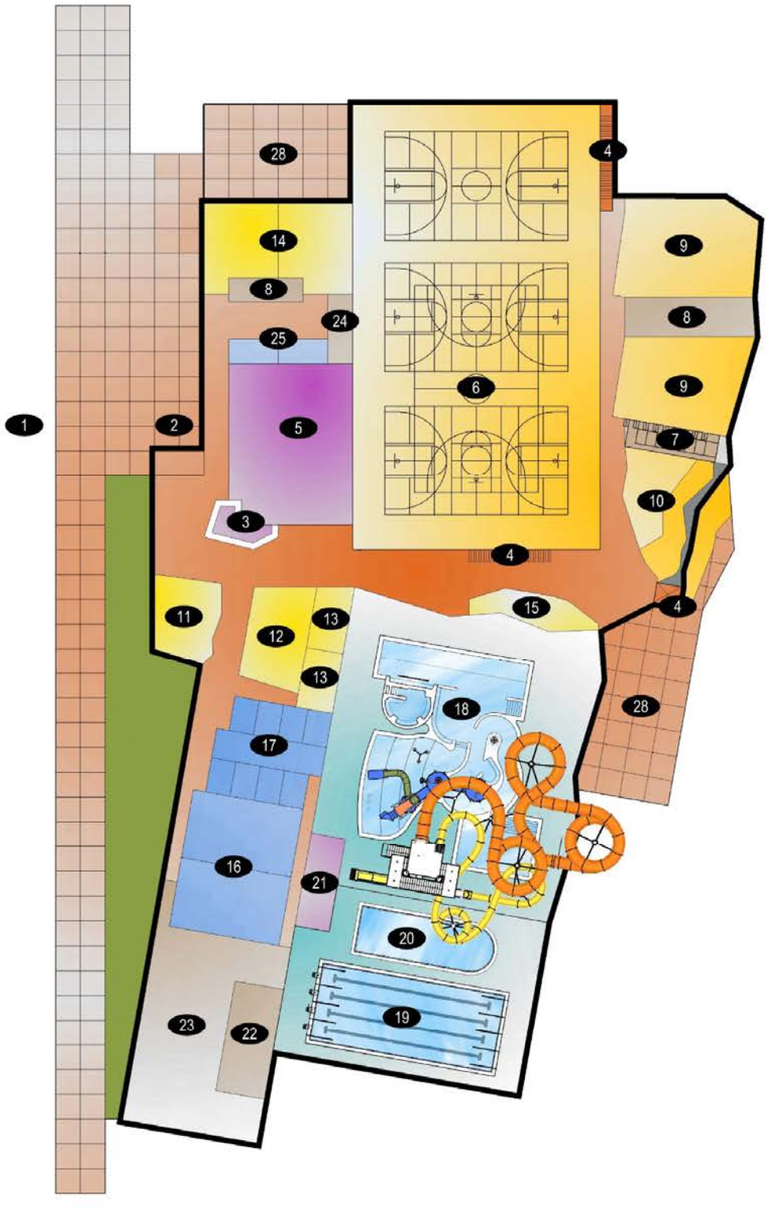




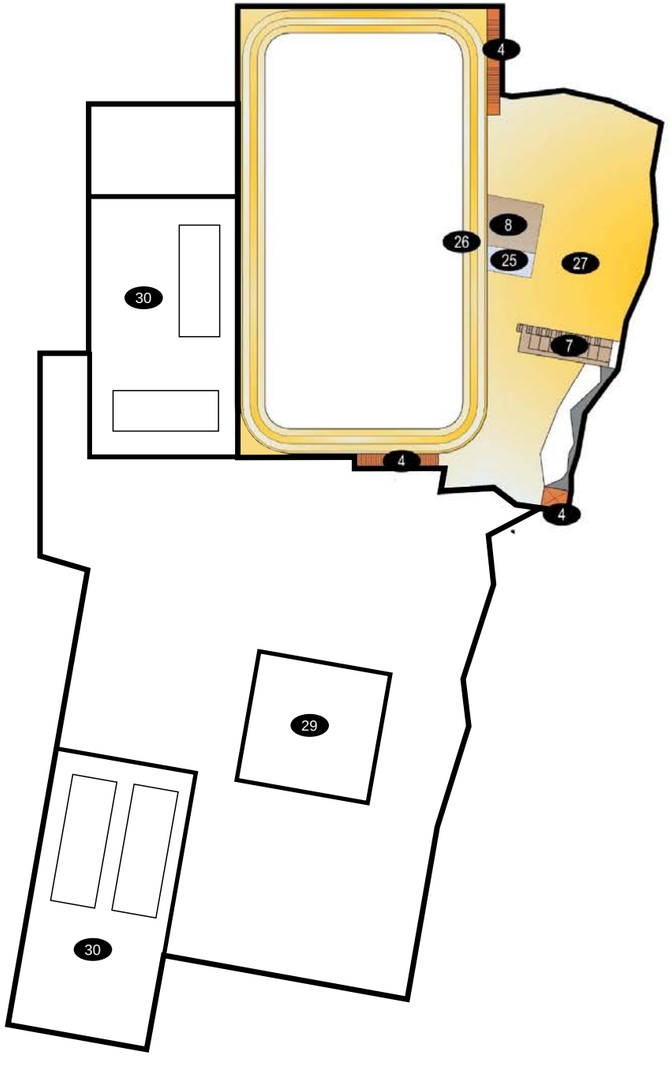




FINAL PLANS



MAIN FLOOR PLAN



UPPER FLOOR PLAN

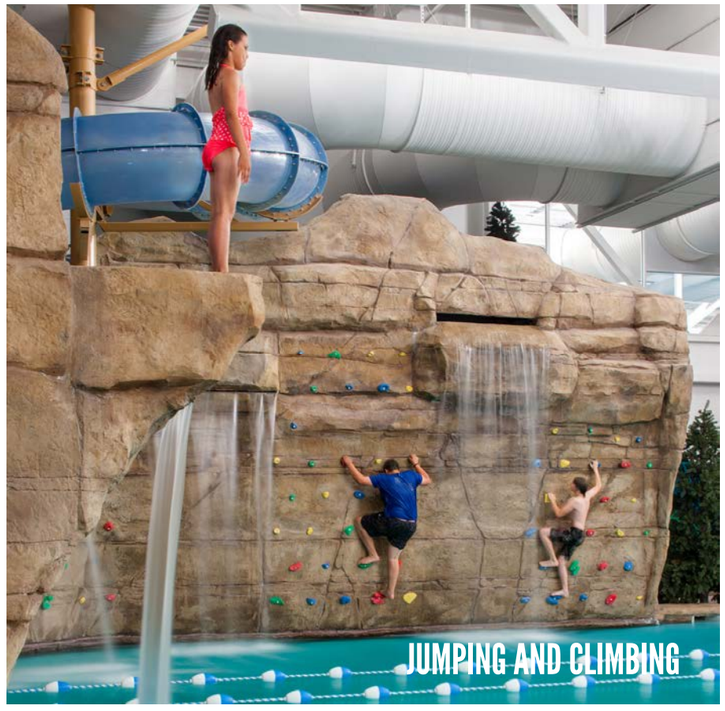
N

LEGEND

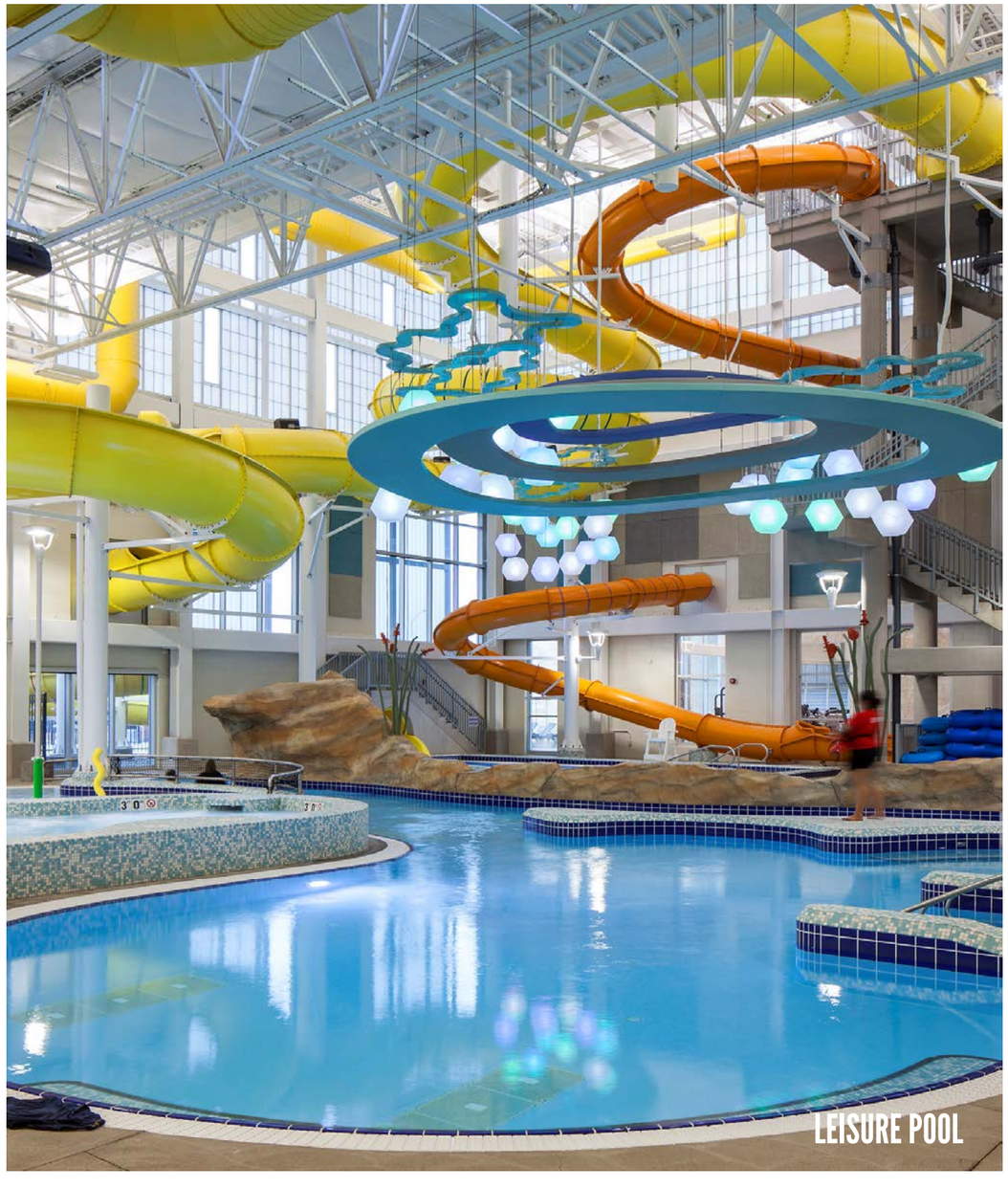
1. DROP OFF
2. BUILDING ENTRANCE
3. RECEPTION DESK
4. STAIR/ELEVATOR
5. ADMINISTRATION
6. GYMNASIUM
7. FITNESS STAIR
8. STORAGE
9. GROUP FITNESS/DANCE STUDIO
10. CLIMBING/BOULDERING WALL
11. SENIOR LOUNGE
12. CHILDWATCH
13. CLASS/PARTY ROOMS
14. COMMUNITY ROOMS
15. GAMES LOUNGE
16. LOCKER ROOMS
17. UNIVERSAL 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







