

To access the Agenda and Backup Materials electronically, go to [the City of Grand Junction Website](#). To participate or watch the meeting virtually register for the [GoToWebinar](#).



**GRAND JUNCTION CITY COUNCIL  
MONDAY, APRIL 1, 2024  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Whitman Design Update
- b. Sustainability and Adaptation Plan Update
- c. Grand Junction Housing Authority Impact Fee Exemption
- d. City Land Inventory
- e. Alley Improvement Districts
- f. Air Alliance

**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**

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*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 input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto: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 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
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**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

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**Meeting Date:** April 1, 2024  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** City Clerk  
**Submitted By:** Ken Sherbenou

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**Information**

**SUBJECT:**

Whitman Design Update

**EXECUTIVE SUMMARY:**

Design for the renovation of Whitman Park is beginning with this first round of public process. The selected design team, led by DTJ design, is facilitating the public process that will drive the resultant schematic design. This workshop will introduce the consultant team, run through their credentials, discuss their plan for public engagement, and provide an overview of this overall site master planning process for Whitman.

**BACKGROUND OR DETAILED INFORMATION:**

The Whitman Park renovation is a project in the Parks, Recreation and Open Space (PROS) Master Plan. An Request For Proposals (RFP) was issued following 2024 budget approval that included \$150,000 for the design of Whitman Park. After evaluation of proposals and interviews, the design team led by DTJ was chosen as the vendor. DTJ Design was selected as the vendor given their extensive experience in similar projects, their ability to reimagine community spaces, their expertise in placemaking, and their comprehensive team that includes many locals in a wide variety of trades. On April 1 and 2 the first phase of public engagement will include this Council workshop, focus groups, and a community forum. A survey has also been launched and will be promoted at the aforementioned meetings to achieve a strong response rate. One of the focus groups includes a meeting with the Parks and Recreation Advisory Board (PRAB). This first phase will be focused on engaging the community to understand what is most needed regarding park use. This will be done through image voting to help outline priorities, the testing of previous input and ideas from the PROS plan, including previous concept designs, and the presentation of examples from communities across Colorado and beyond.

This input will then be analyzed, and it will drive the resultant concepts for a renovated

Whitman Park. The next phase of in-person public engagement will happen on May 13 and 14, where the community will have an opportunity to provide input on the concepts, each of which will include rough order of magnitude cost estimates. A preferred concept will emerge that will then be further defined to a schematic level of design including detailed cost estimates for consideration for construction funding. PRAB, following several meetings with the designers, is expected to make a recommendation at the end of this process to City Council regarding this project.

Other methods of public engagement throughout the entire process are planned to include collecting input through surveys (not planned to be statistically valid) and on EngageGJ.org. A recording of the presentation of each phase in this planning process will be posted on EngageGJ.org, so community members can then provide additional feedback. This data, as well as previous input, is planned to weigh heavily into the resultant schematic design. Attendees at the listening sessions usually include strong representation from community members with strong opinions on the future of Whitman Park. DTJ and their public engagement experts, CivicBrand, recommend additional public feedback methods such as a survey and interactive online engagement to help achieve more representative community opinion. This holistic approach to public engagement, which is being taken by the consultant team, will be described in further detail to the City Council at the City Council Workshop on April 1.

**FISCAL IMPACT:**

The design fees for DTJ and their consultant team are included in the 2024 budget.

**SUGGESTED ACTION:**

For discussion purposes only.

**Attachments**

None



## Grand Junction City Council

### Workshop Session

Item #1.b.

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**Meeting Date:** April 1, 2024  
**Presented By:** Jennifer Nitzky, Sustainability Coordinator  
**Department:** Community Development  
**Submitted By:** Jennifer Nitzky, Sustainability Coordinator

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### Information

#### **SUBJECT:**

Sustainability and Adaptation Plan Update

#### **EXECUTIVE SUMMARY:**

Staff have been working with consultants Design Workshop and Spirit Environmental to develop a Sustainability and Adaptation Plan for the City since May 2023. This plan is being developed in alignment with the One Grand Junction Comprehensive Plan and City Council's Strategic Outcome, Resource Stewardship. Significant progress has been made, and staff will use this time to update the City Council on this progress, which includes draft strategies that were developed by staff and the consultants with input from the Community Steering Committee and other members of the community.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Sustainability and Adaptation Plan for the City of Grand Junction will provide long-range goals to guide the community, partners, and the City towards more sustainable practices and policies. This plan complements the One Grand Junction Comprehensive Plan to address social, environmental, and economic implications and opportunities for sustainability and adaptation in the region to ensure a healthy future for all community members. Staff have been working with consultants from Design Workshop and Spirit Environmental since May 2023. In November 2023, a Current Conditions and Community Engagement Summary was presented to City Council.

Since then, significant progress has been made toward developing the plan. In November, an open house was held with 45 attendees. After the open house, staff and the consultants worked on developing the first iteration of draft strategies. In late January, City staff, technical experts, and the Community Steering Committee members met to discuss the goals and strategies within each of the five focus areas. Since those work sessions, the draft goals and strategies have been amended by consultants, staff, and the Community Steering Committee.

In order to get more public input, staff have also taken the plan on the road. As of March 27, staff have met with 14 groups/organizations and presented information about the plan to more than 230 community members. In each presentation, staff provided a call to action to encourage community members to offer suggested strategies or goal priorities on the [EngageGJ.org](https://www.engagegj.org) platform. Thoughts from the comments received at in-person presentations and online have also been incorporated into the draft strategies.

The five Focus Areas and their respective goals are as follows:

1. Built Environment

- Goal 1: Balance Transportation Mode Share for Local Trips
- Goal 2: Encourage Innovative Site Design to Foster the Coexistence of Urban and Natural Environments
- Goal 3: Improve Community Access to Food

2. Climate Resilience

- Goal 4: Build Redundancy to Mitigate and Adapt to Natural and Social Hazards
- Goal 5: Maintain Current Air Quality Standards

3. Energy Stewardship

- Goal 6: Encourage Energy Efficiency in Buildings
- Goal 7: Support Carbon Reducing Energy Initiatives

4. Waste Management

- Goal 8: Increase Recycling Rates within the City
- Goal 9: Reduce Waste to Landfill via a Circular Economy

5. Water Conservation

- Goal 10: Increase Water Conservation Education and Awareness
- Goal 11: Reduce Water Consumption from Landscape and Irrigation

(Not under any of the five Focus Areas)

- Goal 12 Successfully Implement the Sustainability and Adaptation Plan

There are between five and 11 strategies per goal. An implementation matrix is being

developed with specific actions related to prioritized strategies to help staff and partners with short-term implementation. The public comment period on the draft plan is April 19 through May 17. Staff will return to the Council workshop with a 90 percent draft in mid-May before the City Council is asked to consider adoption in mid-summer 2024.

**FISCAL IMPACT:**

There is no fiscal impact related to this item.

