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**GRAND JUNCTION CITY COUNCIL
MONDAY, JANUARY 30, 2023
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM AND VIRTUAL
625 UTE AVENUE**

1. Discussion Topics

- a. Housing Strategy Implementation Including Landbanking and ADU Production Program
- b. Zoning and Development Code Update

2. City Council Communication

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

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

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

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here <https://www.gjcity.org/313/City-Council>) or call one or more members of City Council (970-244-1504);
2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies

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

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



Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: January 30, 2023
Presented By: Ashley Chambers, Housing Manager
Department: Community Development
Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

Housing Strategy Implementation Including Landbanking and ADU Production Program

EXECUTIVE SUMMARY:

Discussion on the next steps for implementing various adopted strategies from the 2021 adopted Grand Junction Housing Strategy.

BACKGROUND OR DETAILED INFORMATION:

Staff has been collectively working with community housing partners, the housing and homeless coalitions, and other local and state agencies to advance the implementation of strategies as adopted in the Grand Junction Housing Strategy. Staff will provide a brief review of the work completed to date on various adopted Housing Strategies and will focus the discussion on next steps for Strategies #4 and #6.

Housing Strategy #4: Encourage Development of Accessory Dwelling Units (ADUs)

Accessory Dwelling Unit (ADU) development has been increasing in Grand Junction, identified as an affordable housing tool, and based on the Grand Valley Needs Assessment, has received positive support from the greater Grand Junction community. In the August 2022 City Council Workshop, staff presented some barriers to ADU development and made several recommendations for measures to further increase ADU production, including changes to zoning and code updates, providing support and educational resources, removing the subdivided restriction, and exploring an ADU "fee payment and production incentive" to further incentivize development. Staff will present a concept for an ADU Production Program and will seek discussion and direction from City Council on the creation of the program.

Housing Strategy #6: Allocate City Owned Land (And/Or Strategically Acquire

Vacant and Underutilized Properties) for Affordable and Mixed-Income Housing.

At the August City Council workshops, Staff presented an overview of land banking and land trusts and recommended that the city focus on strategic land acquisition to increase the supply of available properties. The November City Council Workshop included a presentation about the different options available for how to establish and the decision-making structure of the proposed land bank. Recently, the appointed ARPA committee recommended use of the ARPA funds in the amount of \$3,373,337 be assigned for the purpose of creating a land bank. Additionally, Grand Junction Housing Authority (GJHA) recommended the use of \$1,800,000 of requested ARPA funds as it was not able to move forward with a preservation project that had been recommended for ARPA funds. Staff will present two options for creation of a landbank and seek direction from City Council.

FISCAL IMPACT:

This item is for discussion purposes only.

SUGGESTED ACTION:

Staff recommends City Council review the information and related recommendations, discuss and provide direction to staff.

Attachments

- 1. Strategy 6: Land Banking
- 2. GJHA letter
- 3. Strategy 4 ADU Production Program
- 4. Example ADU Production Program Covenant Agreement and Occupancy Certification Form
- 5. Mesa County AMI Breakdown

Housing Strategy #6.

Allocate City Owned Land (And/or Strategically Acquire Vacant and Underutilized Properties) for Affordable and Mixed-Income Housing

This information supports implementation of Council's adopted *Housing Strategy 6: Allocate City Owned Land (and/or Strategically Acquire Vacant or Underutilized Properties) for Affordable and Mixed-Income Housing*.

Overview

In early August, Staff presented an overview of information related to land banking and land trusts and recommended the City focus on strategic land acquisition to increase the supply of available properties for affordable housing. Staff reintroduced the land banking concept at the November 14, 2022, workshop and discussed with City Council a range of options on how a land bank could be established as well as the decision-making structure for a new land bank.

Once land is acquired, a land bank could hold the property indefinitely, identify an immediate need/project or solicit bids and/or proposals for certain properties that align with specific goals for increasing the supply of affordable housing within the city.

Near the end of 2022, the appointed ARPA committee recommended ARPA funds in the amount of \$3,373,337 to be assigned for the purpose of creating a land bank. Additionally, the Grand Junction Housing Authority (GJHA) informed the ARPA Committee and Council that it will not be able to move forward with a preservation project for which it had applied to use ARPA funds for and consequently recommended the \$1,800,000 of requested be instead allocated to a land bank.

There are many different options for how a land bank can be established and administered some of which were discussed at the November 14th workshop. The administration and decision-making structure of the landbank are critical to determine should the City Council want to proceed with a land banking strategy – especially if there is a decision to utilize ARPA funds in the near term for implementation of this strategy.

Option A: City Council as the Land Bank Decision-Maker.

Under a structure where the City Council is the decision-making authority for a landbank, the City would rely on City Staff to support the administrative functions of the land bank. The City Council would establish direction and priorities for the land bank and would be charged with the transacting of properties for the land bank. An advisory board could be appointed to assist with providing recommendations on direction, priorities, and transactions of properties.

Without amendment of the current City Charter, if the City were to establish this type of land bank, property would need to be acquired for the sole purpose of the public purposes and specified criteria (i.e housing) and could not be used or held for any other "governmental purpose." Due to City Charter, land used or held for parks or governmental purposes cannot be sold or disposed of without a vote of the people.

Option B: A Separate Board as the Land Bank Decision-Maker.

Under a structure where a separate board is the decision-making authority for a land bank, either a new board would need to be formed (e.g. not for profit corporation) or an existing entity (e.g. Grand Junction Housing Authority) be named to manage the land bank. A separate board could have City Council representation as an appointee in either a voting or ex-officio capacity. In this scenario, the separate board would establish direction and priorities for the land bank and would be charged with the transacting of properties for the landbank.

There could be value in utilizing an already established entity to manage a land bank; one who has experience with affordable housing, funding and finance opportunities, site selection and the development process. Additionally, an existing entity working with a mission focused on affordable housing, may already have many tools to utilize and the organizational infrastructure in place to support housing, planning, and development activities. Some limitations may exist due to the potential for conflict of interest as an existing entity may want to compete with other organizations and/or developers that may also want to own and/or develop properties held by the land bank.

Land banks can be nimble with property transactions and can be utilized for long-term holds of property or quick “turning” of properties. A few examples of what a land bank can do include acquisition of property for specific projects, selling property to enable purchase of other more critical property and developing requests for proposals to ensure certain types of development occurs on specific property.

Recommendation: At this time, Staff recommends the City Council move forward with developing a land bank managed by a separate board (Option B) as this structure will provide increased flexibility and present more opportunities for transacting property. Staff is seeking direction from City Council on next steps, should this strategy continue to be of interest to this Council.

TO: Grand Junction City Council
Greg Caton, City Manager

FROM: Grand Junction Housing Authority Board
Ivan Geer, Chair
Tami Beard
Chuck McDaniel
Bernie Buescher

Rich Krohn, Vice Chair
John Howe
Bill Johnson
Jody M. Kole, CEO

DATE: December 12, 2022

RE: City of Grand Junction / ARPA Committee Recommendations : Land Bank

Grand Junction City Council established a citizen committee ("ARPA Committee") to receive, review and make recommendations regarding applications for the allocation of federal funds under the American Rescue Plan Act (ARPA). Among the recommendations the ARPA Committee made was that \$1.8 million be allocated to GJHA for its proposed "Preservation Project". Another recommendation was to allocate approximately \$3 million to establish a "Land Bank", to facilitate land acquisitions in favorable locations for development as affordable housing.

At the November 14th City Council Workshop, the concept of a Land Bank was discussed at some length. City Staff recommended that the City create a new entity to manage the Land Bank. Two Council Members recommended that the City ask GJHA to administer the Land Bank. We believe GJHA is ideally suited to administer the Land Bank, and would bring value and expertise to the endeavor. Specifically:

1. Any real estate owned by GJHA would be exempt from property taxes, thus avoiding significant expense. This alone would help support affordability.
2. GJHA has extensive experience in developing multi-family affordable housing with multiple funders / investors.
3. GJHA has a lengthy track record of collaborating with non-profit organizations in the Grand Valley, and with for-profit entities, the City and Mesa County.
4. GJHA senior staff is well versed in the requirements of various funders. CEO Jody Kole has led the GJHA for 30 years and has negotiated and completed numerous real estate transactions. COO Scott Aker served for five years on the GJHA board and has served six years in his current role; Scott previously served for five years as Western Slope Office Manager at Colorado Housing and Finance Authority. GJHA board members have extensive real estate experience, including Rich Krohn, John Howe, Ivan Geer and Tami Beard.
5. Through experience, GJHA knows what aspects of site selection these funders favor and which they do not view favorably. Owning land intended for affordable housing will be useless if it cannot be financed. In addition, grants play an ever-increasing role in

developing attainable housing all along the continuum, and the interplay with various funding sources can be complex.