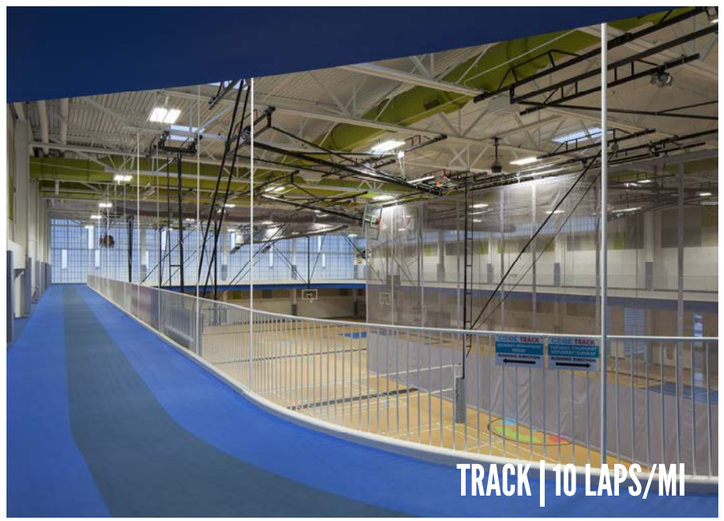




GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES









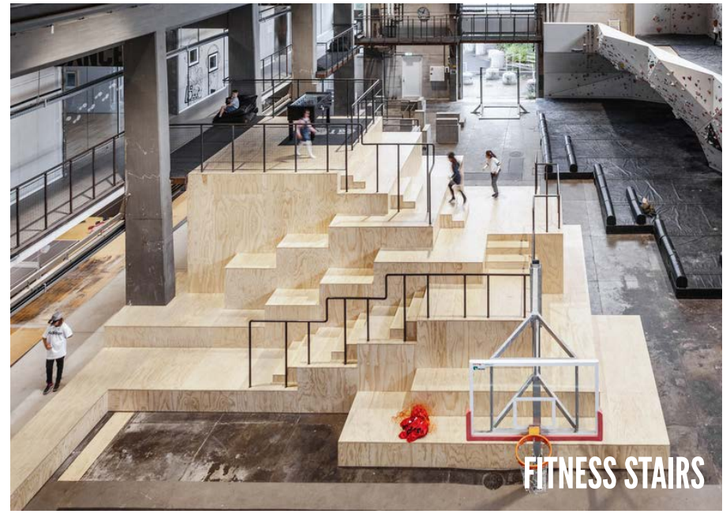


GRAND JUNCTION CRC RECREATION SPACES

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

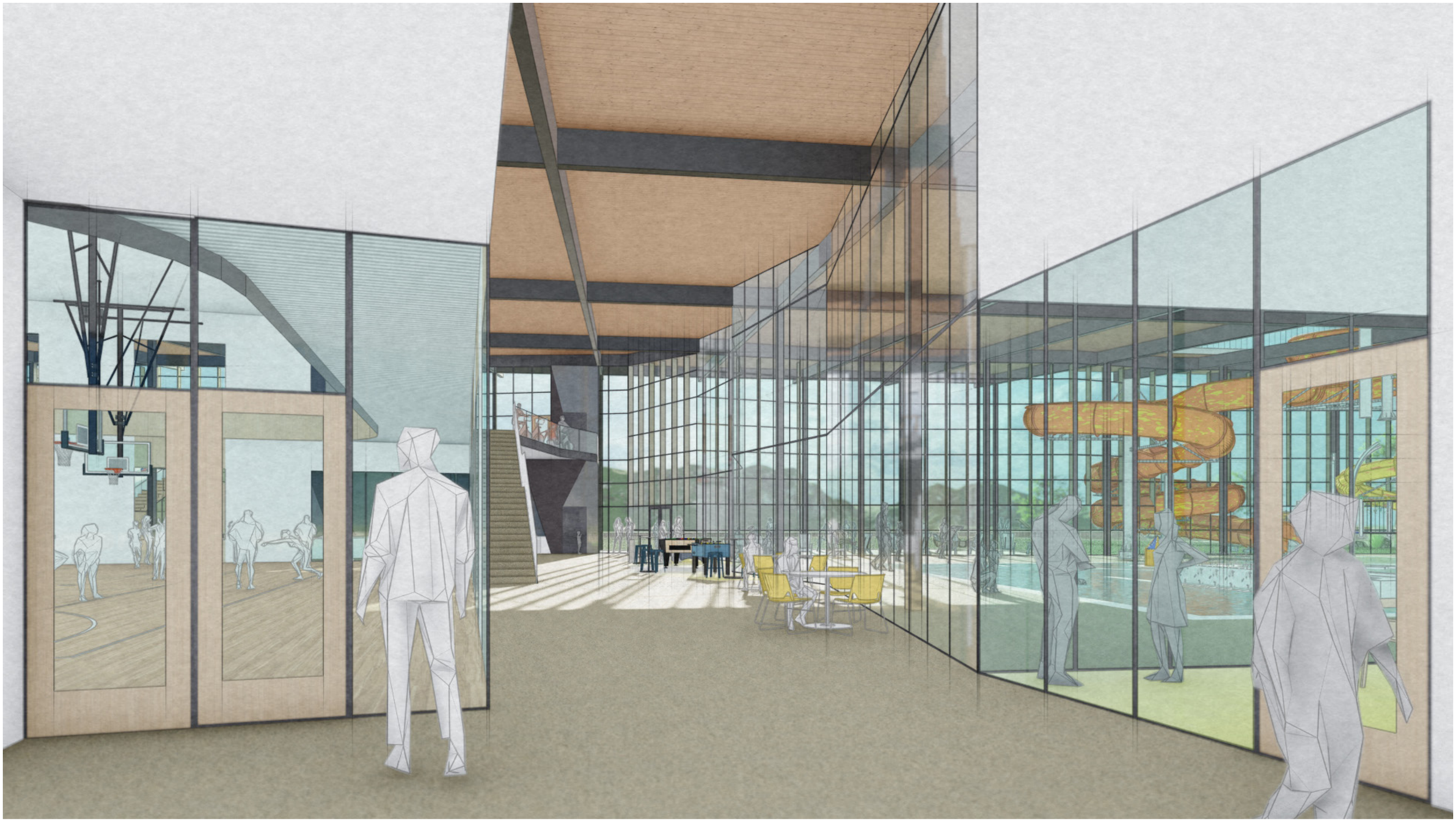
CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS MAIN ENTRY



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.