**SUGGESTED ACTION:**

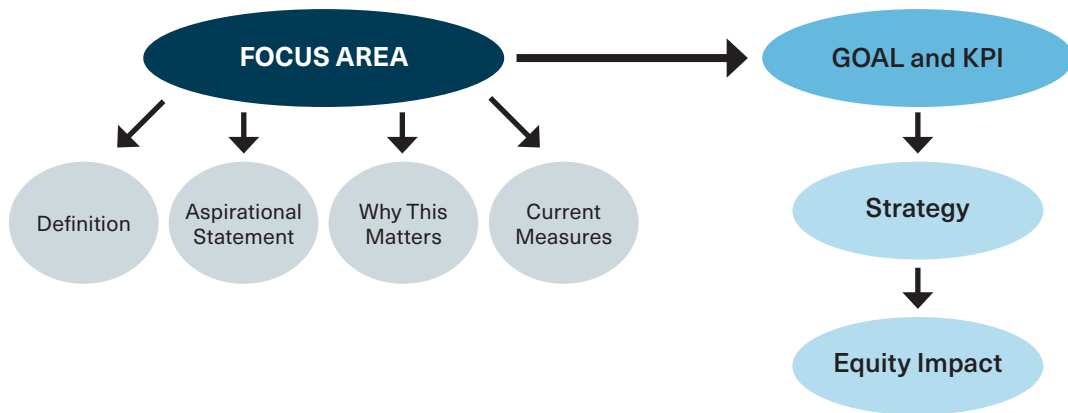
Discussion and direction only.

**Attachments**

1. Draft Strategies

# 3 Goals and Strategies

This chapter provides a long-term vision for Grand Junction sustainability and adaptation. These are expressed through aspirational statements and goals for the five focus areas; Built Environment, Climate Resilience, Energy Stewardship, Waste Management, and Water Conservation. Potential pathways to achieving these goals are suggested through strategies that were developed from community feedback, baseline assessment, focus group conversations, technical working groups, and steering committee direction. The following pages explore each of the focus areas using the structure outlined in Figure 10 below:



**Figure 10:** Chapter 3 Content Organization

- Each goal includes a Key Performance Indicator (KPI) and a directional target for how to measure success.
- Where applicable, equity impacts are described for consideration.
- Strategies with an asterisk (“\*”) highlight a direct relationship to greenhouse gas (GHG) emissions reduction.



# Focus Area 1

# **Built Environment**



## DEFINITION

**Built Environment** targets community design that enables sustainable, efficient, and accessible transportation, housing, protection of natural resources, and goods and services to meet Grand Junction's specific needs.

## ASPIRATIONAL STATEMENT

We aim to be a more responsible and sustainable community by transforming the design of our built environment to fit the needs of all community members and improve community health. We promote responsible public investment in the development of safe and connected facilities to enable a balanced modal split, reducing vehicle miles traveled. We encourage innovative site design that promotes efficient use of land and protection of the natural environment within urban areas.

**DRAFT**  
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# BUILT ENVIRONMENT

## WHY THIS MATTERS

The built environment addresses the physical attributes of a city, interwoven with environmental, social, and economic principles. Urban design and expanded multimodal transportation choices contribute to enhanced safety and decreased emissions. Building design and development patterns have implications for urban heat island effect and vehicle miles traveled (VMT). These are some of the built environment considerations to foster a vibrant community with a high-quality of life for everyone.

A mix of uses and infill development are examples of land use decisions that support sustainable choices. By increasing housing choice, multimodal transportation options and the integration of nature into public spaces, planning can support sustainable lifestyle choices for the community. The One Grand Junction Comprehensive Plan identifies three tiers to direct planning decisions, the first of which is tier 1 focused on infill development.

The sprawling nature of Grand Junction has evolved to support a 'car culture'. Grand Junction's current Walkscore of 32 falls into the 25-49 range of a car-dependent community. Air monitoring devices indicate that vehicle exhaust is one of the largest contributors to air pollution in the region. A stronger emphasis on pedestrian design can help reduce car use, bringing more nature into the City and mitigate air pollution.

Trees and vegetation provide multifaceted benefits to human health and the environment. This includes improving air quality, climate control, and moderating effects of sun, rain, and wind. The current urban tree canopy is centralized at the core of the city, with lower-income areas having less canopy.



## TREE CANOPY

75% of trees are located on private property

Expansion of tree canopy is correlated with \$60 million in property values since 2011.

## CURRENT MEASURES



The 2020 Urban Forestry Plan aims for an **18%** increase to tree canopy cover by **2030**.

(Source: City of Grand Junction Urban Forestry Plan)



**5.2%** of the City area is categorized as Public Land.

There are over 1.2 million acres of Public Land in the surrounding region.

The City manages **35** developed parks and **56%** of residents live within a 10-minute walk of a park.

(Source: City of Grand Junction Parks and Recreation Master Plan)



### RESIDENTS

**2,168** renters earn less than \$25,000 per year and there is currently a surplus of 3,000 units for higher income earners.

**36%** of county residents commute into Grand Junction which increases the daytime population by **32%**.

(Source: ESRI Data)



### AIR QUALITY

Transportation emissions are one of the largest sources of GHG. On-road vehicle use of fossil fuels contribute to **32-34%** of GHG emissions.

**30** Purple Air monitors are currently tracking ozone and monitoring air quality.

(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report, Citizens for Clean Air)



# Goal 1:

## Balance Transportation Mode Share for Local Trips

### KEY PERFORMANCE INDICATORS:

AUTOMOBILE, PEDESTRIAN, AND/OR BICYCLE VEHICLE MILES TRAVELED PER RESIDENT

### MEASURE:

PERCENT OF IN-BOUNDARY TRIPS TAKEN BY AUTOMOBILE, PEDESTRIAN, OR BICYCLE, VMT PER CAPITA

### DIRECTIONAL TARGET:

INCREASE SHARE OF PEDESTRIAN AND BICYCLE TRIPS FOR LOCAL TRAVEL  
REDUCE VMT PER CAPITA

### BASELINE:

92.5% AUTOMOBILE USE  
6.1% PEDESTRIAN  
1.4% BICYCLE  
25.7 VMT/DAY/CAPITA (2021)

Source: City of Grand Junction's Environmental Insights Explorer, LEED for Cities

**Strategy 1.a. \*Build safe and comfortable pedestrian and bicycle infrastructure, including intersections, transit stops, and connectivity for pedestrians and cyclists. Prioritize protected walking and biking paths to serve people without motorized vehicles.**

- Equity Impacts: Increases mobility in the community without requiring access to a motor vehicle.

**Strategy 1.b. Repurpose Grand Junction's vehicular network. Where possible, consider mechanisms such as road diets, modal filters, expanded paid parking hours, and repurposing underutilized street parking.**

- Equity Impacts: Right-sizes public investment in transportation infrastructure.

**Strategy 1.c. Maximize motorized transportation investments by prioritizing maintenance of existing infrastructure.**

**Strategy 1.d. \*Partner with Mesa County, and other agencies, to establish enduring revenue streams to enhance the level of operating service of Grand Valley Transit.**

- Equity Impacts: Increases mobility in the community without requiring access to a motor vehicle.

**Strategy 1.e. Partner more closely with Grand Valley Transit to improve the ridership experience with modernization of transit infrastructure, expansion of pilot programs, and improved integration with complimentary transportation modes to facilitate first and last mile travel.**

- Equity Impacts: Empowers riders and enhances the dignity and predictability of public transportation.