6. GJHA enjoys a great reputation among our funders and partners, for quality, responsiveness, and compliance.
7. GJHA already has the infrastructure for this task, including legal and finance staff well-versed in real estate transactions. GJHA maintains segregated accounting for all of its funds; therefore, there would be no commingling of funds. This supports full accountability and transparency.
8. Under state statute, GJHA may buy and sell real property without limitation.

GJHA staff would be happy to work with City staff to develop program guidelines.

Housing Strategy #4

Encourage Development of Accessory Dwelling Units

This information is related to implementation of *Grand Junction Housing Strategy 4: Encourage Development of Accessory Dwelling Units (ADUs)*.

Accessory Dwelling Units (ADUs) are smaller independent residences on the same property as a single-family primary home. Typically, an ADU can be attached to the home itself (*e.g.*, basement apartment, attic conversion, *etc.*) or be a separate structure on the property (*e.g.*, carriage house, mother-in-law unit, *etc.*). ADUs provide many benefits as they are considered a “naturally occurring affordable housing” (NOAH) unit due to their smaller size and lower rent opportunities. They were also one of the few unit types that received positive support from the Grand Junction Housing Needs Assessment (HNA) whereby survey results indicated that many people found ADUs to be “appropriate in my neighborhood”. Moreover, ADUs may provide extra income and affordability for the homeowner, lower costs than building a larger unit, utilize existing infrastructure, be developed faster, and meet a unique housing need. The Housing Needs Assessment identified that Grand Junction would benefit from smaller and lower cost units as it is not frequently available or being produced at a measurable volume in the market.

Grand Junction has seen an increase in ADU construction; in 2021, out of 927 housing units, 3.1% were ADUs. There are currently 23 ADU applications under review. Approximately 18 ADU’s have been built annually in Grand Junction over the last five years.

In August 2022, the City conducted a survey of ADU owners and builders. That survey identified several barriers to ADU development and made several recommendations, which include, impediments presented by the Zoning and Development Code, financing and cost issues, lack of awareness of processes and owners’ preference for short-term rental use.

Certain of the real or perceived barriers to ADU construction have been addressed by City Council action:

- **Zoning & Code Updates:**
 - Various revisions to the ADU section of the Zoning and Development Code were adopted on December 21, 2022. The revisions included elimination on-site parking requirements for ADUs that had access to on-street parking, reducing design and entry requirements, removing lot size restrictions, allowing for a secondary ADU, and allowing for duplexes to build ADUs.
- **Provide Supportive and Educational Resources:**
 - Staff will be finalizing a new ADU toolkit once code revisions become effective. The ADU toolkit is expected to be available in February. The toolkit will provide cost estimator worksheets, clear planning guidelines, contact information for key departments, and act as a resource guide for homeowners.
 - Staff is also working to schedule informational sessions for potential ADU builders throughout 2023. The first session is expected in March.

- **Removing the Subdivided Restriction:**

- The City previously required ADUs that are constructed on properties that have the potential for subdivision to pay the sewer plant investment fees (PIF) for a new unit and pay for a new water meter. With direction from City Council a property owner may now use existing utilities or choose to purchase a separate water and sewer tap for the ADU.

In addition to the barriers that have already been addressed, Staff believes, as informed by the survey and ongoing discussions with potential ADU owners, that there could be a further increase in ADU production when matched with a ADU Production Program.

Impact fees help pay for infrastructure like transportation, water, schools, and key services like police and fire. Impact fees, while critical to maintaining and paying for capacity demands on infrastructure and services are a proportionately high cost of constructing an ADU. ADU construction cost typically ranges from \$60,000 to \$300,000 whereby new single-family home construction costs, by one local builder estimates to start at \$350,000. A typical homebuilder will pass these fees to buyers, but it becomes harder to do so for individual homeowners constructing an ADU and as a result some just opt not to build. CHFA estimates that it costs approximately \$359,781 to construct a single new affordable unit.

For an ADU, impact and PIF fees cost ADU developers approximately \$9,427.68.

2023 Impact and Plant Investment Fees		
	Transportation Capacity	\$2913
	School Impact Fee	\$920*
	Sewer Plant Investment Fee (PIF)	\$3991.68
	Parks Impact Fee	\$897
	Fire Impact Fee	\$494
	Police Impact Fee	\$212
Grand Junction Water	Water Meter Fees	\$0
	Total	\$9427.68
Clifton Water	Water Meter Fees	\$5950
	Total	\$15,377.68
Ute Water	Water Meter Fees	\$4200
	Total	\$13,627.68

For most ADU construction, a city planning clearance must be obtained before a financial institution will consider a construction loan so the fees are often paid upfront without knowing if the project can move forward (though most do, or fees are refunded).

Grand Junction’s ADU fees are less than single family dwelling units and remain the same whether the ADU is detached, attached or a converted space in the home. While all ADUs pay the same impact fees, the water and sewer meter fees are dependent on the district servicing the home. For a homeowner on Grand Junction Water, impact fees represent an estimated 3.14% to 30% of the total costs to build. Ute Water and Clifton Water customers pay additional tap fees further adding to the costs of ADU construction within their districts.

Considering this, Staff has identified an opportunity to provide an incentive, in the form of a ADU Production Program (School Impact Fee or outside districts, not included), which is proposed to be paid from the City’s affordable housing fund. If approved, the City would provide a cash incentive for property owners to assist in the production of Accessory Dwelling Units, a type of naturally occurring affordable housing units.

This concept was introduced to City Council at the August 1, 2022, workshop and was initially linked to revenue that would have been generated from the proposed excise tax on Short Term Rentals.

Proposed ADU Production Program

An ADU Production Program (APP) would support the construction or build-out of ADUs within or attached to existing structures containing the principal use of the property, or detached from that structure, that are on a permanent foundation with the intent to increase the availability of ADUs – a naturally occurring affordable housing unit - within the City. In addition, for properties that are owner occupied and with the intent to assist in the creation of generational wealth from homeownership, the City would increase the incentive to help offset actual real construction costs. Staff has drafted for discussion the following ADU Production Program to encourage and incentivize ADU construction.

1. **Any ADU Developer (Commercial or Homeowner).** The City would pay the Fees including development impact fees (Transportation, Police, Fire and Parks) and Plant Investment Fees (Persigo and City Water) for the construction of a new ADU on behalf of the developer. The City would not pay fees for another district. To receive the fee payment, an ADU developer would be required to:

A. Agree to a condition (in the form of a recorded, binding restrictive covenant) that no short-term rentals be permitted as a use of either the ADU or primary structure on the property for a period of no less than 5 years;

B. Complete construction of the ADU within one-year of the date of the City-issued Planning Clearance approval; and

C. Agree to an annual certification and reporting requirement.

2. ADU Developer of an **Owner-Occupied property.** The City would pay the Fees (consistent with 1.A and B above) and would provide an additional incentive combined and up to \$15,000 for ADUs for which the property owner lives on-site either in a primary or accessory unit To receive the additional incentive, an ADU developer would be required to:

A. Provide evidence that the property is owner-occupied;

B. Agree (in the form of a recorded, binding restrictive covenant) to an additional term of 2 years (7 total) that either the primary or assessor unit(s) will not be used as a short-term rental;

C. Submit written evidence through an Occupancy Certification form at the time of application that the property owner does not have for the APP a Household Income more than 120 % AMI, as recognized by CHFA; and

D. Agree to annual certification and reporting requirements.

ADU Production Program			
	ADU developers	ADU w/ Owner-Occupied Properties	Terms
ADU Fee Payment	\$8507.68*	\$8507.68*	5-year commitment to no short-term rental on property
ADU Additional Incentive (Owner-Occupied & Income Qualified)	Not applicable	\$6492.32*	Additional 2-year commitment to no short-term rental (total of 7 years) on property
Total	\$8507.68*	\$15,000	

*May be adjusted for future fee increases due to inflation

Early Termination

Due to the potential for homes to be sold or title voluntarily or involuntarily transferred or a homeowner wanting to end the APP commitment(s), an early termination clause would be necessary. A possible form of the clause is as follows:

A. An Owner may terminate the Agreement at any time by providing a signed written termination notice to the City and pay a termination fee in the following amounts: (1) twenty percent (20%) of the Total Waived Impact Fees and/or bonus incentive; plus, (2) an additional 20 percent (20%) of the Waived Impact Fees for each full or incomplete year left in the Term (“Termination Fee”).