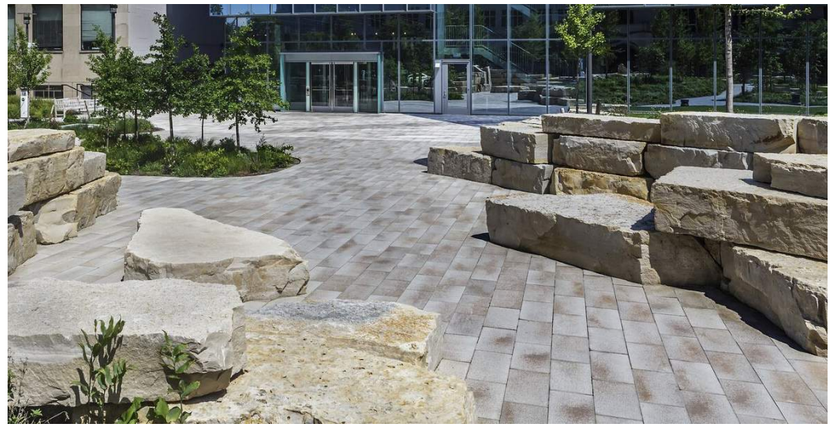
Since the completion of the 2014 master plan, shown on this page, the acreage set aside for schools is no longer needed, and multi-modal access to the CRC has been identified by the community as a priority. The current conceptual site plan on page 40, shifts the CRC approximately 300' to the south, improving 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

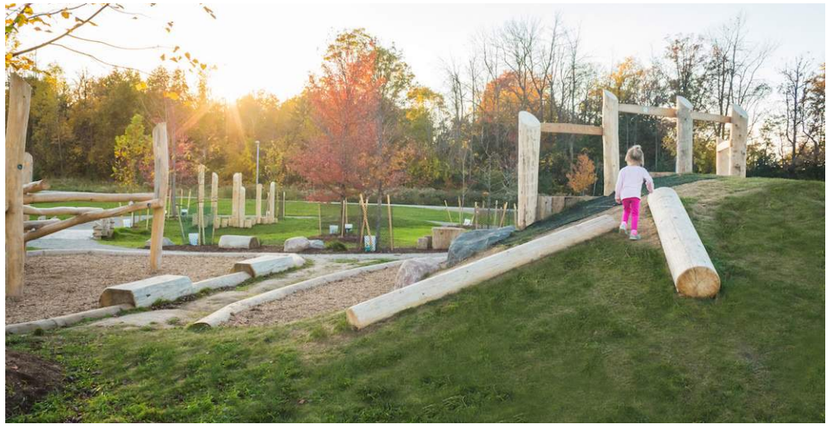






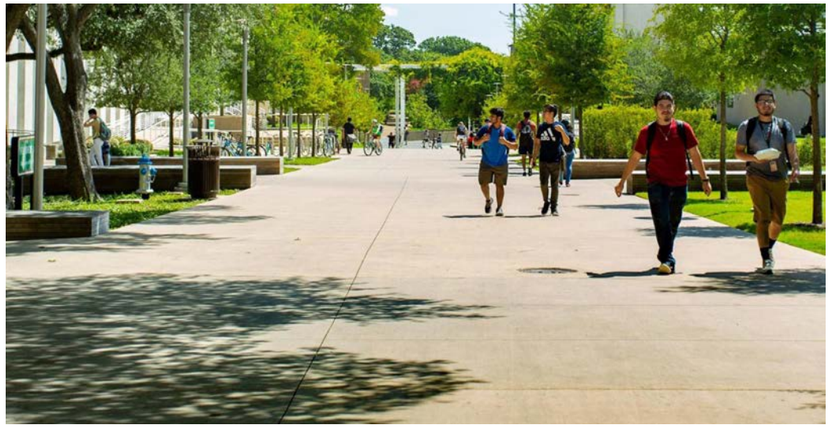
Playground





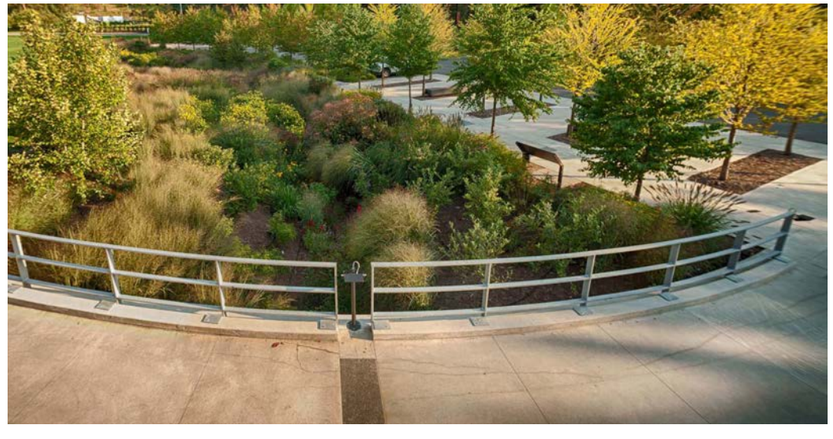


Pedestrian Promenade





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.

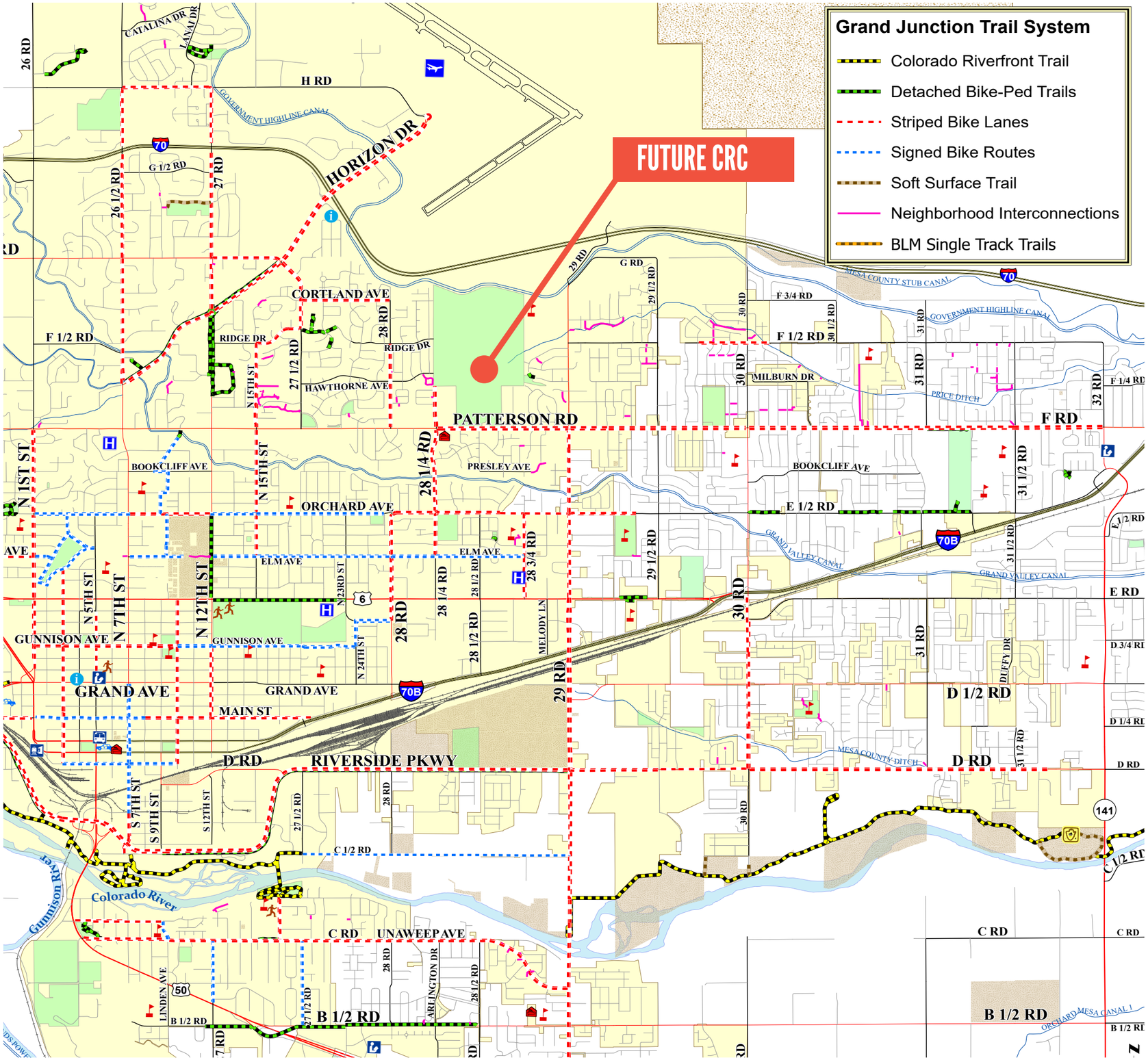
The conceptual plan is driven by the organization of the 2014 Matchett Park Master Plan and the location of the CRC maintains connectivity to the Master Plan. The CRC will act as a gateway to the overall park and can be a catalyst for future development of the park. Directly in front of the CRC, the 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:

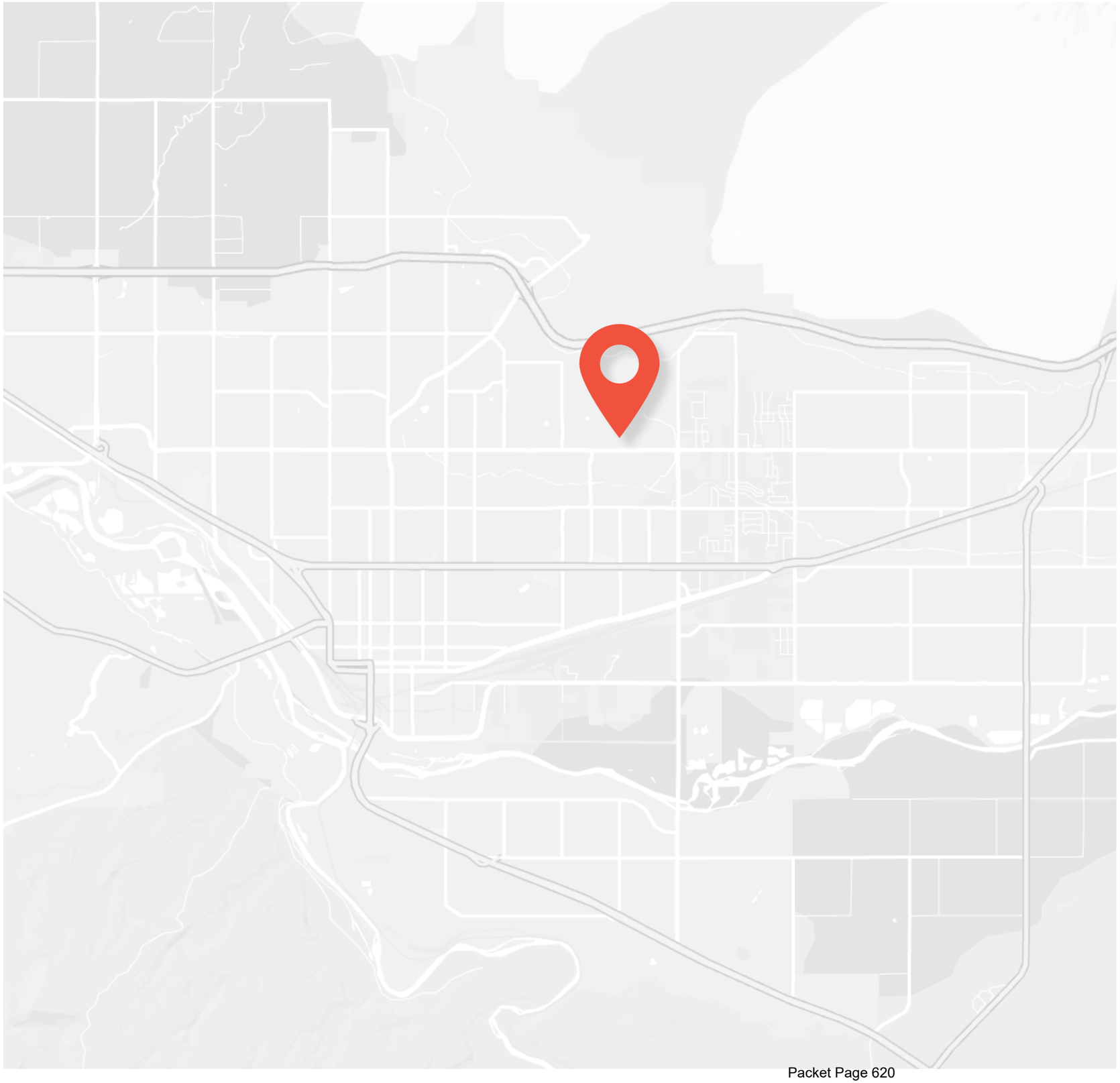
The 2022 Community Recreation Center Plan is hereby approved and adopted as generally and specifically provided therein and in accordance with this Resolution and to the extent necessary or required shall serve to amend the adopted PROS Plan to be consistent herewith.

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

PUBLIC PARTICIPATION

PROJECT KICKOFF	WORKSHOP 1 PROGRAM & SITE SELECTION	WORKSHOP 2 CONCEPTUAL DESIGN & PROFORMA	WORKSHOP 3 DRAFT REPORT	WORKSHOP 4 STUDY PRESENTATION PRAB RECOMMENDATIONS	FINAL REPORT
MAY 17	JUNE 13-14	JULY 18 - 19	SEPT 6	SEPT 19 - 20	SEPT 30

Consider
- PRAB & Public Input
- Program Options
- Site Selection

Confirm
- PRAB & Public Input
- Program
- Budget
- Operations model
- Design Direction

Commit
- Program
- Budget
- Schedule
- Operations model
- Concept Design

BARKER RINKER SEACAT ARCHITECTURE

5



2014 | MATCHETT PARK MASTER PLAN



2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

BARKER RINKER SEACAT ARCHITECTURE

6



2021 | THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

THE TOP PRIORITY OF THE MASTER PLAN IS A COMMUNITY RECREATION CENTER

BARKER RINKER SEACAT ARCHITECTURE

7



2014 | MATCHETT PARK MASTER PLAN

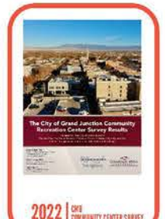


2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION, OPEN SPACE MASTER PLAN

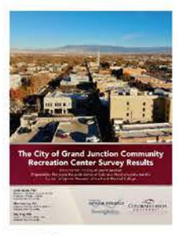
2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CMC COMMUNITY CENTER SURVEY

BARKER RINKER SEACAT ARCHITECTURE

8



2022 | CMC CMC SURVEY

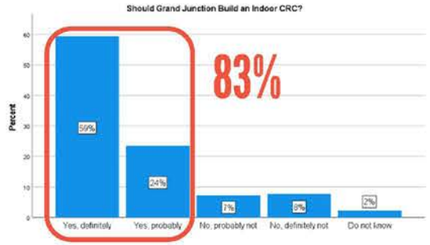
CONFIRMED MAJORITY SUPPORT FOR A COMMUNITY RECREATION CENTER

CONFIRMED **MAJORITY SUPPORT FOR A FUNDING METHOD** IN ADDITION TO CANNABIS

BARKER RINKER SEACAT ARCHITECTURE

9

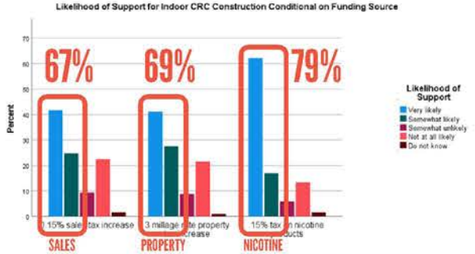
Results: Should GJ Build an Indoor CRC?



COLORADO MESA UNIVERSITY

10

Results: Likelihood of Support for an Indoor CRC

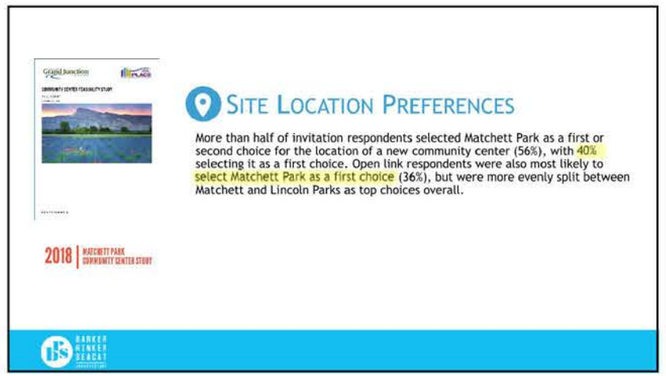


COLORADO MESA UNIVERSITY

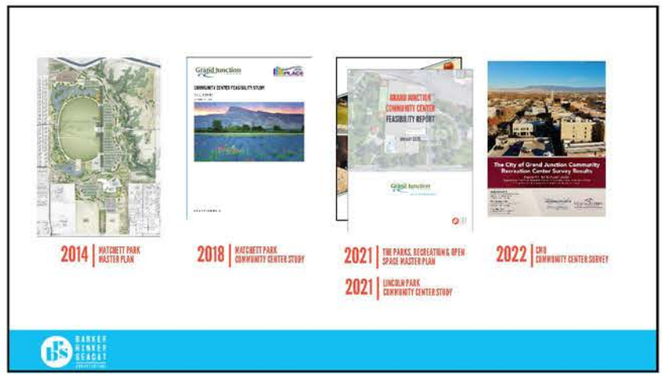
11



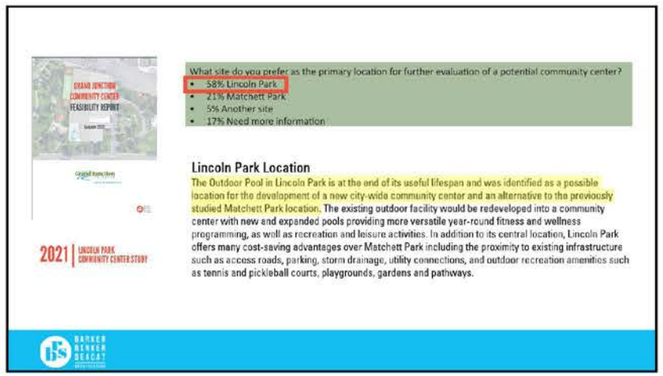
12



13



14



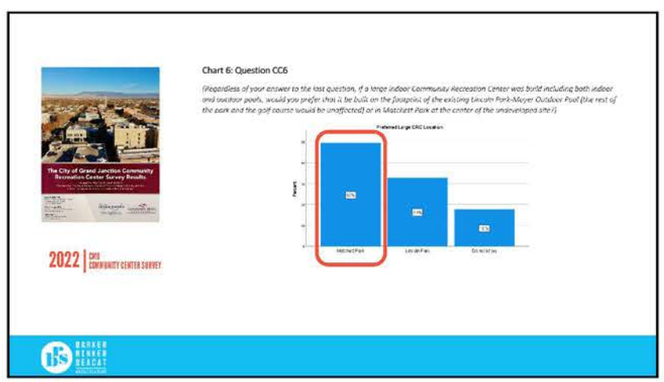
15



16



17



18

ORCHARD MESA POOL

MULTI-MILLION DOLLAR
RENOVATION UNDERWAY
FUNDED WITH RESERVES

DESIGN: FALL 2022
CONSTRUCTION: 2023



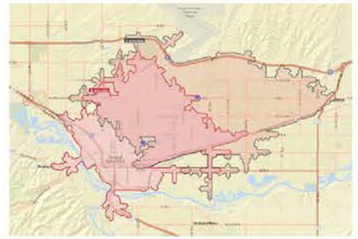
19

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

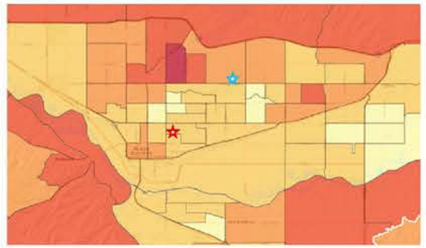
GRAND JUNCTION COMMUNITY RECREATION CENTER