**Strategy 1.f. Develop appropriate services to increase transportation mode options along active transportation corridors. This may include vehicle share programs, universal accessibility adaptations, on-demand transport infrastructure, safety services, and more.**

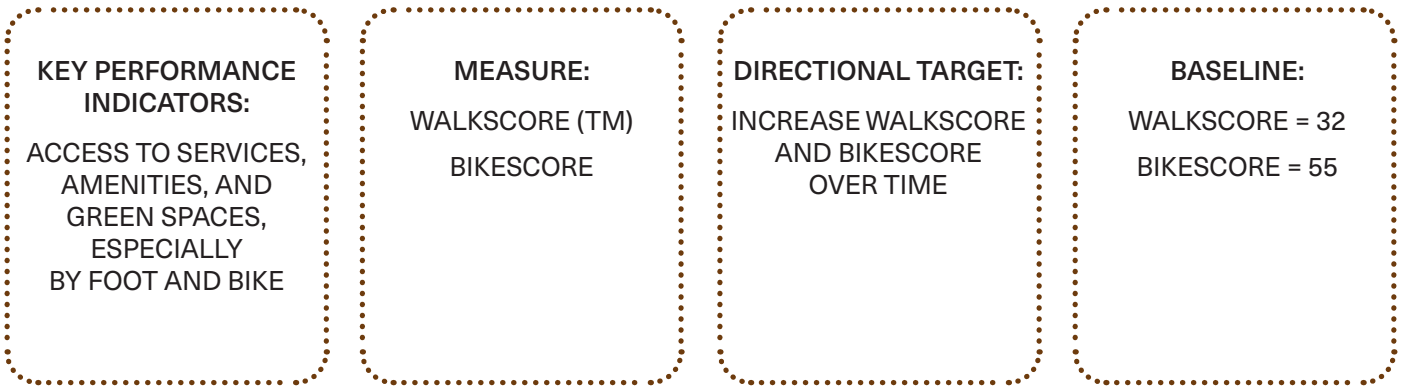
- Equity Impacts: Increases accessibility, safety, and peace-of-mind for human-scale travel.

**Strategy 1.g. \*Partner with private sector to incentivize active commuting, carpooling, and/or car share programs.**

**Strategy 1.h. Strengthen relationships with surrounding jurisdictions and transportation partners to expedite planned connectivity and mobility improvements.**



# Goal 2: Encourage Innovative Site Design to Foster the Coexistence of Urban and Natural Environments



Source: Walkscore.com

**Strategy 2.a. \*Implement Transit-Oriented Design overlays around transit hubs. Consider parking maximums, expanded sidewalk/trail connectivity requirements, and/or encourage infill development.**

- Equity Impacts: Promotes highest-use development adjacent to transit hubs and improves opportunities for car-light living.

**Strategy 2.b. \*Implement policies which encourage essential services to be comfortably walkable from residential parcels. Consider development incentives for strong community connections and promoting compact development.**

- Equity Impacts: Provides increased access to essential services for all populations.

**Strategy 2.c. Provide structural incentives including expedited review of permitting processes, restriction relief, and/or positive publicity to buildings achieving sustainable/green certification, or other desired measures.**

- Equity Impacts: Reduces long-term operating costs and potentially reduces exposure to environmental toxins.

**Strategy 2.d. Preserve existing tree canopy and plant more adaptive and climate-appropriate trees for shading, especially in underserved areas. Consider the balance of reducing of heat islands and lowering water use.**

- Equity Impacts: Improves quality of life and provides public health benefits.

**Strategy 2.e. Encourage policy discussions around impact fee incentives for sustainable development approaches.**

**Strategy 2.f. Create a toolkit to educate and incentivize regionally appropriate green infrastructure. This may include bioswales, rain gardens, green roofs, and other low-impact development measures, where applicable.**

- Equity Impacts: Reduces the risk of flood damage, erosion, and water contamination. Supports ground/surface water recharge and natural water filtration. Both the harm of unmanaged stormwater and the benefits of properly managed stormwater impact all community members.

**Strategy 2.g. Support existing development standards that protect wildlife and vegetation habitat, water, natural land, vistas, and minerals to not diminish these ecosystems.**

**Strategy 2.h. Increase water quality monitoring in local bodies of water for pollutants of concern. Proactively address changes in water quality through management and development of best practices.**

- Equity Impacts: Ensures proper water quality in water bodies that may be primary sources of water for individuals with limited access to basic plumbing.

**Strategy 2.i. Conduct a feasibility assessment of connection to recycled, raw, or ditch water for city parks currently using potable water.**

**Strategy 2.j. Implement street and park lighting standards in zoning and development codes in alignment with City parking standards. Obtain Dark Sky Certification and ensure lighting is adequate for safety where needed.**

**Strategy 2.k. Support outcomes of the Electric Vehicle Readiness Plan.**



## Goal 3: Improve Community Access to Food

### KEY PERFORMANCE INDICATORS:

ELIMINATE FOOD DESERTS IN GRAND JUNCTION

### MEASURE:

NUMBER OF CENSUS TRACTS DEFINED AS USDA FOOD DESERTS

### DIRECTIONAL TARGET:

ALL RESIDENTIAL PARCELS WITHIN CITY LIMITS ARE NO MORE THAN 1 MILE FROM A GROCER, MARKET, OR RELIABLE SOURCE OF FOOD INCLUDING FRESH PRODUCE

### BASELINE:

SIX CENSUS TRACTS IDENTIFIED AS FOOD DESERTS AS OF THE MOST RECENT DATA SET (2019)

Source: USDA Food Atlas

**Strategy 3.a. Improve education about urban agriculture and evaluate polices for reducing barriers to implementing urban agriculture.**

**Strategy 3.b. Collaborate with partners to explore opportunities to expand markets for local food producers and increase access to local food options in the community.**


**Strategy 3.c. Work to eliminate existing food deserts (see 2b).**

- Equity Impacts: Reduces disproportionate impacts to low-income and vulnerable populations.

**Strategy 3.d. Encourage sustainable agricultural best practices.**


**Strategy 3.e. Promote the creation of community gardens in residential areas, especially subdivisions.**



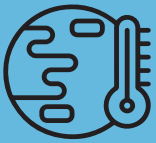


# Focus Area 2

# Climate Resilience



## DEFINITION



**Climate Resilience** involves proactively reducing greenhouse gas (GHG) emissions and mitigating environmental stresses such as rising temperatures, changing precipitation patterns, and increasing frequency of extreme weather events. It also includes preparing for social disruptions such as disease and economic shifts. Climate Resilience is the ability to prepare for, recover from, and adapt to these impacts.

## ASPIRATIONAL STATEMENT

We aspire to build a more resilient community by employing strategies to mitigate current environmental and social hazards exacerbated by climate change while strengthening community preparedness for future hazards. With robust planning, monitoring, and response implemented alongside proven emissions reduction strategies, our community will be prepared to respond and adapt to climate impacts.

**DRAFT**  
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*Image Credit: City of Grand Junction  
Colorado National Monument*



# CLIMATE RESILIENCE

## WHY THIS MATTERS

Planning for the future requires both climate mitigation and adaptation. Grand Junction faces acute and chronic environmental stresses such as drought, floods, heat waves, high winds, and wildfires, which have significant economic, social, and environmental repercussions. Changing climate conditions and extreme weather events will impact critical infrastructure including roads, bridges, dams, and railways. Preventing, mitigating, and planning for catastrophic failures is important to preserve human life and maintain city functions. Mitigating risks minimizes the overall financial impact and can save lives in the case of emergency.