If a property is transferred or sold voluntarily or involuntarily, property owner must either pay early termination fee at time of transfer or sale closing and/or the new owner execute a new Covenant Agreement for the remaining years to fulfill the full extent of the prior owner’s commitment. Partial years will be pro-rated.

Amounts are calculated using the 2023 Impact Fees and may change	Commercial ADU owners/developers (Fee Waiver – 5 years)	On-site ADU Property Owners (Fee Waiver + Additional Incentive – 7 year)
Termination Fee (20% of total incentive)	\$1,701.53	\$3000
Within Year 1 Cancellation (termination fee + 20% of incentive x remaining term years)	\$10,209.19	\$24,000
Within Year 2 Cancellation (termination fee + 20% x remaining term years)	\$8507.66	\$21,000

Within Year 3 Cancellation (termination fee + 20% x remaining term years)	\$6806.13	18,000
Within Year 4 Cancellation (termination fee + 20% x remaining term years)	\$5104.60	15,000
Within/Before end of Year 5 Cancellation (termination fee + 20% x remaining term years)	\$3403.07	12,000
Within Year 6 Cancellation (termination fee + 20% x remaining term years)	Not applicable	9,000
Within/Before end of Year 7 Cancellation (termination fee + 20% x remaining term years)	Not applicable	6,000
Completion of Program Term	\$0	\$0

Staff is seeking direction on the proposed ADU Production Program. Should Council advance this programmatic concept, staff would like direction as to creating a policy for a special circumstance/involuntary transfer/sell and if it should be included in the form of a Lien or Claw-back term. The program could be set to operate for a specific period of time (eg. 24 months) or until the designated funding (currently proposed at \$250,000) is utilized.

Fiscal Impact:

In 2022 the Grand Junction City Council allocated \$1,000,000 to support implementation of the adopted housing strategies. In the 2023 adopted budget, City Council carried forward the \$1,000,000 for the same purposes and increased the amount by \$502,500 for a total of \$1,502,500. Of those funds, Staff is proposing that \$250,000 be set aside for development of an ADU Production Program. Approval of the APP and authorization to spend \$250,000 of the 2023 budget for ADU incentives would support the production an additional 16 to 26 Accessory dwelling units. DUs.

Attachment A

Accessory Dwelling Unit (ADU) Production Program (APP)

Administrative Procedures

Application.

1. An application for a Planning Clearance for a new ADU shall be construed as a request for the ADU Production Program (APP). Should a homeowner/developer be seeking the Fee Waiver, the Applicant shall submit an ADU Production Program application, to include:

A. An initial application submitted with an ADU's minor site plan review material shall include the ADU's developers name and contact information, the property owner's name and contract information and any additional requirements as may be determined necessary. For those ADU developers seeking the additional incentive submittal information shall also include:

b. Proof of owner-occupancy of the property (in the form of a deed) and affidavit indicating intent for owner-occupancy for the term of the Program.

c. Submit evidence that the property owner does not have a Household Income more than 120 % AMI, as recognized by CHFA; (must submit 2 forms of verification at the time of application):

(1) Two paycheck stubs from most recent pay periods

(2) Income Tax Return from the most recent year

(3) Employer Verification certification

(4) Income verification certification from the Social Security Administration and/or a Colorado State Agency, if property owner/applicant receives any assistance

Application Review and Granting of Funds

2. City staff shall review the application materials. Upon finding of a complete and accurate application and upon land use approval of the ADU, the developer shall submit

(a) (Fee Payment) Assigned Covenant, agreeing to no short-term rentals operating non the property in either a primary or accessory dwelling unit for no less than 5 years; and

(b) construction of the ADU within one-calendar year of the date of planning clearance approval, and

agreement to annually certify and report; OR

(c) (Additional Incentive) Signed Covenant agreeing to no short-term rentals operating on the property in either a primary or accessory dwelling unit for no less than 7 years; and

(d) construction of the ADU within one-calendar year of the date Planning Clearance approval, and

(e) agreement to annually certify and report

3. Any Fee Payment and Additional Incentive shall be conditioned upon a Certificate of Occupancy being issued by Mesa County within one calendar year from date of approved Planning Clearance. A Certificate of Occupancy “hold” will be placed on any approved ADU Planning Clearance receiving a Fee Payment and/or Additional Incentive to ensure completion of construction. If a Certificate of Occupancy is not issued within one year, all Fees and additional incentive will become due immediately.

a. The value of the Fee Payment is not to exceed the value of the Fees; the value additional incentive shall not exceed a maximum of \$15,000 in sum (for owner-occupied properties) when combined with the Fee Payment

ADU Production Program Agreement

4. Should an application be approved, the City, the developer or homeowner shall execute An ADU Production Program Covenant Agreement prior to the planning clearance being issued. Agreement shall at minimum provide:

a. Terms for the commencement and completion of the ADU project as approved with and by the City Planning Clearance; and,

b. Terms for termination and/or for sale and or transfer of occupancy terms; and,

c. Remedy for default; and,

d. Recording Memorandum.

e. Require property owner to provide copies of lease terms and a completed Occupancy Certification Form for ADU occupants within ten (10) calendar days when new occupancy of ADU occurs and an annual certification on forms provided by the City; and

e. other provisions, as deemed appropriate by the City Attorney.

5. The City shall either directly or through a contractor:

a. Conduct periodic audits at intervals determined necessary or appropriate of the ADU Production Program to ensure compliance with the agreements; including, but not limited to review and inspection of Short-Term Rental audit, lease reviews and Building Permit activity.

Definitions

5. "Fees" means

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 Fee 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.

DRAFT

ATTACHMENT B

EXAMPLE OF COVENANT AGREEMENT FORM

RECORDING REQUESTED BY:

City of Grand Junction

AFTER
RECORDING,
PLEASE
MAIL THIS
INSTRUMENT
TO:

City Of Grand Junction

250 North
5th Street

Grand
Junction,
CO 81501

ATTN: CITY CLERK

**COVENANT AGREEMENT RESTRICTING OCCUPANCY FOR AN
ACCESSORY DWELLING UNIT**

This Covenant Agreement Restricting Occupancy for an Accessory Dwelling Unit ("Agreement") is made and entered in to as of _____ ("Reference Date"), by and between the City Of Grand Junction, a chartered municipal corporation ("City"), and _____, the owner of real property ("Owner"), located at _____ ("Property"). Collectively the City and the Owner may be referred to as Parties.

RECITALS

A. Owner owns the Property, which is currently developed with, or will be developed with, a single-family residence. Owner has been approved by the City to construct on the Property an accessory dwelling unit ("ADU") as that term is defined in 21.04.040F of Grand Junction Zoning and Development Code ("Code" or "ADU Code").

B. Ordinarily certain Fees, known as Development Impact Fees, Sewer Plant Investment Fee (PIF) and Transportation Capacity Payment will be paid by Owner as a condition of the development of an ADU Under this agreement, the Owner may be excused for paying Impact Fees and Transportation Capacity fees if the Owner, for a period of five (5) years, agrees to limit occupancy of the ADU per the terms of this Agreement and not use the Property as a short-term rental (either the ADU or the principal structure) and commits the ADU to long term rental (rental periods longer than 30 days) only. For owner-occupied (living on the Property in either unit) properties, an additional incentive of up to \$15,000 total including Fee waiver may be included for an additional two (2) year commitment (7 years total) to long term rental (30 days or more) and a commitment to not use any structure on the Property (either the ADU or the principal structure) as a short-term rental.

C. Owner has reviewed and accepted the terms of this Agreement and has by his/her/its signature agreed to comply with this Agreement to obtain authorization to develop an ADU on the Property without being required to pay the Impact and Transportation Capacity Payment and/or qualified for the additional incentive.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. The city agrees to pay as consideration for the Owner's commitments and that the consideration is adequate to support the making and enforcement of the agreement.

2. AMOUNT OF WAIVED IMPACT FEES. The amount of Impact Fees to be waived pursuant to this Agreement, in total, equal \$ _____ ("Waived Impact Fees") and/or _____ (additional Incentive, if applicable).

3. EXECUTION AND RECORDATION OF AGREEMENT. Before the City agrees to issue planning clearance for the ADU without requiring Owner to pay Impact Fees, the Owner must execute and notarize this Agreement. Following Owner's execution and notarization of this Agreement, the City will promptly countersign and record the Agreement or a Memorandum of the Agreement at the City's option in the Mesa County, Colorado land title records. The recordation shall touch and concern the Property as described in Exhibit A and shall run with the land until released by the City.