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

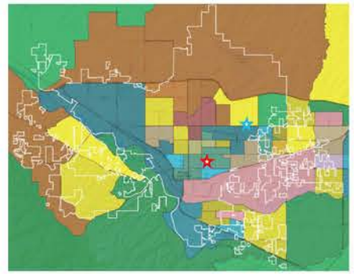
23

UNDERSTANDING THE DEMOGRAPHIC LANDSCAPE:

TAPESTRIES

People with similar interests & lifestyles live in similar neighborhoods

Based on demographics + socioeconomic data



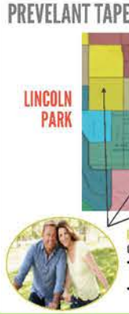
GRAND JUNCTION COMMUNITY RECREATION CENTER

24

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

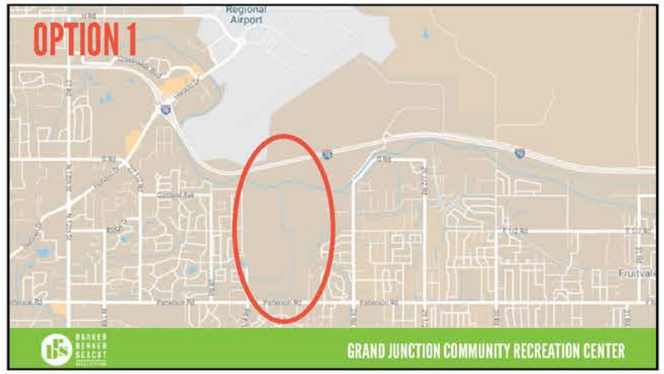
27

SITES

28



29



30



31



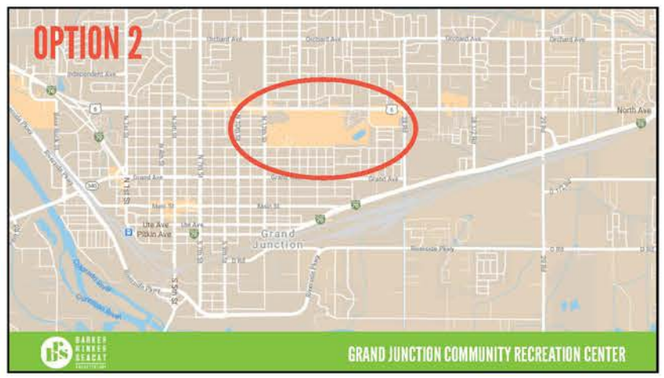
32



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

37

OPTION 2



GRAND JUNCTION COMMUNITY CENTER | LINCOLN PARK
DRAFT CONCEPT PLAN | SITE PLAN

38

OPTION 2



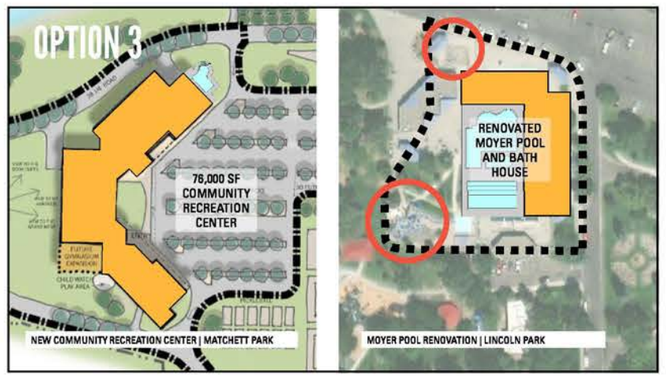
- 415 EXISTING SPACES
- 180 NEW OVERFLOW SPACES AT PRACTICE FIELD
- 85 NEW SPACES WITH RESTRIPING OF EXISTING LOT
- 265 POTENTIAL NEW SPACES
- 680 TOTAL SPACES (+NORTH OF STADIUM, WEST OF THE BARN, PAR 3/PICCOLARO + AT SPROSS AT GOLF COURSE)

PARKING

GRAND JUNCTION COMMUNITY RECREATION CENTER

39

OPTION 3



NEW COMMUNITY RECREATION CENTER | MATCHETT PARK

MOYER POOL RENOVATION | LINCOLN PARK

40

PROGRAM & BUDGET

41

GICRC Program Option Comparisons

SF	Matchett 2018 96,000	Lincoln 2021 70,000	Lincoln 2022 79,000	Matchett 2022 76,000	Moyer Pool 2022 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

42

GICRC Program Option Comparisons

SF	Matchett 2018 96,000	Lincoln 2021 70,000	Lincoln 2022 79,000	Matchett 2022 76,000	Moyer Pool 2022 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)	800	936	936	936	
Indoor Therapy Pool/Exercise pool	2,925	3,528	3,528	3,528	
Water area	800	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

44

GICRC Program Option Comparisons

SF	Matchett 2018 96,000	Lincoln 2021 70,000	Lincoln 2022 79,000	Matchett 2022 76,000	Moyer Pool 2022 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

45

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

46

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

47

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?

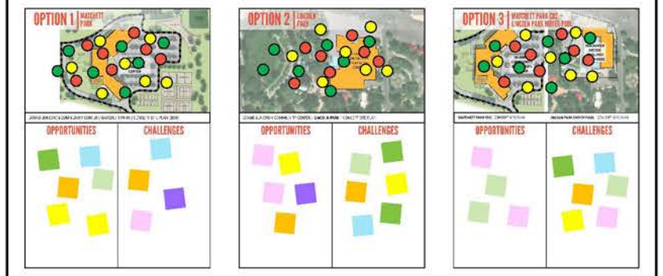
OR
- Should a single multipurpose CRC facility be constructed at the Matchett Park location?
- And what should be done with Moyer Pool?

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

53

THANK YOU

BARKER RINKER SEACAT ARCHITECTURE
DHM DESIGN

54

GRAND JUNCTION
COMMUNITY RECREATION CENTER FEASIBILITY STUDY

CITY OF Grand Junction COLORADO
PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | JULY 18-19, 2022

BARKER RINKER SEACAT | UHM DESIGN

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.