A trend of increased average daily temperatures in the region exacerbates drought conditions and potential wildfires. The associated risks of drought and wildfire can lead to reduced air quality by increasing particulate matter (PM) from desert dust, smoke from wildfires, and inversions. An anticipated increase in the number and duration of high heat days can put people at greater risk during the summer heat. Vulnerable groups most at-risk to heat include people experiencing homelessness, those with pre-existing health conditions, youth, elderly, and low-income communities.

Exposure to natural hazards such as extreme weather and flooding can exacerbate environmental challenges and need to be factored into community resilience. A community that has plans and provisions in place is more resilient to withstand and recover from economic fluctuations, social disruptions, and other community crises.



# LEED BASELINE (2021)

## AIR QUALITY

44 Median AQI

From 2019-2024, the Grand Junction air quality has been at the high end of the 'good' range.

The Air Quality Index (AQI) indicates the level of air pollution and health concern. Grand Junction AQI has been stable over the last five years, ranging from 43-46. An AQI score of 0-50 is considered 'good'; higher scores indicate increased levels of health concern.

## CURRENT MEASURES



### HEAT RISK

Mesa County was modeled to experience **7 days above 95 °F** in 2023. Mesa County is expected to experience **16 days above 95 °F in the next 30 years.**

(Source: [https://riskfactor.com/county/mesa-county-co/8077\\_fsid/heat#heat\\_risk\\_overview](https://riskfactor.com/county/mesa-county-co/8077_fsid/heat#heat_risk_overview))



### WILDFIRE RISK

Fires are projected to **increase by 50-200% annually in Colorado by 2050** if temperatures increase by 2.5–5% as expected.

(Source: Colorado Water Conservation Board)



### POTENTIAL FLOOD DAMAGE COSTS

**\$42 MILLION**  
in Residential Assets at Risk

**\$11.5 MILLION**  
in Industrial Assets at Risk

**\$27 MILLION** in Commercial Assets at Risk

(Source: Grand Junction Asset Inventory - Wildfires, Mesa County Hazards Mitigation Plan)

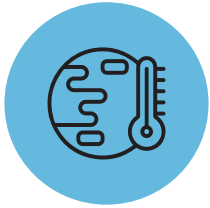


### AIR QUALITY

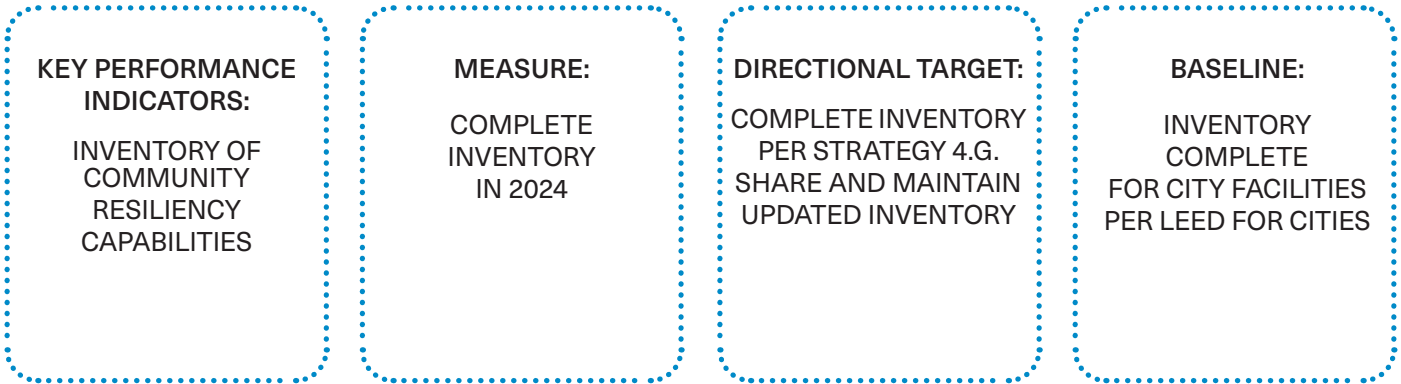
**RANKED 12th**  
for the cleanest US City in 2023 in regards to particulate matter pollution.

(Source: "Cleanest Cities: State of the Air" by the American Lung Association)





# Goal 4: Build Redundancy to Mitigate and Adapt to Natural and Social Hazards



Source: City of Grand Junction, City Facilities per LEED

### Strategy 4.a. Integrate climate-related hazards into existing emergency response plans and/or efforts.

- Equity Impacts: Protects all community members with climate and disaster readiness.

### Strategy 4.b. Work with Mesa County on implementation and updates to 2020 Hazard Mitigation Plan.

- Equity Impacts: Addresses the disproportionate impacts of hazard events on people living on low incomes and/or experiencing homelessness and provides recovery resources.

### Strategy 4.c. Conduct a vulnerability and capacity assessment for climate change risks, natural and man-made hazards, and extreme weather events as per LEED for Cities.

- Equity Impacts: Helps spotlight hazards and risks which impact at-risk populations and can lead to more equitable distribution of resources and opportunities.

### Strategy 4.d. Support Wildland Urban Interface (WUI) wildfire mitigation efforts in impacted portions of the City.

- Equity Impacts: Reduces the financial burden on residents to invest in mitigation efforts to prevent wildfire damage.

### Strategy 4.e. Expand the adoption of broadcast systems to warn the public about natural hazards and available resources.

### Strategy 4.f. Develop equitable heat response plans including cooling centers and hydration centers in resilience hubs.

- Equity Impacts: Ensures access to resources for community members with inadequate access to safe and cool environments, which is critical during extreme heat events.

### Strategy 4.g. Identify and conduct an inventory of backup power sources for city facilities and fleet. This may include battery storage, fuel, and microgrids that can supply emergency energy needs. Support essential industries and/or institutions to do the same.

**Strategy 4.h. Upgrade infrastructure such as power lines to be weather-resilient through undergrounding, using storm-resistant materials, or other industry standards.**

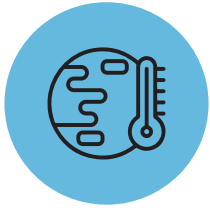
**Strategy 4.i. Promote household-level emergency preparedness through bilingual community outreach programs, emergency kits, resilient social networks, and disaster planning and recovery programs.**

- Equity Impacts: Alerts and prepares all populations for emergency situations.

**Strategy 4.j. Strengthen partnerships with regional providers to coordinate emergency response procedures and resources. Add climate preparedness elements to community programs already aimed at vulnerable populations and low-income households. Dedicate increased funding to accommodate demand for public health services among at-risk populations in partnership with Mesa County.**

**Strategy 4.k. Establish a protocol(s) for assisting vulnerable populations, including low-income populations, communities of color, older adults, and people with disabilities that may face financial strain caused by climate hazards, such as higher utility bills.**

- Equity Impacts: Improves the resilience of all community members.



## Goal 5: Maintain Current Air-Quality Standards

KEY PERFORMANCE  
INDICATORS:  
AIR QUALITY

MEASURE:  
ANNUAL MEDIAN AQI

DIRECTIONAL TARGET:  
AIM FOR MORE DAYS  
IN THE YEAR TO FALL  
WITHIN THE "GOOD"  
AQI CATEGORY

BASELINE:  
MEDIAN AQI 44

Source: [www.airnow.gov](http://www.airnow.gov) (US EPA)

### Strategy 5.a. Investigate and incentivize air quality technologies to implement in preparation of unhealthy air days.