4. The Agreement shall have a term of _____ years commencing on the date the City issues a certificate of occupancy for the ADU ("Commencement Date") and ending on the _____ anniversary of the Commencement Date, unless the Parties hereto mutually terminate the Agreement earlier as provided in Section 8 ("Term").

5. EARLY TERMINATION OF THIS AGREEMENT

(A) Owner may terminate this Agreement at any time by providing a signed written termination notice to the City and pay a termination fee in the following amounts: (1)

twenty percent (20%) of the Total Waived Impact Fees and/or additional incentive; plus, (2) an additional 20 percent (20%) of the Waived Impact Fees for each full or incomplete year left in the Term (“Termination Fee”).

The following example illustrates the operation of the preceding paragraph where the Waived Impact Fees total \$10,000, and Owner terminates the Agreement with two years left in the original five-year term. In this example, the Termination Fee would be \$6,000. The \$6,000 is computed as follows: (1) \$2,000 representing 20% of the Waived Impact Fees; and (2) \$4,000 representing: (i) 20% of the Waived Impact Fees; multiplied by two full or incomplete years left on the original five-year term.

5. SALE OR TRANSFER OF TITLE

If the Property is voluntarily or involuntarily transferred or sold, the Owner must pay an early termination fee at time of transfer or sale closing or the successor to the Owner must execute and record to the City’s satisfaction a new Covenant Agreement for the remaining years must be submitted for the new owner. **(POLICY ISSUE: FOR COUNCIL CONSIDERATION: WHETHER to include a LIEN or CLAW BACK TERM for special circumstance and/or involuntary transfer/sell.)**

6. DELIVERY OF OCCUPANCY CERTIFICATION FORMS AND LEASE MATERIALS TO CITY; ADDITIONAL REPORTS

(A) Within ten (10) calendar days of the date of having an initial occupant, the Owner shall provide the City (1) a fully executed long-term lease, and (2) the Occupancy Certification Forms executed by the Owner, along with any documentation provided in conjunction with the forms; and,

(B) Within ten (10) calendar days of an Annual Certification Date following an initial occupancy, the owner shall provide the City with the following (1) if a NEW lease for the ADU has been executed, a copy of that newly executed lease; and (2) the complete Occupancy Certification Forms executed by the Owner, along with any certification documentation provided in conjunction with those forms.

(C) The City shall keep the Occupancy Certification Forms in confidence to the extent permitted by law.

7. VIOLATIONS AND REMEDIES

(A) The Parties agree that each remedy allowed by this Agreement and the Grand Junction Municipal Code is a cumulative remedy and is not exclusive of any other remedy available pursuant to this Agreement, the Grand Junction-Municipal Code or other legal authority.

(B) Owner agrees that: (1) a violation of this Agreement also constitutes both a permit violation and a Municipal Code violation for purposes of the City Of Grand Junction Municipal Code; and (2) any violation of this Agreement may also be enforced through the issuance of administrative citations in accordance with the Grand Junction Municipal Code.

(C) For purposes of this paragraph an "Event of Default" occurs if the City notifies the Owner of a violation of this Agreement and the Owner does not fully cure the violation within ten (10) calendar days following the date of the notice, or if such a cure cannot be accomplished with diligent action within ten (10) days, within no more than sixty (60) days. If an Event of Default occurs, the City may provide written notice to the Owner that the City is terminating the Agreement and requiring the Owner to pay the City the full termination fee provided in Section 8, with a penalty of twenty percent (20%) of the Waived Impact Fees ("Termination Fee and Penalty"). Until the Termination Fee and Penalty are fully paid, no use of the ADU may occur. Each day on which a use of the ADU is made, prior to payment of the Termination Fee and Penalty shall also constitute both a permit violation and a code violation.

8. ADDITIONAL TERMS

(A) The Owner shall not permit a household to occupy the ADU which would produce an overcrowded condition as determined by the Building Code.

(B) The Owner shall assure that any occupancy of the ADU occurs in a manner that satisfies all applicable laws.

9. NOTICES Any notices pursuant to this Agreement shall be in writing and sent (i) by Federal Express (or other established express delivery service which maintains delivery records), (ii) by handdelivery, by United States post first class mail, postage prepaid; or (iv) by certified or registered mail, postage prepaid, return receipt requested, to the following addresses:

To City: City of Grand Junction
 Attn: Housing Manager
 250 N 5th Street
 Grand Junction, Co. 81501

To Owner: _____

City and Owner hereby declare their express intent that the covenants and restrictions set forth in this Agreement shall run with the land and shall bind all successors in title to the property. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or any covenants or restrictions contained in this Agreement whether such covenants or restrictions are set forth in such contract, deed, or other instrument.

() No waiver of any nature, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or construed as, a further or continuing waiver of such condition or of any breach, or a waiver of any other condition or breach of any other term of this Agreement.

() The following Exhibits are attached and incorporated herein by this reference:

Exhibit A

Legal Description of Property

“CITY”

“OWNER”

City of Grand Junction _____

By: _____
Greg Caton, City Manager

BY: _____

NOTE: A COLORADO ALL PURPOSE NOTARY ACKNOWLEDGEMENT MUST BE ATTACHED FOR ALL SIGNATURES ABOVE THIS LINE OF TEXT.

ATTEST:

Amy Phillips, City Clerk

APPROVED AS TO FORM:

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE City of Grand Junction COUNTY OF, Mesa
AND IS DESCRIBED AS FOLLOWS:

DRAFT

ATTACHMENT B

OCCUPANCY CERTIFICATION FORM

ACCESSORY DWELLING UNIT

This form will need to be completed on an annual basis or within ten (10) days of occupancy of ADU/property for _____ years from the date of occupancy. For additional information regarding criteria or ADU Production Program, please contact the City of Grand Junction Housing Division at housing@gjcity.org or 970.256.4120.

Please Check the Appropriate Boxes:

- Initial Certification
- Annual Recertification (Year) _____
- New Tenant

ADU Address: _____ Number of Bedrooms in ADU:

Owner Name(s): _____

Owner Email Address: _____

Property Owner Phone #: _____

- Property owner lives on-site
- Property owner lives off-site

ADU Tenant Name: _____

Household Size: _____ (number of people)

Tenant Email Address: _____

Lease Term: _____

- Please attach a copy of the tenant/landlord lease agreement**

Submit all documents via mail or email to:

City of Grand Junction
c/o: Housing Division
250 North 5th St
Grand Junction, CO 81501
housing@gjcity.org

Mesa County Area Median Income

		1 person	2 person	3 person	4 person	5 person	6 person
CO Minimum Wage, Retail	30% AMI	\$17,280 / \$8.31 hourly	\$19,740 / \$9.49 hourly	\$22,200 / \$10.67 hourly	\$24,660 / \$11.86 hourly	\$26,640 / \$12.81 hourly	\$28,620 / \$13.76 hourly
		<hr/>					
Food Service, Healthcare Assistants	50% AMI	\$28,800 / \$13.85 hourly	\$32,900 / \$15.82 hourly	\$37,000 / \$17.79 hourly	\$41,100 / \$19.76 hourly	\$44,400 / \$21.35 hourly	\$47,700 / \$22.93 hourly
		<hr/>					
Agriculture	60% AMI	\$34,560 / \$16.62 hourly	\$39,480 / \$18.98 hourly	\$44,400 / \$21.35 hourly	\$49,320 / \$23.71 hourly	\$53,280 / \$25.62 hourly	\$57,240 / \$27.52 hourly
		<hr/>					
Teachers	70% AMI	\$40,320 / \$19.38 hourly	\$46,060 / \$22.14 hourly	\$51,800 / \$24.90 hourly	\$57,540 / \$27.66 hourly	\$62,160 / \$29.88 hourly	\$66,780 / \$32.11 hourly
		<hr/>					
	80% AMI	\$46,080 / \$22.15 hourly	\$52,640 / \$25.31 hourly	\$59,200 / \$28.46 hourly	\$65,760 / \$31.62 hourly	\$71,040 / \$34.15 hourly	\$76,320 / \$36.69 hourly
		<hr/>					
Nurses	100% AMI	\$57,600 / \$27.69 hourly	\$65,800 / \$31.63 hourly	\$74,000 / \$35.58	\$82,200 / \$39.52 hourly	\$88,800 / \$42.69 hourly	\$95,400 / \$45.87 hourly
		<hr/>					
Engineers, Doctors, Management	120% AMI	\$69,120 / \$33.23 hourly	\$78,960 / \$3.96 hourly	\$88,800 / \$42.69	\$98,640 / \$47.42 hourly	\$106,560 / \$51.23 hourly	\$130,320 / \$62.65 hourly
		<hr/>					

D51 Teacher Salary Statistics

2022-23 Teacher Salary Schedule and Placement of New Hires

Base Pay Salary Schedule Range and Contract Days – Individual annual salaries are prorated based on FTE and number of contract days.