BARKER RINKER SEACAT
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

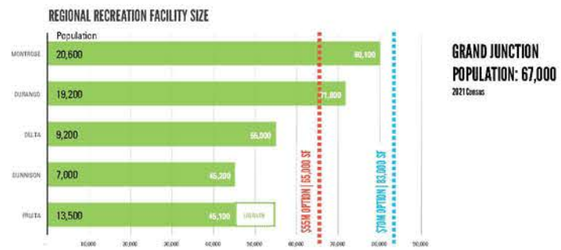
} Typically, <5% of project costs

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

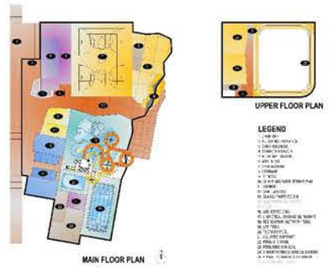
8

REGIONAL RECREATION CENTER FACILITY COMPARISONS



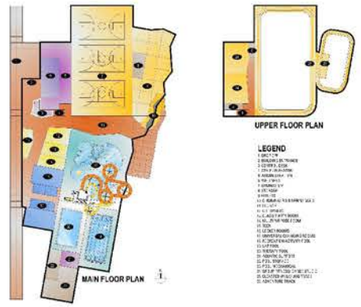
9

$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



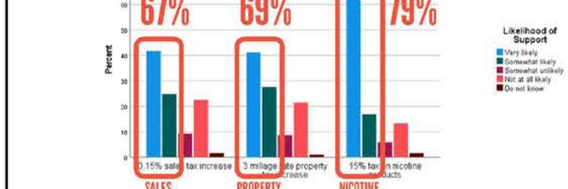
2022 | CPR CRC SURVEY

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**

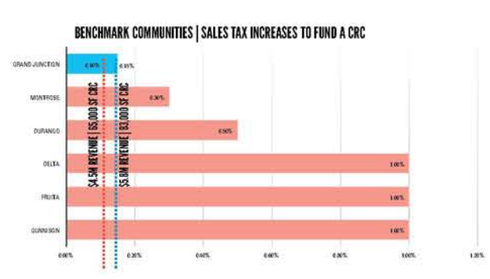
16

FUNDING OPTIONS IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY



17

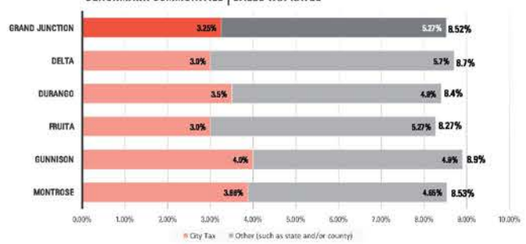
SALES TAX AS A FUNDING SOURCE



18

SALES TAX RATE COMPARISON

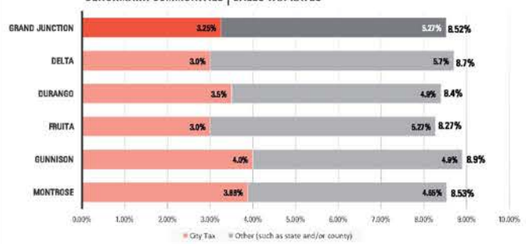
BENCHMARK COMMUNITIES | SALES TAX RATES



19

SALES TAX RATE COMPARISON

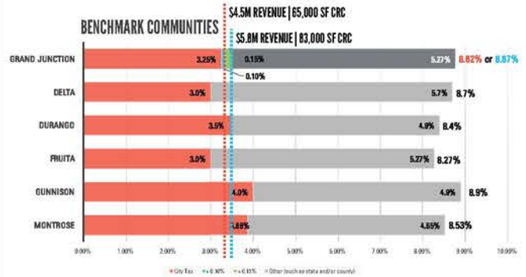
BENCHMARK COMMUNITIES | SALES TAX RATES



20

SALES TAX RATE COMPARISON

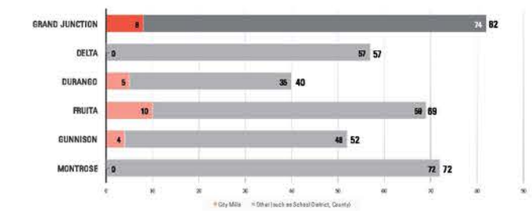
BENCHMARK COMMUNITIES



21

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES

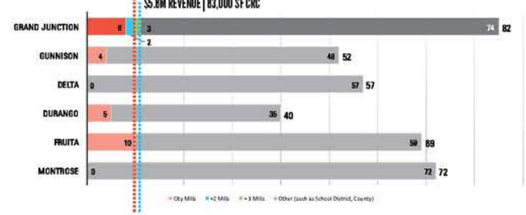


Note: Total mill levy rate can vary based upon different sections of each community

22

PROPERTY TAX AS A FUNDING SOURCE

BENCHMARK COMMUNITIES | PROPERTY TAX MILL LEVY RATES



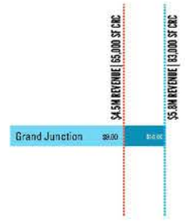
Note: Total mill levy rate can vary based upon different sections of each community

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

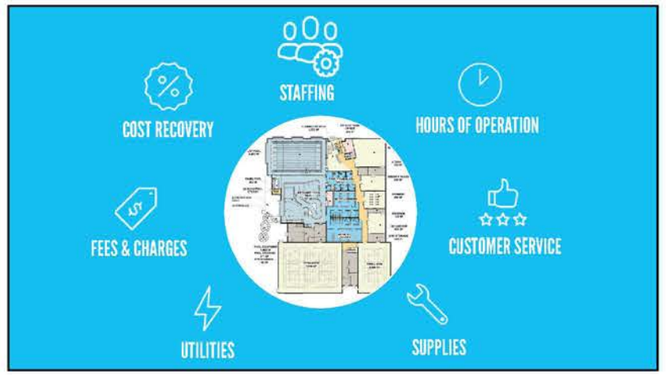
STRENGTHS
- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

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

29

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

30

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

31

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

32

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

34

CRC AT MATCHETT PARK

35

MATCHETT PARK CRC CONCEPT PLAN



36

MATCHETT PARK CRC CONCEPT PLAN

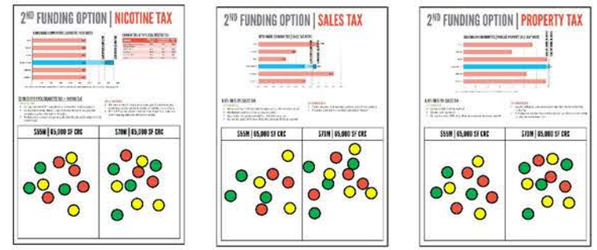


37

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

41

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

42

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

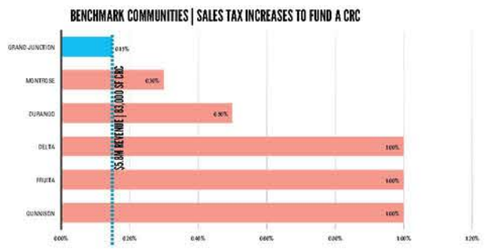
SALES TAX - PREFERRED FUNDING OPTION



6

SALES TAX AS A FUNDING SOURCE

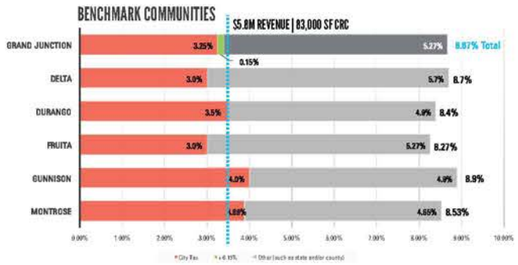
BENCHMARK COMMUNITIES | SALES TAX INCREASES TO FUND A CRC



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

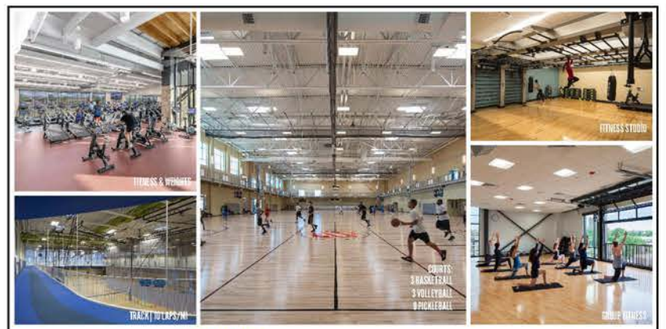
$70M	PROGRAM SPACE
X	Administration
X	Lobby and Support Spaces
X	Locker Spaces
X	Universal Changing Rooms
X	Child Watch - Short Term Babysitting
X	Teen / Game Lounge
X	Senior Lounge
X	Party / Activity Rooms
X	Community Rooms with Catering Kitchen
X	Gym - 3 Middle or 1 High School Courts
X	Elevated Walk / 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?

21

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

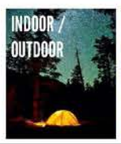
A community continually changing to better suit the environment

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

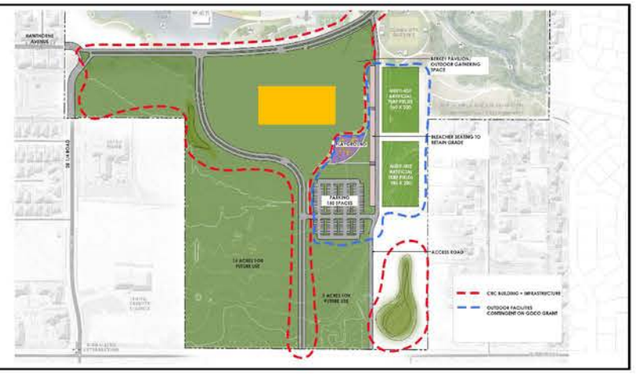




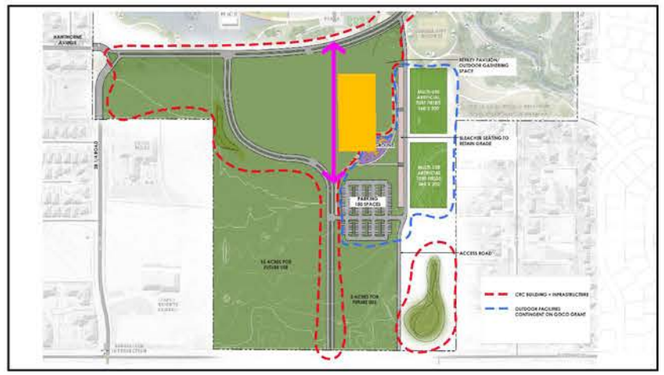




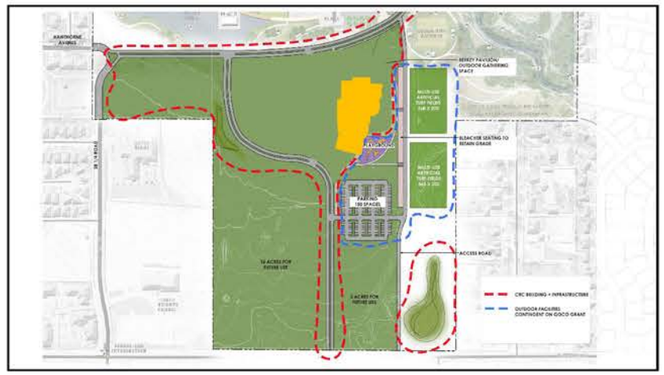
26



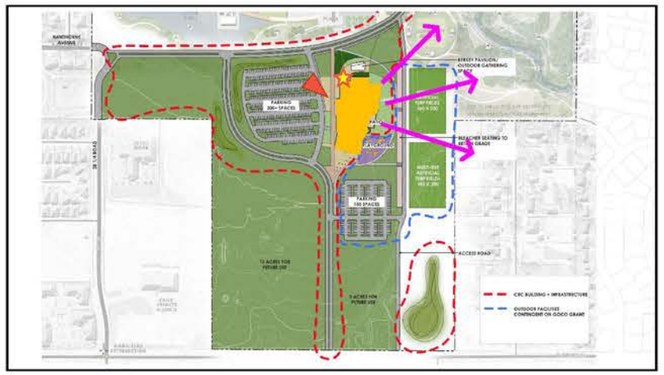
27



28



29



30

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







31

CONVERGENCE

Flowing together, meeting or gathering at one point

5 QUESTIONS | PLACE

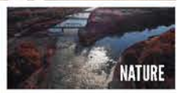
Where mountains meet the desert
Regional agriculture draw
Arts and culture downtown
Rural and urban
Local hiking, biking, boating, fishing
Vibrant small town that is growing
Railroad and River
Diverse ideas and people
Modern meets western