- Equity Impacts: Improves air quality for all. This is especially important benefit for those unable to stay indoors on unhealthy air days.

### Strategy 5.b. Expand air quality monitoring through State and regional partnerships, including monitoring and collection of actionable data.

- Equity Impacts: Allows for more equitable participation than only EPA monitors and can target underserved or vulnerable areas.

### Strategy 5.c. Track and report biannual greenhouse gas emissions per capita.

### Strategy 5.d. Expand educational programs to support clean air including alternative behaviors to use on days with inversions and agricultural burning.

### Strategy 5.e. Explore partnerships and/or regulations to implement more stringent vehicle emission standards.

# Focus Area 3

# Energy

# Stewardship

## DEFINITION



**Energy Stewardship** is critical to reducing greenhouse gas emissions and promoting sustainable growth. Renewable energy refers to energy derived from naturally occurring, replenishable sources that are essentially inexhaustible over time, whereas energy efficiency involves reducing energy and cost.

## ASPIRATIONAL STATEMENT

We aspire to develop programs and policies that drive meaningful reductions in energy consumption among businesses and residents, support the diversification of energy sources to build redundancy in the power system, and identify opportunities to expand clean energy options.

**DRAFT**

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*Image Credit: City of Grand Junction  
The Grand Mesa*





# ENERGY STEWARDSHIP

## WHY THIS MATTERS

The energy industry has played a significant role in the history of Grand Junction's economic development. The energy industry supports the economy by providing jobs, increasing demand for housing supply, and impacts both the environment and transportation infrastructure. A combination of mineral resources and clean energy resources position Grand Junction well for producing energy from a diversity of sources including renewable natural gas (biogas), solar power, and newer fuels such as hydrogen. Opting for clean fuel sources decreases emissions, improves air quality, and reduces greenhouse gas emissions. Additionally, reducing overall energy consumption, regardless of the fuel type used, is a resource-saving measure.

Energy in the city is commercially supplied by Xcel Energy and Grand Valley Power for electricity. Xcel Energy and others provide natural gas and propane. State programs are driving much of the change around energy, such as the Colorado Renewable Energy Standard (RES) and Clean Air Clean Jobs Act (passed as House Bill 1365 in 2010). This Bill requires Xcel to increase efficiency and process increased amounts of low to zero-carbon energy to meet a goal of 80% reduction in greenhouse gas (GHG) emissions by 2030.

Energy stewardship in buildings encompasses more efficient designs, retrofits, and operations to reduce energy consumption. This can include insulation, air sealing, and technologies to reduce heating and cooling demands in homes and businesses. Rebates are often available to offset costs for installation of more energy-efficient appliances and lower energy use lighting in households and commercial establishments.

# LEED BASELINE (2021)

## GHG

13.1 Metric Tons of CO2 per capita

Greenhouse gas emissions (GHG) are related to carbon dioxide (CO2) emissions produced from burning fossil fuels for electricity, heat and transportation. This traps heat in the atmosphere and contributes to warming global temperatures.

*(Source: City of Grand Junction Greenhouse Gas Inventory)*

## CURRENT MEASURES



**58-61%** of GHG emissions in Grand Junction come from buildings.

*(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report)*



### GHG EMISSIONS

**32-34%** of GHG emissions in Grand Junction come from on-road fossil fuels.

**22-24%** of GHG consumption emissions come from natural gas.

Natural gas use increased from 2018 to 2021 for both residential and commercial use, compared to electricity which has declined by 6%.

*(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report)*



### SOLAR ENERGY

The City of Grand Junction uses **5 on-site** solar arrays.

*(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report)*



### OIL & GAS

Statewide oil and gas operations contribute to **16.1%** of carbon emissions in Colorado.

*\*Note: All regional oil and gas companies operate within the current state (ECMC) and federal regulations for emissions. Colorado regulations are among the most stringent in the nation.*

*(Source: Colorado Department of Public Health and Environment's GHG inventory Report, 2022)*



## Goal 6: Encourage Energy Efficiency in Buildings

### KEY PERFORMANCE INDICATORS:

TOTAL GHGS EMITTED FROM BUILDING ENERGY USE PER RESIDENT

### MEASURE:

TOTAL BUILDING GHG EMISSIONS (METRIC TONS OF CO<sub>2</sub>E) PER CAPITA

### DIRECTIONAL TARGET:

REDUCE TOTAL BUILDING RELATED GHG EMISSIONS PER CAPITA

### BASELINE:

7.00 METRIC TONS OF CO<sub>2</sub>E/ YEAR/CAPITA

*Source: City of Grand Junction GHG Inventory*

**Strategy 6.a.** Adopt regular updates to the International Energy Conservation Code. Strive to be current within three years of current code.

**Strategy 6.b.** Collaborate with partners to conduct energy and building code-related training. Consider expanding education for builders, inspectors, and other key stakeholders.

- Equity Impacts: Energy-efficient buildings can reduce energy costs.

**Strategy 6.c.** \*Develop energy efficiency and resource conservation education and outreach programs for residents and businesses, including incentives for physical upgrades that reduce building emissions.

**Strategy 6.d.** \*Upgrade municipal buildings through retro-commissioning studies and deep efficiency retrofits to demonstrate leadership and feasibility.

**Strategy 6.e.** \*Offer incentives such as efficient building certification, expedited permitting and fee reduction, and property assessed clean energy (PACE) financing to spur private sector adoption.

**Strategy 6.f.** Encourage high-efficiency standards for City-owned and City-funded housing projects.



# Goal 7: Support Carbon Reducing Energy Initiatives

KEY PERFORMANCE INDICATORS:	MEASURE:	DIRECTIONAL TARGET:	BASELINE:
TOTAL INSTALLED SOLAR CAPACITY, TOTAL RENEWABLE NATURAL GAS PRODUCED FROM PERSIGO PLANT	TOTAL ROOFTOP SOLAR ENERGY CAPACITY (KW) AS REPORTED BY XCEL, TOTAL RENEWABLE NATURAL GAS (RNG) PRODUCED AT PERSIGO AS REPORTED BY THE CITY	INCREASE SOLAR ENERGY INSTALLED  INCREASED USE OF RNG IN THE CITY	TOTAL ROOFTOP SOLAR CAPACITY = 15,742 KW  TOTAL VOLUME OF GAS TO BE CONFIRMED WITH CITY WASTEWATER STAFF AND/OR UTILITIES MANAGER

Source: Xcel Energy

**Strategy 7.a. \*Continue to invest in solar arrays for City facilities.**

**Strategy 7.b. \*Identify additional community solar options.**

- Equity Impacts: Enables individuals who do not have the means to install solar panels to benefit from solar energy by subscribing to shared solar projects.

**Strategy 7.c. \*Promote solar co-ops that explore bulk purchase of neighborhood solar panels.**

- Equity Impacts: Democratizes energy access by allowing residents, particularly those in underserved or remote areas, to generate their own energy. Increases feasibility of residential solar community-wide allows all community members to gain energy independence.