1. Teacher Base Pay Salary Schedule Range: \$43,665 –\$88,001 based on one (1) FTE at one hundred eighty eight (188) days.
2. Extended Contracts – Teachers contracted for more than the scheduled Work Year are determined by multiplying the per diem amount by the number of contracted days.

Current Teachers:

Current Salary

- + Master’s Degree supplement (if applicable)
- + Additional compensation (i.e. APLU, National Board, etc.)

New Teacher Placement:

Teachers are initially placed according to experience. Teachers new to the District may be granted up to 15 years of experience, provided the experience occurred within the last 20 years in accordance with the MVEA Agreement. The District will recognize one Master’s Degree for placement on the salary schedule.

Experience	
0	\$43,665.00
1	\$44,901.65
2	\$45,944.22
3	\$46,276.40
4	\$46,775.05
5	\$47,274.87
6	\$47,775.83
7	\$48,775.45
8	\$49,773.91
9	\$49,799.49
10	\$51,049.02
11	\$52,298.56
12	\$53,673.62
13	\$54,797.62
14	\$56,047.16
15	\$56,484.21

BLS Grand Junction


Table A. Occupational employment and wages by major occupational group, United States and the Grand Junction metropolitan area, and measures of statistical significance, May 2021

Major occupational group	Percent of total employment		Mean hourly wage		
	United States	Grand Junction	United States	Grand Junction	Percent difference (1)
Total, all occupations	100.0	100.0	\$28.01	\$24.77*	-12
Management	6.3	3.6*	59.31	53.14*	-10
Business and financial operations	6.4	5.0*	39.72	32.95*	-17
Computer and mathematical	3.3	1.2*	48.01	37.47*	-22
Architecture and engineering	1.7	1.3*	44.10	34.38*	-22
Life, physical, and social science	0.9	1.1*	38.81	34.85*	-10
Community and social service	1.6	1.9*	25.94	24.24*	-7
Legal	0.8	0.6*	54.38	41.15*	-24
Educational instruction and library	5.8	5.8	29.88	23.08*	-23
Arts, design, entertainment, sports, and media	1.3	1.1*	31.78	23.87*	-25
Healthcare practitioners and technical	6.2	8.5*	43.80	45.71*	4
Healthcare support	4.7	5.4*	16.02	16.05	0
Protective service	2.4	2.0*	25.68	26.38	3
Food preparation and serving related	8.0	9.9*	14.16	15.30*	8
Building and grounds cleaning and maintenance	2.9	3.2*	16.23	16.53*	2
Personal care and service	1.8	2.1*	16.17	16.21	0
Sales and related	9.4	11.6*	22.15	20.96*	-5
Office and administrative support	13.0	12.7*	20.88	19.66*	-6
Farming, fishing, and forestry	0.3	0.1*	16.70	18.58*	11
Construction and extraction	4.2	6.7*	26.87	23.68*	-12
Installation, maintenance, and repair	4.0	4.8*	25.66	24.79*	-3
Production	6.0	4.1*	20.71	19.96*	-4
Transportation and material moving	9.0	7.4*	19.88	19.26*	-3

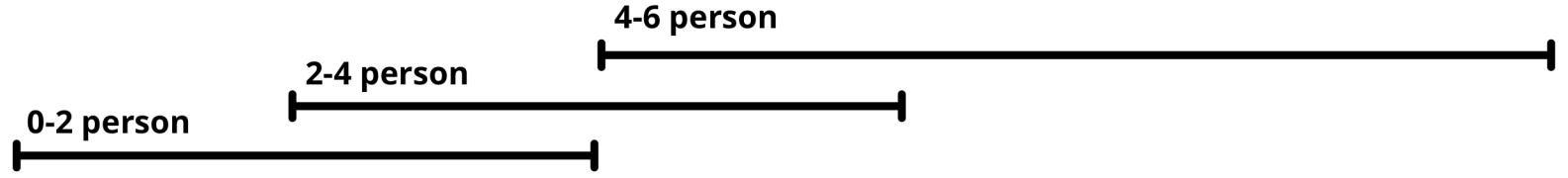
(1) A positive percent difference measures how much the mean wage in the Grand Junction, CO Metropolitan Statistical Area is above the national mean wage, while a negative difference reflects a lower wage.

* The mean hourly wage or percent share of employment is significantly different from the national average of all areas at the 90-percent confidence level.

Affordable Rent* at Different AMI Percentages in Mesa County

 = Meets Market Rate of New Development

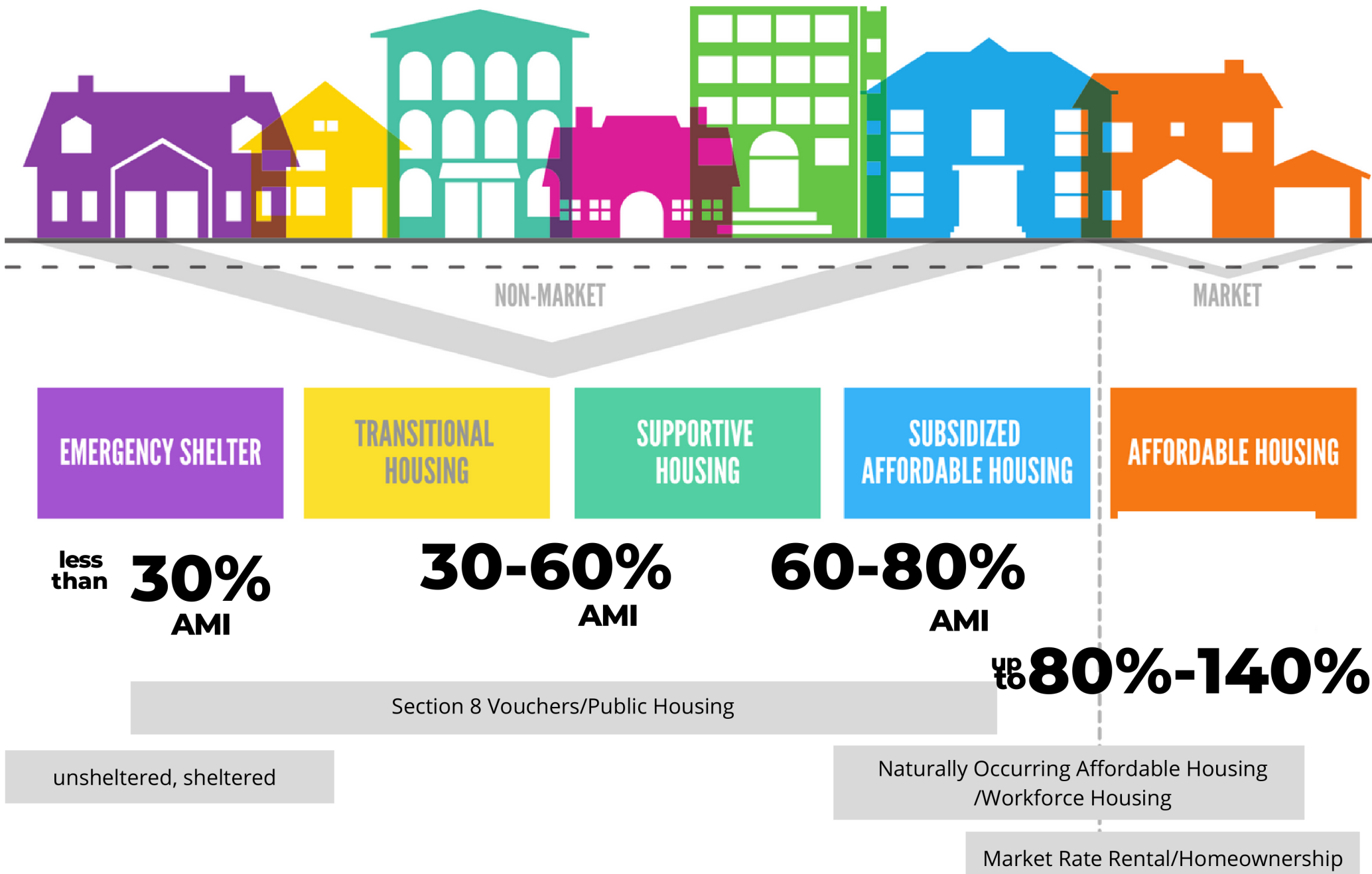
*All Costs Include Rent + Estimated Utilities