- A place created to encourage coming together

A merging of:
- Ideas + Perspectives
- Experiences
- Knowledge









32

CONVERGENCE

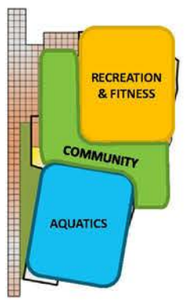
Flowing together, meeting or gathering at one point



33

CONVERGENCE

Flowing together, meeting or gathering at one point



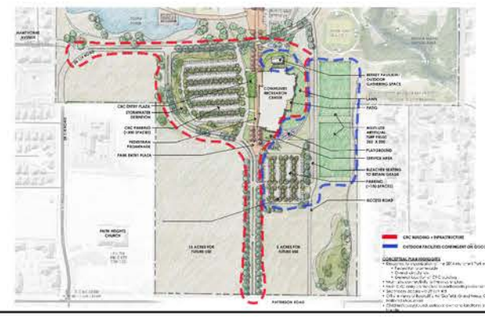
34

MATCHETT PARK CRC CONCEPT PLAN



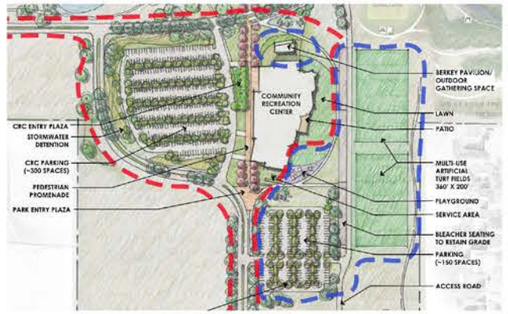
35

MATCHETT PARK CRC CONCEPT PLAN



36

MATCHETT PARK CRC CONCEPT PLAN



37

MATCHETT PARK CRC CONCEPT PLAN



38

MATCHETT PARK CRC CONCEPT PLAN



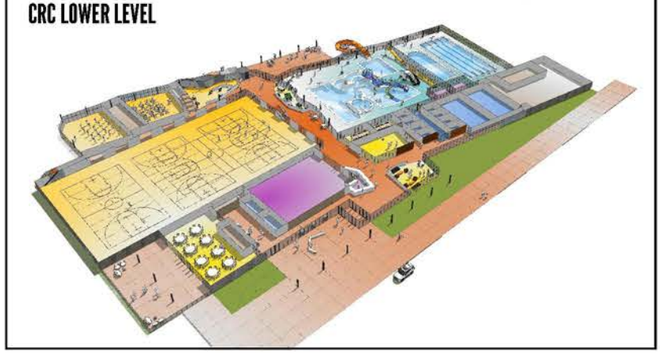
39

CRC CONCEPT PLAN



40

CRC LOWER LEVEL



41

CRC UPPER LEVEL



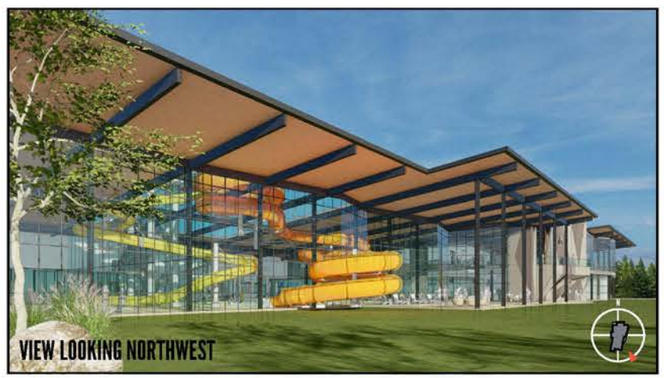
42



43



44



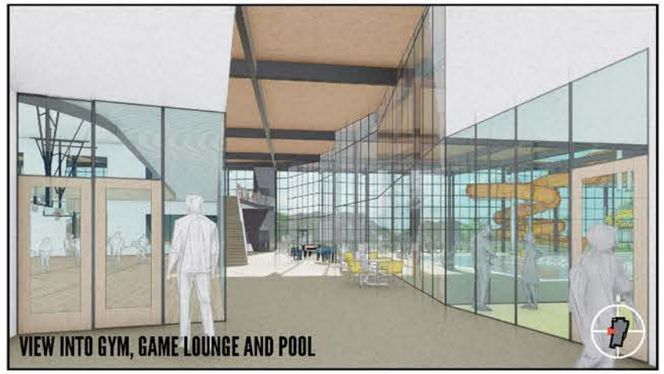
45



46



47



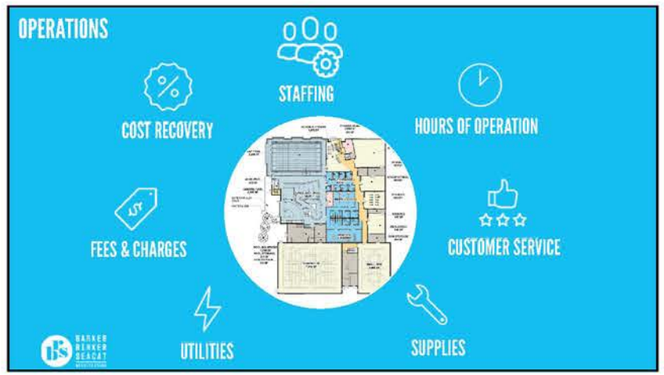
48



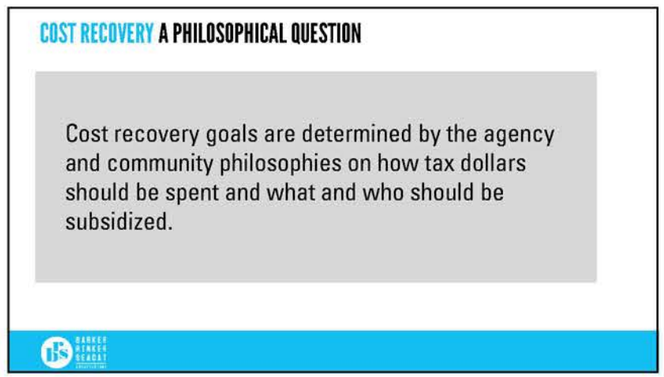
49



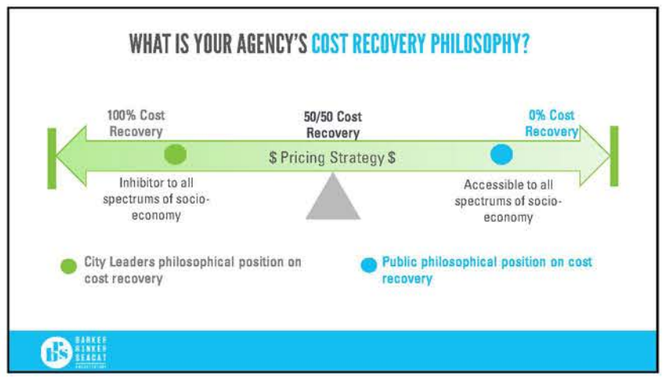
50



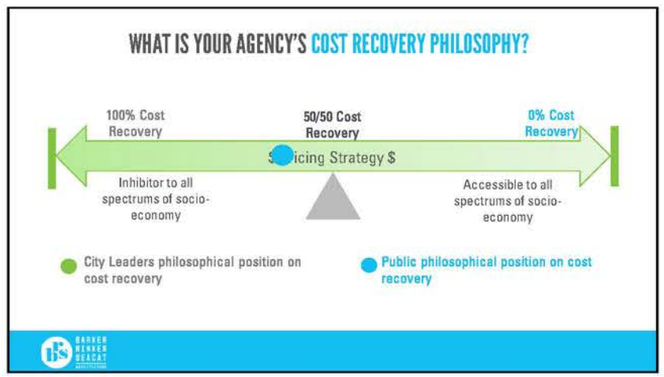
51



52



53



54

COST RECOVERY AND PROGRAM FLEXIBILITY

High-cost recovery philosophy/goals may allow for less program flexibility

- WEIGHTS/CARDIO
- LEISURE POOL
- GYMNASIUM
- WALK/JOG TRACK






55

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






56

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

57

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

58

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

59

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

60

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

61

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?