**Strategy 7.d. \*Explore the purchase of certified natural gas for municipal facilities.**

**Strategy 7.e. Ensure all Renewable Energy Certificates (RECs) are owned and retired as they are generated for City solar projects.**

**Strategy 7.f. Support programs to train local workers for jobs in renewable energy**

**project installation, maintenance, and power distribution. Collaborate with local schools and community organizations to support programs and training.**

**Strategy 7.g. \*Expand clean energy systems, including renewable natural gas generated from the wastewater treatment plant. Diversify the energy supply and reduce dependence on centralized fossil fuel generators for city facilities, including renewable power generation and storage for city-owned EV stations.**

**Strategy 7.h. \*Explore clean energy generation for City-owned and City-funded housing projects.**

**Strategy 7.i. Explore options for developing a trust or coalition for energy funding.**



# Focus Area 4

# Waste Management



## DEFINITION

Waste Management considers the systematic planning, collection, diversion, recycling, and disposal of materials generated by residents, businesses, and industries to minimize negative environmental impacts, conserve resources, and ensure the City's ability to effectively manage waste streams.

## ASPIRATIONAL STATEMENT

We aspire to be leaders in waste reduction by expanding the accessibility of recycling and material diversion programs, driving community-wide education on ways to reduce, reuse, and recycle, and exploring innovative programs to recapture waste for beneficial use.





# WASTE MANAGEMENT

## WHY THIS MATTERS

Grand Junction operates a robust waste diversion program. Strong partnerships in the region support composting, recycling, and diversion initiatives. However, the relatively remote geographical location is a challenge. Improvements could serve as a catalyst for developing diversion resources that benefit the larger area of the western slope.

Grand Junction's waste and recycling are serviced by municipal and private haulers. The City runs both multi-stream and dual-stream recycling programs. The landfill, which is run by Mesa County, has a yard-waste drop-off and an e-waste drop-off. The City is expanding curbside recycling options for residents and has been exploring additional programs for material streams such as restaurant food waste. As the local landfill approach capacity, it is both environmentally important and cost-effective to implement strategies to reduce waste by diverting it from the landfill.





LEED BASELINE (2021)

# WASTE

**0.96 Tons Per Capita**

Related to annual Municipal Solid Waste (MSW) generated by weight.

**8.7% Diversion Rate**

The diversion rate is the total waste diverted from the landfill divided by the total waste generated from the project and multiplied by 100.

## CURRENT MEASURES



**Between 2018-2021 residents produced 11.2% less waste despite population growth.**

*(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report)*



**RECYCLE**

**75% increase in recycling between 2018-2021.**

**5% increase in composting between 2018-2021.**

*(Source: City of Grand Junction Greenhouse Gas Inventory Results & Recommendations Report)*



**FOOD WASTE**

**11 businesses have participated in a pilot program for composting which has delivered 31 TONS of food waste to Thunder Mountain Organics as of August 2023.**

*(Source: Beck, Kym. Waste Management for Grand Junction. 24 Aug. 2023.)*



## Goal 8: Increase Recycling Rates within the City

**KEY PERFORMANCE INDICATORS:**

TOTAL WASTE DIVERSION  
COMMUNITY-WIDE

**MEASURE:**

DIVERSION RATE  
(TONS OF RECYCLING/  
TOTAL WASTE)

**DIRECTIONAL TARGET:**

INCREASE DIVERSION  
RATE

**BASELINE:**

8.7%

*Source: 2021 GHG Inventory*

**Strategy 8.a. Add recycling containers in public spaces, especially schools, parks, and downtown. Include signage to educate and reduce contamination.**

- Equity Impacts: Provides more recycling opportunities for everyone in public spaces.

**Strategy 8.b. Educate on contamination and available options for waste diversion.**

- Equity Impacts: Reduces the cost of waste management for the community, freeing up resources for other social programs as desired.

**Strategy 8.c. Increase participation in residential recycling program.**

**Strategy 8.d. Pass an ordinance to improve data through hauler licensing and/or registration and reporting.**

**Strategy 8.e. Restart commercial recycling programs.**



# Goal 9:

## Reduce Waste to Landfill via a Circular Economy

<p><b>KEY PERFORMANCE INDICATORS:</b></p> <p>TOTAL LANDFILL TRASH PER RESIDENT</p>	<p><b>MEASURE:</b></p> <p>MUNICIPAL SOLID WASTE (MSW) GENERATED TONS PER CAPITA</p>	<p><b>DIRECTIONAL TARGET:</b></p> <p>REDUCE ANNUAL WASTE INFLOW AT LANDFILL</p>	<p><b>BASELINE:</b></p> <p>0.96 TONS/CAPITA/YEAR</p>
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Source: 2021 GHG Inventory

**Strategy 9.a. Support building a Supply Diversion Center. Partner with the County landfill and other organizations on grants and funding.**

- Equity Impacts: Supports opportunities for lower-cost building materials.

**Strategy 9.b. Investigate benefits and tradeoffs of a deconstruction ordinance.**

**Strategy 9.c. Host zero-waste events in the community.**

**Strategy 9.d. \*Expand on existing pilot restaurant composting program with other businesses and institutions.**

- Equity Impacts: Expands composting inclusion to underserved areas.

**Strategy 9.e. \*Begin curbside collection of food waste from all residential properties. Consider reduction of collection fees for lower-income households.**

- Equity Impacts: Provides food waste management for all.

**Strategy 9.f. Support Mesa County in their creation of a Class 3 compost facility.**

**Strategy 9.g. \*Encourage the utilization of local or regional compost and use in City operations.**

**Strategy 9.h. Partner with the County to conduct an updated landfill waste audit. Conduct a City-wide audit to determine a baseline.**

**Strategy 9.i. Increase education for residential and backyard composting programs.**

**Strategy 9.j. Begin curbside food waste pick up for residential properties.**





# Focus Area 5

# Water Conservation

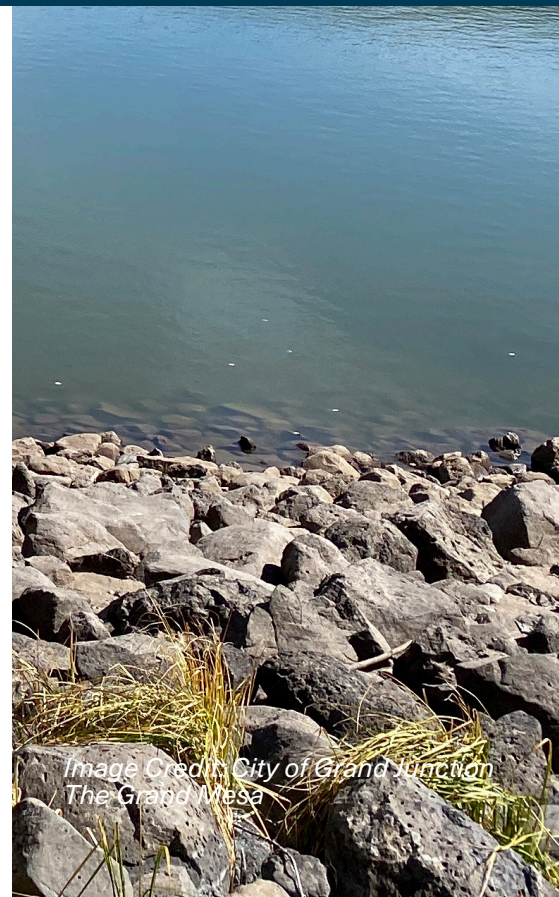


## DEFINITION

**Water Conservation**, education, and innovation are essential, given Grand Junction's semiarid climate, to ensure a sustainable water supply for the future for drinking water, agricultural production, and natural habitats.