	0 bed	1 bed	2 bed	3 bed	4 bed
30% AMI	\$432	\$462	\$555	\$641	\$715
50% AMI	\$720	\$771	\$925	\$1068	\$1192
60% AMI	\$864	\$925	\$1110	\$1282	\$1431
70% AMI	\$1008	\$1079	\$1295	\$1495	\$1669
80% AMI	\$1152	\$1234	\$1480	\$1710	\$1908
100% AMI	\$1440	\$1542	\$1850	\$2137	\$2385
120% AMI	\$1728	\$1851	\$2220	\$2565	\$2862
August '22 Market Rate (Existing Develop.)	\$895-\$950 (61%-66% AMI)	\$900-\$1100 (59%-71% AMI)	\$1100-\$1400 (59%- 76% AMI)	\$1660-\$2200 (78%-102% AMI)	\$2050-\$2950 (72%-123% AMI)
The Railyard	\$1210 (84% AMI)	\$1310 (85% AMI)	\$1700 (92% AMI)	\$1975 (92% AMI)	N/A
The Copper Village	N/A	\$1380 (90% AMI)	\$1745 (90% AMI)	N/A	N/A
The Eddy	N/A	\$1450-\$1460 (94%-95% AMI)	\$1775-\$1835 (96% - 99% AMI)	N/A	N/A

	0 bed	1 bed	2 bed	3 bed	4 bed
90% AMI	\$1296	\$1388	\$1665	\$1924	\$2147
95% AMI	\$1368	\$1465	\$1758	\$2031	\$2265

Housing Continuum





Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: January 30, 2023

Presented By: Felix Landry, Planning Supervisor, Elizabeth Garvin, Gabby Hart

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Zoning and Development Code Update

EXECUTIVE SUMMARY:

All three modules of the zoning code update, and an overview memo for each module, have been posted to the project website and to the GJ Speaks website for public review and comment. The project team also hosted two public input meetings to discuss the three modules with the public. Furthermore, the code committee received access to an online version of the three modules which allows them to post comments or questions and view the same from other code committee members.

The City hired Clarion Associates to work on updating the City's Zoning and Development Regulations, Title 21 of the Grand Junction Municipal Code. This effort will work toward three primary goals:

- Update the City's development regulations to better implement the City's vision and goals as described in the 2020 One Grand Junction Comprehensive Plan
- Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the code language
- Identify opportunities to facilitate the development of affordable and attainable housing

The project team will present, for City Council discussion, the recent public input meetings, discussions with the Zoning & Development Code Committee, discussions with the Planning Commission, and an overview of all three modules.

BACKGROUND OR DETAILED INFORMATION:

The project team has completed a first draft of each module of the code update and posted them to the project website as well as the GJ Speaks project page. The modules have been posted as drafted and first appeared for public review on the following dates:

- Module 1 - August 30, 2022
- Module 2 - October 25, 2022
- Module 3 - December 21, 2022

A link to the City's website, a summary of changes in each module, and each module is available at: <https://www.gjcity.org/1221/Zoning-and-Development-Code-Update>

The project team also posted an overview memo of each module and those have remained available online. With drafts of all three modules available, the project team hosted two public input meetings for public comment. Those meetings occurred on January 19 and January 20, 2023.

The Zoning & Development Code Committee (ZDC) has increased its pace of meetings to provide as much time as possible for discussion within the available timeline of the project. Since posting module 3, the ZDC gathered on December 19 of 2022, January 19, January 23 of 2023, and will meet again on January 30, 2023. The ZDC might also gather in February for additional discussion if needed.

FISCAL IMPACT:

There is no fiscal impact related to this item.

SUGGESTED ACTION:

This item is for Council Discussion only.

Attachments

1. Jan Outreach_Fact Sheets



Project Overview

i

- The goals of the Zoning and Development Code update project, informed and guided by the One Grand Junction Comprehensive Plan include:
1. Increase development potential across the city and promote a wide range of development types
 2. Produce high quality and compatible development.
 3. Increase housing supply and maintain affordability

HOW DO KEY CHANGES TO THE CODE IMPLEMENT THESE GOALS?

Key Changes	Project Goals		
	1	2	3
Administration & Procedures <ul style="list-style-type: none"> - Clarified procedures and integrated objective criteria for review and approval - Made allowances for flexibility more predictable 	✓		✓
Zone Districts <ul style="list-style-type: none"> - Removed or adjusted prohibitive dimensional standards that limited development 	✓		✓
Use Regulations <ul style="list-style-type: none"> - Expanded housing options - Greater mix of residential and nonresidential uses allowed in more districts 	✓	✓	✓
Site and Structure Standards		✓	
Natural Resources and Environmentally Sensitive Lands		✓	
Landscaping, Buffering, and Screening <ul style="list-style-type: none"> - Aligned requirements with goals of sustainability and water conservation - Established incentives and predictable requirements that limit disturbance during development 		✓	
Off-Street Parking <ul style="list-style-type: none"> - Reduced minimums - Increased opportunity for alternatives 	✓	✓	✓
Subdivision Standards	✓		
Outdoor Lighting		✓	

HOW TO READ THE ZONING & DEVELOPMENT CODE



The Zoning and Development Code is the document that governs land development (zoning and subdivision regulation) in Grand Junction to support the vision, goals and strategies in the One Grand Junction Comprehensive Plan.

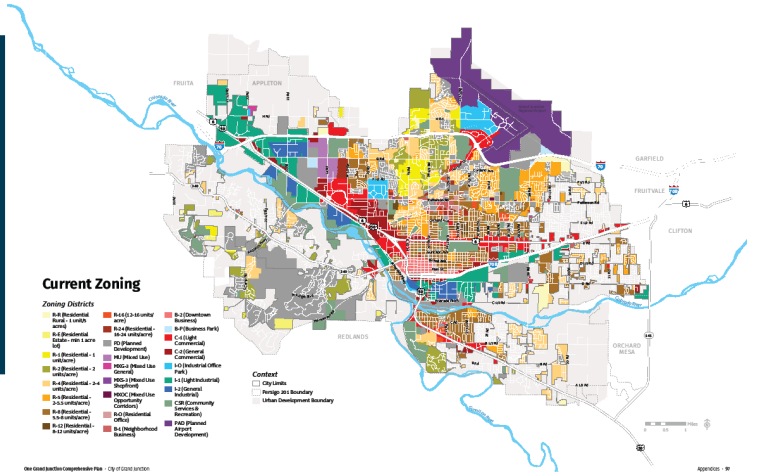
<p>MODULE 1</p> <p>MODULE 2</p> <p>MODULE 3</p> <p>ALL MODULES</p>	<p>Chapter 21.01: General Provisions</p> <p>Chapter 21.02: Administration and Procedures</p> <p>Chapter 21.03: Zone Districts</p> <p>Chapter 21.04: Use Standards</p> <p>Chapter 21.05: Site and Structure Development Standards</p> <p>Chapter 21.06: Natural Resources and Environmentally Sensitive Lands</p> <p>Chapter 21.07: Landscaping, Buffering, and Screening</p> <p>Chapter 21.08: Off-Street Parking</p> <p>Chapter 21.09: Subdivision Standards</p> <p>Chapter 21.10: Sign Standards</p> <p>Chapter 21.11: Outdoor Lighting</p> <p>Chapter 21.12: Nonconformities</p> <p>Chapter 21.13: Violations and Enforcement</p> <p>Chapter 21.14: Measurement and Definitions</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>4</p> <p>5</p> <p>6</p> <p>4</p> <p>4</p> <p>7</p>
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1	What process or application do I need to follow? Is a public hearing required?
2	What are the basic rules for how tall, how big, and how dense a development can be?
3	What uses are permitted on the property?
4	Where is the information about how a development should look?
5	How many parking spaces are required to be provided?
6	What are the rules for dividing lands into multiple lots?
7	What are the rules for how to measure distance, height, and other regulatory standards?



Zone Districts

i Zone districts are defined geographic areas that each have a unique set of standards for how property can be used and limitations on lot size, placement, density, and the height of structures.



? WHY DOES THE CODE ADDRESS THIS?

- Zone districts are the main tool used to implement the future land use designations established in the Comprehensive Plan.
- Zone districts provide the framework for future land use decisions and a basis to determine whether proposed uses are appropriate.