62

NEXT STEPS

PRAB MTG | SEPT 26
- OPERATIONAL PLAN
- DESIGN

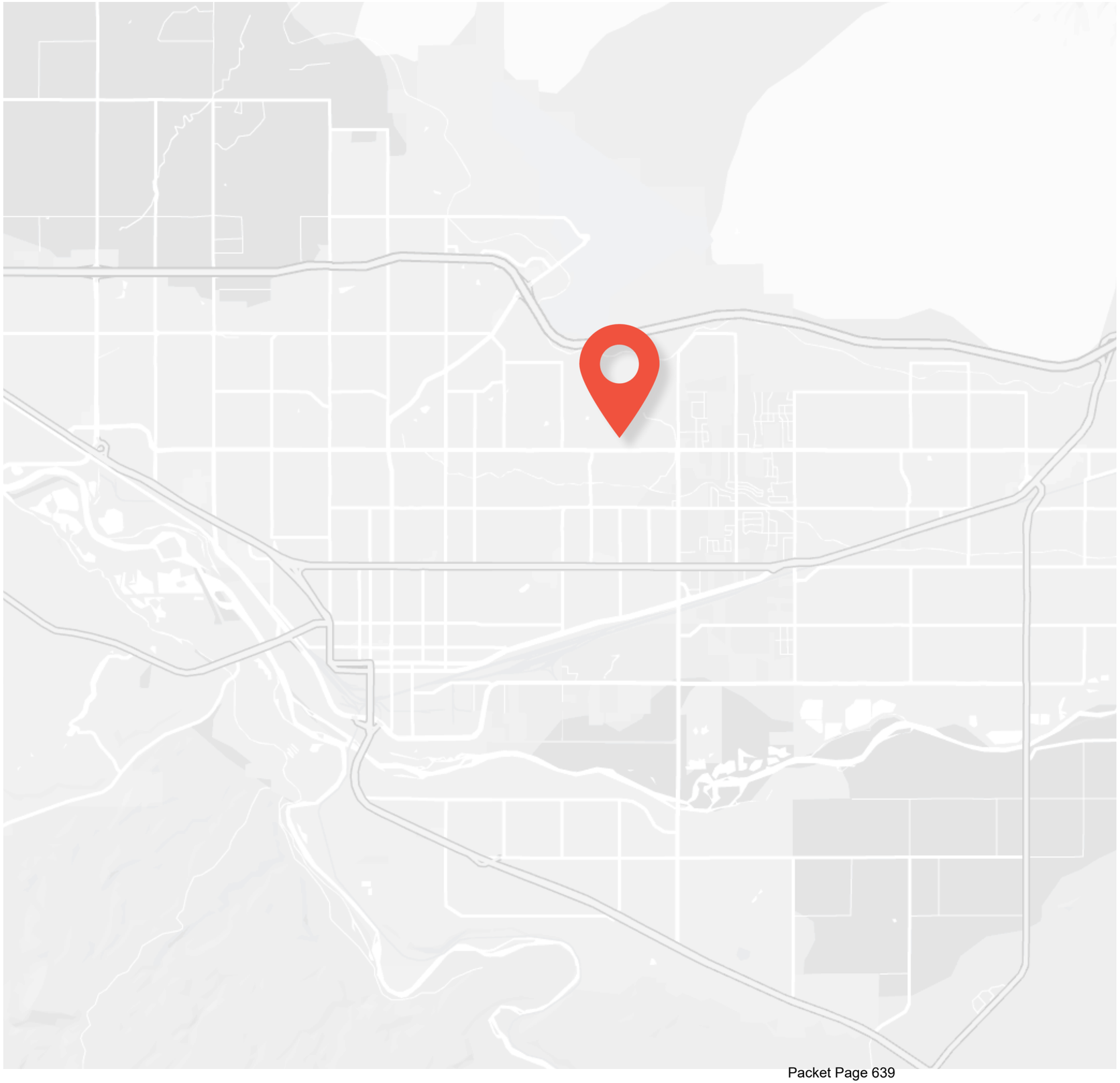
COUNCIL MTG | OCT 19
- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

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

63



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

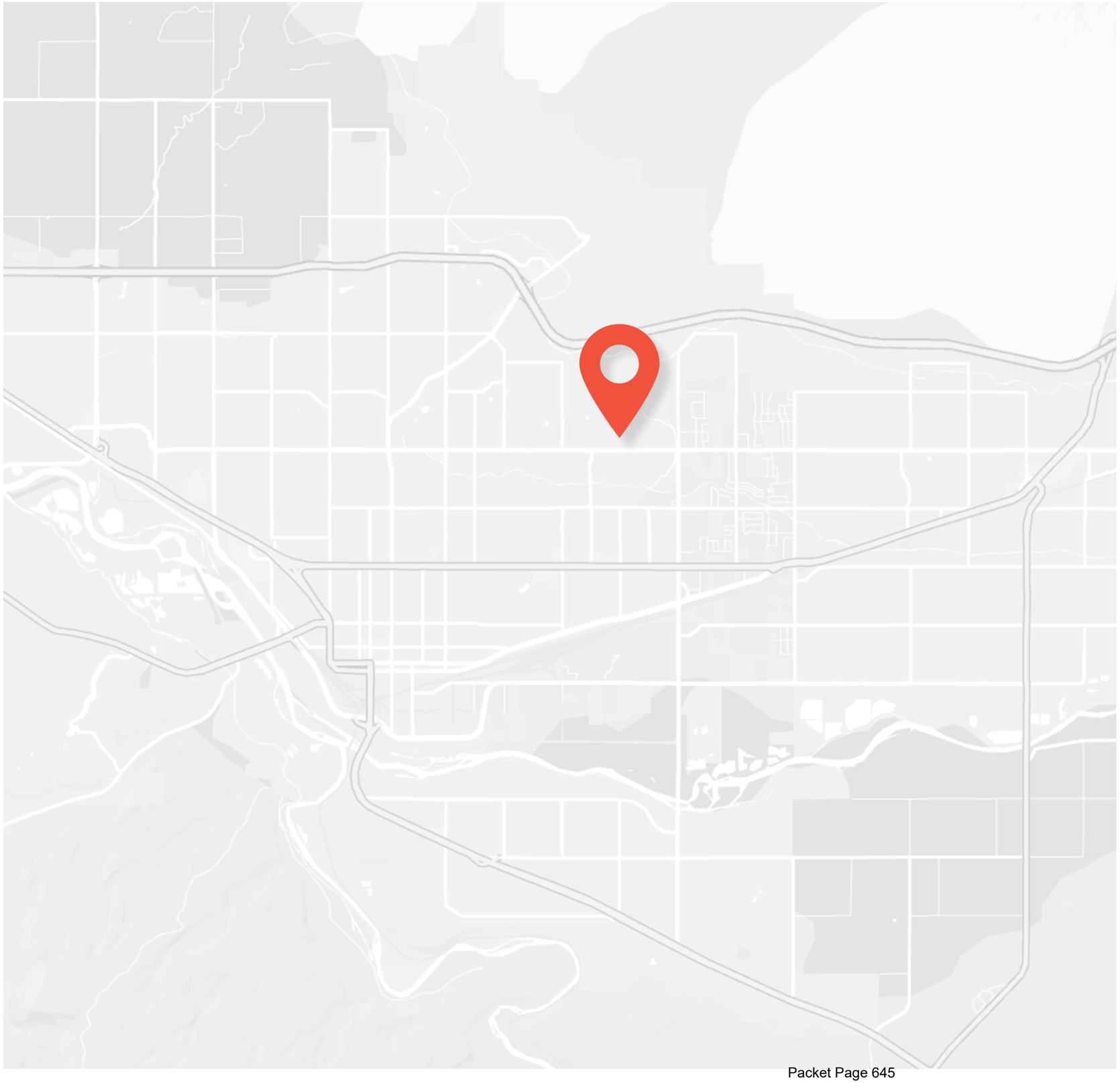
Annual Operating Revenues	
Admissions	**$ 1,919,000**
Other Revenues (e.g., programs, rentals, vending)	**$ 285,000**
CRC Projected Operating Revenue	$ 2,204,000

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

WORK SESSION 1 COMMENTS

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

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
	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
		Dividing recreation opportunities could mean fewer total users and higher general overhead.
GROUP 5	Checks all the boxes	No lap swimming during the winter?
	Widespread options makes our community more attractive	Not sure if it is affordable - citizens may not approve tax increase
	Matchett has room for expansion and addressing a much needed update to Moyer pool	Too complicated, will elicit "Taj Mahal" opposition
	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?
		Cost of staffing two additional facilities in addition to existing programming spaces and parks maintenance.
		Will invite "lets just renovate the pool and forget the CRC" opposition. This isn't about the pool. Its about the CRC
GROUP 6		
	No Comments	
GROUP 7	Seems to have a better chance at the ballot	Wish we had this option earlier in the process
	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
	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
	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
	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
	As long as we have an indoor pool!	Two facilities will increase cost and make if potentially harder to get passed by voters
	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.
	Maximizes use of both locations	Will promt questions abvout why not one now and the other later, threatening confusion and more delay (possible defeat)
	Lincoln Park and Las Colonias serve central locaiton, need more	Two entry fees

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 3
Hybrid

	OPPORTUNITIES	CHALLENGES
	Serves more of the community and gives something to more of the people	Just like last time
	More opportunities for expansion without overwhelming Lincoln Park	Voters turned down doing Matchett and Orchard Mesa, why would they go for this?
	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.
	May get more support on vote with something for everyone	Congestion and parking. More friendly paths from parkng to access buildings
	Need to be year round swimming indoor/outdoor	Buildout time differences
	Serves the most people	Too confusing for a ballot measure. Will lose again!
	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
	Two pool locaitons is a good idea	An additonal option at this late date in the CRC discussion will just add confusion
	Keep historic site intact while also offering a "new" site	Over use at Lincoln site
	Satisfy all demographic needs with two locations	Lost opportunity to add amentiy for City
	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
	North side of the city needs community gathering places. This would solve this	"Half a loaf" at each location
	Commits to the preservation of Moyer Pool	Need indoor lap pool
	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?
	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
	Lincoln park is already wonderful. This way we get to spread the wonderful around.	
	Keeps a great outdoor pool option at Lincoln while still adding needed amenties at Matchett with room to grow	
	Helps ensure the whole community has access to recreation space	
	I like two facilities to spread out services and make the city great!	
	Recreation in multiple sites in the community.	
	Access for people who live in different parts of the community	
	Avoids over congenstion not only in regards to parking and traffic but also congestion of activities at Lincoln Park	

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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

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 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

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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

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 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	

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

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	

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

	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.	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

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?	

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 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

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

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

WORK SESSION 1 GENERAL COMMENTS

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