## ASPIRATIONAL STATEMENT

We aspire to cultivate a community commitment to prioritize water conservation in response to our region's increasing drought risk, ensuring water is used efficiently and effectively. We will work to strengthen partnerships with regional water providers to improve monitoring, water reduction education, and implement programs that incentivize reduced water consumption for residents and businesses.



*Image Credit: City of Grand Junction  
The Grand Mesa*

**DRAFT**

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# WATER CONSERVATION

## WHY THIS MATTERS

Grand Junction is situated at the confluence of the Colorado River and Gunnison River, in a semiarid climate with low precipitation. Water from these rivers is a vital resource supporting life in Grand Junction and downstream communities. The possibility of increased drought requires proactive planning to ensure availability for critical supply in a potentially water-constrained future. The management of water resources is important to the local economy, human health, and natural environment.

Agriculture is a significant industry in the region and is valued by the Grand Junction community. Agriculture is dependent on water availability and is a major user of ground and surface water. Additionally, a growing population can stress the existing and future supply. Increasing drought conditions and higher temperature trends highlight the need to use water efficiently and have an adaptive water plan. The 2023 Regional Water Efficiency Plan suggests Grand Junction and surrounding areas may need to seek additional water sources by 2039 without significant conservation measures.

The key to water conservation is two-pronged, including efficiency (better processes) and conservation (using less) to reduce both potable and non-potable water use among residents, businesses, and industries. Effective water management requires a multi-faceted approach with the various Water Districts and partners to balance the needs of residents, businesses, and the environment while considering the implications of growth and development on water resources.



# LEED BASELINE (2021)

## WATER

The average daily use of water in 2022 was 88 gallons/day per resident in August and 54 gallons/day per resident in January for City of Grand Junction water users.

## CURRENT MEASURES



The Grand Junction Regional Water Efficiency Plan

aims to reduce water use by **10%** over the next **SEVEN** years.

*(Source: 2023 Water Efficiency Plan, Grand Junction Water and Ute Water Conservation District)*



### RESOURCES

**29,000** people are served by the City's current water service.

**75%** of the City is served by the UTE Water District Conservancy.

Water service includes **NINE square miles and around 10,000 taps.**

*(Source: 2023 Water Efficiency Plan, Grand Junction Water and Ute Water Conservation District)*



### SEASONAL USE

**Water usage increased by 3X** during the summer due to lawn maintenance in 2022.

2.7 million gallons/day in January vs. 7.9 million gallons/day in July.

*(Source: 2023 Water Efficiency Plan, Grand Junction Water and Ute Water Conservation District)*



### LAND USE

**55%** of water use is residential.

*(Source: Office of Water. (2013, July). Water Audits and Water Loss Control For Public Water Systems (EPA 816-F-13-002), Environmental Protection Agency.)*





# Goal 10: Increase Water Conservation Education and Awareness

<p><b>KEY PERFORMANCE INDICATORS:</b></p> <p>INDOOR WATER CONSUMPTION</p>	<p><b>MEASURE:</b></p> <p>PER CAPITA DOMESTIC WATER CONSUMPTION (GALLONS PER DAY PER RESIDENT)</p>	<p><b>DIRECTIONAL TARGET:</b></p> <p>REDUCE BY 1.4% PER YEAR IN ALIGNMENT WITH THE REGIONAL WATER EFFICIENCY PLAN</p>	<p><b>BASELINE:</b></p> <p>54 GALLONS PER DAY PER RESIDENT IN JANUARY</p> <p>88 GALLONS PER DAY PER RESIDENT IN AUGUST</p>
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Source: City of Grand Junction Water

**Strategy 10.a. Reach out to largest water users to advocate and/or incentivize conservation.**

**Strategy 10.b. Continue to coordinate with DRIP and Mesa Conservation District, including Irrigation 101, drought preparedness, water efficiency messaging, and education.**

- Equity Impacts: Enhances public awareness of per capita consumption reduction tactics for all residents.

**Strategy 10.c. Distribute water-efficient appliances and/or fixtures. Offer smart irrigation system parts rebates throughout the water service area to incentivize all customers to reduce water use.**

**Strategy 10.d. Reduce water loss due to leakage and overuse through irrigation and/or water use audits.**

**Strategy 10.e. Expand community education on the importance of conserving potable and non-potable water.**

- Equity Impacts: Helps consumers make more conscientious choices that affect downstream users.



# Goal 11: Reduce Water Consumption from Landscape and Irrigation

<p><b>KEY PERFORMANCE INDICATORS:</b></p> <p>OUTDOOR WATER CONSUMPTION</p>	<p><b>MEASURE:</b></p> <p>METERED RAW IRRIGATION WATER (GALLONS)</p>	<p><b>DIRECTIONAL TARGET:</b></p> <p>REDUCE RESIDENTIAL WATER USE</p>	<p><b>BASELINE:</b></p> <p>116,971 KGAL PER WATER FILES FROM CITY</p>
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Source: City of Grand Junction

**Strategy 11.a.** Expand turf conversion and water-wise plant selection programs.

**Strategy 11.b.** Encourage water conservation in residential and commercial developments through plant selection and irrigation practices.

**Strategy 11.c.** Invest in and employ technology to improve water consumption monitoring.

**Strategy 11.d.** Expand utilization of graywater permitting systems and incentives.

**Strategy 11.e.** Continue to transition municipal landscaping to climate appropriate and/or native, drought-tolerant planting to reduce potable demand. Showcase water-wise gardens.

**Strategy 11.f.** Consider development standards that limit non-functional turf in new single family (attached and detached) development.



## Goal 12:

### Successfully Implement the Sustainability and Adaptation Plan

**KEY PERFORMANCE INDICATORS:**

PROGRESS ON STRATEGIES

**MEASURE:**

NUMBER OF STRATEGIES ACHIEVED

**DIRECTIONAL TARGET:**

REVISIT THE PLAN YEARLY

**BASELINE:**

STRATEGIES FOR YEAR 1

**Strategy 12.a.** Ensure City staff are focused on Diversity, Equity, and Inclusion (DEI) in hiring practices, engagement, and programs.

**Strategy 12.b.** Identify coalitions that help the City further climate policy initiatives. Consider joining a collaborative such as CC4CA.

**Strategy 12.c.** Create a Sustainability Standard that drives the ethos of the City, how it conducts business, and purchases goods.

**Strategy 12.d.** Create a collaborative organization that helps to implement clean energy projects across the Grand Junction Area.

**Strategy 12.e.** Ensure the City has the staff capacity and resources to proactively implement the Sustainability and Adaptation Plan.

**Strategy 12.f.** Allocate resources to implement strategies on an annual basis.

**Strategy 12.g.** Continue to track and report metrics related to the Sustainability and Adaptation Plan's strategies, including LEED for Cities Performance metrics, and compile them into a database.