WHAT IS NOT CHANGING

- Existing zoning designations – no rezonings will occur as a direct result of the Code update
- Current standards for the North Avenue, Greater Downtown, 24 Road Corridor and Horizon Drive overlay districts
- Persigo 201 boundary and existing intergovernmental agreements



WHAT IS NEW?

+ Zone Districts Implement Future Land Use Designations

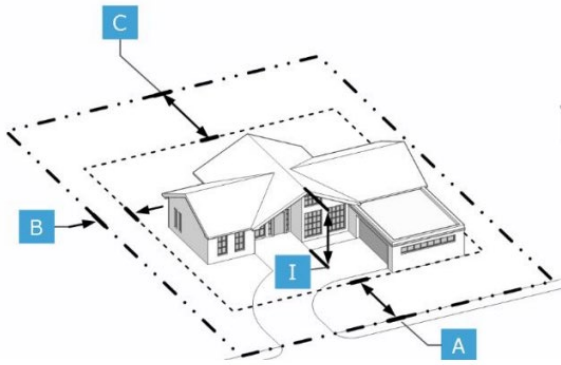
Table 21.03-2: Comprehensive Plan Implementation

Zone Districts	Rural Res	Res Low	Res Med	Res High	Mixed Use	Comm	Ind	Airport	Parks & Open Space
Mixed-Use and Commercial									
Mixed-Use 1: Neighborhood					•				
Mixed-Use 2: Light Commercial					•	•			
Mixed-Use 3: Downtown					•				
Mixed-Use 4: Civic & Institutional					•				
Mixed-Use 5: General Commercial					•	•			

+ WHAT IS NEW?

+ Updated Dimensional Standards

- Some minimum lot, minimum setback, and maximum height standards adjusted to better distinguish between zone districts
- Consolidated dimensional standards, rules, and exceptions and added graphics to exemplify the general character of the district



Lot Standards	
Dimensions (min, length ft or area sf)	
Lot Area (per structure, not unit)	15,000
Lot Width	100
Lot Frontage	50
Cul-de-sac (min. ft)	30
Density (units/acre)	
Minimum Maximum	n/a 2
Density measurement GJMC 21.14.010(a)	
Cluster allowed per 21.03.040(f)	Yes
Lot Coverage (max, %)	
Lot Coverage	30

Building Standards		
Setbacks: Principal Structure (min, ft)		
A	Front	20
B	Street Side	15
B	Side	15
C	Rear	30
Setback: Accessory Structure (min, ft)		
D	Front	25
E	Street Side	20
F	Side	3
G	Rear	5
Height (max, ft)		
H	Front	20

Notes: See 21.03.050(c) for setback adjustments

+ New List of Zone Districts

- New districts implement the Comprehensive Plan and expand opportunities for a wider mix of uses
- Consolidated existing districts based on similarities

Table 21.03-1: Zone Districts Summary	
Current Districts ³	Updated District Titles
Residential	
R-R: Residential – Rural	Residential – Rural, R-R
R-E: Residential – Estate	Residential – Estate Retired, R-ER
R-1: Residential – 1	Residential 1 Retired, R-1R
R-2: Residential – 2	Residential Low 2, RL-2
R-4: Residential – 4	Residential Low 4, RL-4
R-5: Residential – 5	Residential Low 5, RL-5
R-8: Residential – 8	Residential Mixed Density 8, RM-8
R-12: Residential – 12	Residential Mixed Density 12, RM-12
R-16: Residential – 16	Residential Mixed Density 16, RM-16
R-24: Residential – 24	Residential Mixed Density 24, RM-24
Mixed-Use Commercial	
R-O: Residential – Office	Mixed-Use Neighborhood, MU-1
B-1: Neighborhood Business	[Combined with R-O into MU-1]
B-2: Downtown Business	Mixed-Use Downtown, MU-3
CSR: Community Services and Recreation	Mixed-Use Civic & Inst. 4 (MU-4) [some parcels combined with Public Parks and Open Space (P-1)]
M-U: Mixed Use	Mixed-Use Light Commercial, MU-2
C-1: Light Commercial	[Combined with M-U into MU-2]
BP: Business Park Mixed-Use	[Combined with M-U into MU-2]
C-2 General Commercial	Mixed-Use General Commercial, MU-5
MXR: Mixed Use Residential	[Combined with Residential Districts]
MXG: Mixed Use General	[Combined with closest MU district] ⁴
MXS: Mixed Use Shopfront	[Combined with closest MU district]
MXOC: Mixed Use Opportunity Corridor	[Combined with MU-2]
Industrial	
I-O: Industrial/Office Park	[Split into MU-2 or I-1 based on use and location]
I-1: Light Industrial	Industrial Light, I-1
I-2: General Industrial	Industrial General, I-2
Public, Parks, and Open Space	
CSR: Community Services and Recreation	Public Parks and Open Space, P-1 [some parcels combined with MU-4]
(new)	Public and Civic Facilities, P-2
Planned Development	
PD: Planned Development	Planned Development, PD

HOW DO I FIND MY ZONING?

Navigate to the City's Development Map using the QR Code or navigate to: <https://www.gjcity.org/maps>. Open the Layer List on the top right corner and select "Zoning." Type the address into the search box on the top left corner and click on the parcel.





i Use standards determine where certain land uses and activities can be located in the City. The Code helps identify the land uses that are most compatible with the character and physical environment of specific areas.

? WHY DOES THE CODE ADDRESS THIS?

- All land uses are not appropriate for every property. The Code helps identify the land uses that are most compatible with the character and physical environment of specific areas.
- Certain land uses require a higher level of scrutiny (public hearings and approval from elected officials) based on the size, location or nature of the activity.
- Use-specific standards prevent and mitigate potential noise, odor, and visual impacts of certain activities.



↻ WHAT IS NOT CHANGING

- Existing land uses (activities, businesses, etc.) including designated nonconforming uses
- Many currently identified land use types and associated standards and definitions with some consolidation to simplify the Code

+ WHAT IS NEW?

+ New Uses and Definitions



Expanded housing options such as single-family attached, co-housing, cottage court, and triplex or fourplex dwellings



New standards and definitions for new or consolidated uses (e.g. urban agriculture, government service facility, artisan industrial, and recycling collection facility)

+ Enhanced Accessory and Temporary Use Standards



Separate new use table for accessory uses



New standards and definitions for new uses (e.g., drive-through facilities, electric vehicle charging facilities, and renewable energy facilities)



Clarified applicability of temporary use standards

Use Standards

+ WHAT IS NEW? + New Principal and Accessory Use Tables

Table 21.04-1: Principal Use Table

A= Allowed Use C= Conditional Use

Current Zone Districts	R-R	R-E	R-1, R-2	R-4	R-5	R-8, MXS-3	R-12, MXS-5	R-16	R-24, MXS-8	R-O, B-1	M-U, BP, C-1, I-O	B-2	CSR/New	C-2	I-O, I-1	I-2	CSR/New	CSR/New	
Proposed Zone Districts	R-R	R-E	RL-2	RL-4	RL-5	RM-8	RM-12	RM-16	RM-24	MU-1	MU-2	MU-3	MU-4	MU-5	I-1	I-2	P-1	P-2	Use-Specific Standards
1 Health Facilities																			
Hospital ⁹⁰										C	A	C	C	C					
Medical or Dental Clinic ⁹¹								C	C	A	A	A		A					
2 Parks and Open Space																			
Park, Lake, Reservoir, Other Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Commercial Uses																			
Agriculture and Animal																			
Animal Agriculture ⁹²	C												C		C	C	C		21.04.030(d)(2)
Animal Care, Boarding, or Sales,	A									A	A	A		A	A				3

1 WHAT IS IT?

2 WHERE CAN IT GO AND BY WHICH PROCESS?

3 DO ADDITIONAL STANDARDS APPLY?

+ Revised and Reorganized Use-Specific Standards

- Follows the same organization as Use Table
- Removed site and building design standards and relocated to relevant development standards chapter (e.g., off-street parking)
- Removed procedural content, including specific criteria for approval and relocated to Administration and Procedures

i

Use-specific standards prevent and mitigate potential impacts to neighboring properties based on site factors such as compatibility, proximity, safety, environmental, aesthetics, and social aspects.

(9) Vehicle Fuel Sales, Vehicle Repair, Major and Minor, or Vehicle Wash

- (i) No above ground equipment for the service of gasoline, oil, air, or water shall be closer than 10 feet to any right-of-way.
- (ii) If the principal use of the property is major or minor vehicle repair, the vehicles intended for repair shall not be stored in any right-of-way or in required parking spaces. Areas for storage of vehicles intended for repair must be screened along any street frontage.



Development Standards

i Development standards set minimum requirements for each part of the physical environment (land, utilities, buildings) that form a development. Development standards affect the quality of development from protection of sensitive and natural areas to design of the site to building design and other specific site features.

? WHY DOES THE CODE ADDRESS THIS?

- To protect Grand Junction’s life safety, public health, and unique sense of place and character.
- To stabilize and enhance property values and ensure predictability and fairness in the development process.

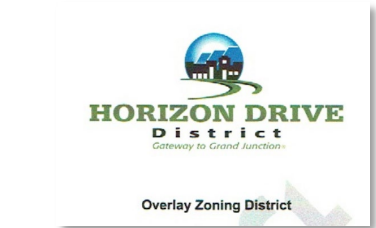
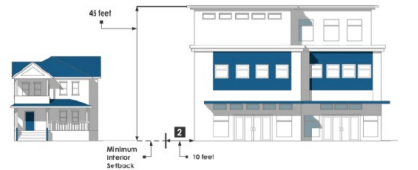
WHAT IS NOT CHANGING

- ☑ Current standards for wildfire, wildlife habitat protection, hillside development, ridgeline development, natural resources, flood damage protection, and sign regulations
- ☑ Established developments are not subject to new standards in the Code unless the property owners choose to redevelop the property
- ☑ Technical Engineering Standards Manual (TEDS), Submittal Standards for Improvements and Development Manual (SSID), and development impact fees

+ WHAT IS NEW?

+ New Site and Structure Development Standards

- Updated residential design standards including design limitations on nonresidential development adjacent to residential uses
- Introduced limited mixed-use and commercial design standards based on the Horizon Drive and North Avenue overlay districts
- Integrated mobility and connectivity requirements



+ Clarified Subdivision Standards

i Subdivision is the division of land into two or more lots. Subdivision standards guide future growth and development in the city, ensure that the necessary services and facilities are available, and mitigate potential effects of natural hazards and other site conditions.

+ WHAT IS NEW?

+ Reduced Off-Street Parking Requirements

- Table of Minimum Off-Street Parking Requirements directly aligns with Use Table
- Reduced minimum parking requirements (especially for uses that commonly provide a surplus of parking)
- Switched from employee- and seat-based standards to more objective standards based on structure size or design

	Minimum Vehicle Parking (Current)	Minimum Vehicle Parking (Proposed)
Farmers' Market	-	As determined by the Director
Forestry, Commercial	-	None
Nursery or Greenhouse ³⁶	-	2 per 1,000 square feet GFA
Pasture, Commercial	None	None
Urban Agriculture	-	None
Food and Beverage		
Bar or Tavern ³⁷	1 per 100 square feet	4 per 1,000 square feet GFA
Brewery, Distillery, or Winery ³⁸		4 per 1,000 square feet GFA
Brewpub, Distillery Pub, or Limited Winery	-	4 per 1,000 square feet GFA
Food Service or Catering	-	2 per 1,000 square feet GFA
Mobile Food Vendor/Court	2.5 spaces per vendor	2.5 per vendor
Restaurant	Restaurant, Drive-In, no indoor seating: 1 per employee on largest shift Restaurant, Fast-Food with Drive-In Facilities: 1 space per 3 seats Restaurants: 1.5 per 100 square feet	4 per 1,000 square feet GFA

+ Updated Parking Credits and Adjustments

- Automatic parking reductions that do not require the submittal of an alternative parking plan for:
 - Shared parking facilities
 - Proximity to transit
 - Transportation demand management
 - Additional and enhanced bicycle parking

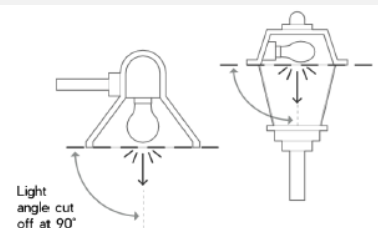
+ Enhanced Bicycle and Electric Vehicle Parking

- Increased minimum bicycle parking requirement
- Expanded standards for bicycle facility design including location, dimensional, and surface requirements
- Introduced minimum EV parking requirements for large parking lots



+ Integrated Dark Sky Friendly Lighting Standards

- Maximum color temperature of light fixtures
- Strengthened shielding and light trespass standards





The Administration and Procedures chapter of the Code guides how applications for development projects are accepted, reviewed, and acted upon by staff and local/elected officials.



WHY DOES THE CODE ADDRESS THIS?

- Well-written regulations make it easy for staff, the development community, and City officials to know exactly what is required for approval of applications and help ensure consistent and predictable administration over time



WHAT IS NOT CHANGING

- Authority of Planning Commission and City Council
- Many current procedural requirement including: Change of Use Permit, Simple and Major Subdivision, Site Plan, Conditional Use Permit, and Variance
- Required submittal materials and internal application processing procedures



WHAT IS NEW?



Summary of Development Review Procedures

- Provides a snapshot of all review procedures including the applicable review and decision-making authorities
- Procedures organized into Administrative Permits, Administrative Approvals, Major Development Applications, and Historic Preservation

Table 21.02-1: Summary Table of Review and Decision-Making Bodies
R= Recommendation D = Decision A = Appeal

Section	Procedure	Director	Plan Comm.	HPB	City Council	ZBOA
21.02.040(q)	TEDS Exception	D	A			
Major Development Applications						
21.02.050(c)	Annexation	R			D	
21.02.050(d)	Code Text Amendment or Rezoning	R	R		D	
21.02.050(e)	Comprehensive Plan Amendment (CPA), Non-Administrative	R	R		D	
21.02.050(f)	Conditional Use Permit (CUP)	R	D		A	
21.02.050(h)	Institutional and Civic Facility Master Plans	R	R		D	
21.02.050(i)	Planned Development	R	R		D	
21.02.040(l)	Revocable Permit, City Council Approval	R			D	
21.02.050(k)	Special Dimensional Permit	R	R		D	
21.02.050(l)	Vacation of Plat	R	R or D[3]		D or A[3]	
21.02.050(m)	Vacation of Public Right-of-Way or Easement	R	R		D	
21.02.050(n)	Variance	R				D
21.02.050(o)	Vested Property Rights	R	R		D	

+ WHAT IS NEW?

+ Consolidated Commonly Applicable Procedures

Table 21.02-2: Summary Table of Commonly Applicable Procedures
* = Optional ✓ = Required grey box = Not Applicable

Section	Procedure	General Meet.	Pre-App Mtg	Neigh'd Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	21.02.030 (b)(1)	21.02.030 (b)(2)	21.02.030 (c)	21.02.030(g)	
Major Development Applications						
21.02.050(c)	Annexation	*	*	[2]	✓	✓
21.02.050(d)	Code Text Amendment or Rezoning	*	*	✓	✓	✓
21.02.050(e)	Comprehensive Plan Amendment (CPA), Non-Administrative	*	*	✓	✓	✓
21.02.050(f)	Conditional Use Permit (CUP)	*	*	✓[3]	✓	✓
21.02.050(h)	Institutional and Civic Facility Master Plans	*	*	✓	✓	✓
21.02.050(i)	Planned Development	*	✓	✓	✓	✓

i Commonly applicable procedures identify and describe the procedures that apply to most development applications in the City and include:

- General and Pre-Application Meetings
- Neighborhood Meetings
- Application Submittal and Review
- Public Notice and Public Hearing Requirements
- Recommendation and Decision
- Post Decision Actions

+ Incorporated More Objective Review Standards

- Updated the review and decision-making standards to be more objective and predictable
- Revised Administrative Adjustments to allow staff to make specific minor adjustments to measurable standards at application or during construction including:
 - Setbacks
 - Structure Heights
 - Fences
 - Parking

+ Clarified Specific Procedures

i Specific procedures establish the applicability of each procedure, list specific procedural details that are changes from or additions to the common procedures and describe the criteria for approval of that development procedure/application.

- Added summary tables of the steps required for each specific procedure

Common Procedures for Administrative Applications

- 1 General Meeting or Pre-Application Meeting
Sec. 21.02.030(b)
- 2 Application Submittal & Review | Sec. 21.02.030(d)
- 3 Complete Applications with Changed Status
Sec. 21.02.030(f)
- 4 Director Decision
Sec. 21.02.030(h)
- 5 Post-Decision Actions
Sec. 21.02.030(i)