**Strategy 12.h.** Develop a Council-Appointed Sustainability Advisory Board.



**Grand Junction City Council**

**Workshop Session**

**Item #1.c.**

**Meeting Date:** April 1, 2024

**Presented By:** Tamra Allen, Community Development Director

**Department:** Community Development

**Submitted By:** Ashley Chambers, Housing Manager

**Information**

**SUBJECT:**

Grand Junction Housing Authority Impact Fee Exemption

**EXECUTIVE SUMMARY:**

This item is to discuss Grand Junction Housing Authority's exemption from payment of impact fees. Under Colorado law, housing authorities are exempt from paying development-related fees to local governments, and the City has not backfilled these fees with other City funding. Staff recommends continuing the practice of exempting those payments from housing authorities and not backfilling the fees.

**BACKGROUND OR DETAILED INFORMATION:**

Impact fee exemptions and impact fee waivers were the subjects of inquiry at the January 30, 2024, special meeting, during which funding for the Grand Junction Housing Authority (GJHA) "The Current" project was approved. It was represented at that meeting that the City is exempting \$757,184 in fees for the project. The question arose as to whether the City should "backfill" the fee accounts with non-fee revenue. Colorado's law (C.R.S. 29-4-227(1)) exempts housing authorities from paying development-related fees due to the local government; as such, these projects have not been paid nor backfilled by other City funds.

Other low- and moderate-income housing projects are not exempt from fee payment by local code or state law. Typically, low-income housing projects have approached the City to pay all or a portion of the development fees that are due. If requests were approved, funds have been allocated from the General Fund or other sources like the Community Development Block Grant (CDBG). The City has historically taken the position that the fees are not exempt and need to be paid in full; however, the Code provides the City Council with the discretion to pay for some, none, or all of the impact fees imposed on low-or moderate-income housing development to promote housing affordability as enabled by CRS.290290194.5(c)(5).



Staff recommends continuing to exempt from payment those governments and housing authorities that are exempt from state law and City Code from fee payment and continuing the practice of not backfilling those fees.

**FISCAL IMPACT:**

The GJHA's fees for The Current totaled \$757,184. If directed to backfill, funds in the amount of \$757,184 would need to be allocated from the City's budget or general fund reserves.

**SUGGESTED ACTION:**

For discussion and direction only.

**Attachments**

1. Impact Fee Waivers and Exemptions 03.04.2024

## *Memorandum*

**TO:** Members of City Council  
**FROM:** Greg Caton, City Manager  
Tamra Allen, Community Development Director  
**DATE:** March 4, 2024  
**SUBJECT:** Impact Fee Waivers and Exemptions

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This memo is intended to provide City Council with an overview of impact fee waivers and exemptions, state law that requires these exemptions for certain projects, and the provisions regarding exemptions and waivers per the City Code. For entities that are not exempt from fee payment, staff have provided options for Council consideration.

The City's impact fees are codified in the City Code (GJMC or Code) 21.02.070 *Development Fees*. Impact fee exemptions and/or impact fee waivers were the subject of inquiry at the January 30, 2024, special meeting during which funding for the Grand Junction Housing Authority (GJHA) Confluence was approved. As presented and approved at that meeting, the City is exempting \$757,184 in fees for the project, including \$215,550 in Persigo Plant Investment fees (PIV) (an enterprise fund) and \$92,826 in Impact Fees including police, fire, parks, and transportation, \$281,000 in open space in lieu of land dedication fees, among other development-related fees including site plan application, engineering inspection, and stormwater fees. The question arose whether the City should "backfill" the fee accounts with non-fee revenue.

Colorado law (C.R.S. 29-4-227(1)) exempts housing authorities from paying any development-related fee due to a local government; as such, previous and current fees attributable to GJHA projects have not been paid nor "backfilled" by other City funds.

Similarly, the existing Code (excerpted below) speaks to other exemptions that also include the federal, state, city, county, and school district from paying impact fees (fire, police, parks, and transportation); the exemption does not apply to plant investment fees (sewer and water). Again, because these government/district projects are explicitly exempt, these fees have not been paid, nor backfilled.

*21.02.070(a)(5)(ii)(F) Exemptions. The following types of development shall be exempt from payment of impact fees. Any claim for exemption shall be made no later than the time when the applicant applies for the first Planning Clearance...."A Development by the federal government, the state, school district, county or the City."*

Other low and moderate-income housing projects, such as the Grand Valley Catholic Outreach (GVCO) Mother Teresa's Place, are not exempt by local code or state law from fee payment. As such, those fees are due at the time of Planning Clearance, and it has been, at the developer's request, within the City Council's discretion as to how the fees for those projects have been paid. Typically, low-income housing projects have approached the City (GVCO and Habitat for Humanity are recent examples) to pay all or a portion of the development fees that are due. For example, GVCO Mother Teresa project received \$96,747.60 from City Community Development Block Grant funding to pay Sewer PIF and City water fees. They also asked and received an

additional \$200,000 from the City for the payment of \$199,854.20 in outstanding sewer PIF, impact fees, planning review and inspection fees. This request was approved, and funds were allocated from the General Fund. Another recent example includes the five Habitat for Humanity dwelling units that owed \$55,842 in fees for sewer plant investment fees and impact fees (parks, fire, transportation, police). Per the organization's request for \$50,000 during the annual budget non-profit process, the City reimbursed Habitat \$50,000 for the fees paid.

The City has historically taken the position that fees that are not exempt by law and need to be paid in full; however, the Code provides the City Council with discretion to pay for some, none, or all (0 percent to 100 percent) of the impact fees imposed on low or moderate-income housing development to promote housing affordability (excerpted below) as enabled by CRS. 29-20-104.5(c)(5) which expressly allows local government not to require payment of an "impact fee or other similar development charge on the development of low-or moderate-income housing or affordable employee housing as defined by the local government."

*21.02.070(a)(10) Low-Moderate Income Housing In order to promote the provision of low-moderate income housing in the City, the City Council may agree in writing to pay some, or all of the impact fees imposed on a proposed low or moderate income housing development by this section from other unrestricted funds of the City. Payment of impact fees on behalf of a fee payer shall be at the discretion of the City Council and may be made pursuant to goals and objectives adopted by the City Council to promote housing affordability.*

Staff recommends continuing to exempt from payment those governments and housing authorities that are clearly exempt by state law and City Code from fee payment and continue the practice of not backfilling. For entities not exempt from fee payment, the City Council should discuss its preferred approach, which could include one of the following:

1. Continue to require fees to be paid for non-exempted entities building affordable housing. The City could provide funding to backfill on a case-by-case basis or through a formalized affordable housing incentive policy. Either backfilling option would require funding to be allocated for this purpose through the annual budget process.
2. Require Enterprise Fund Fees (water and sewer) to be paid (in full or in part), but not Impact fees (pursuant to GJMC 21.02.0670(a)(10))
3. Do not require either Enterprise Funds or Impact Fees to be paid (in full or in part) (pursuant to GJMC 21.02.0670(a)(10))

Should the community successfully develop affordable housing consistent with the Proposition 123 goal of 125 units per year it would equate to between approximately \$1,485,000 (all multi-family) and \$2,208,625 (all single-family) in fees, annually. These figures assume 2024 fee rates and that the units are newly constructed versus preservation or acquisition of existing units.

Further discussion on this topic will be scheduled for the April 1, 2024, Workshop.

*C: John Shaver, City Attorney  
Department Directors*

Attachment:

- City Fee Costs for New Dwelling Table

City Fees for a New Dwelling Unit in 2024 Cost Approximately the Following:

	Fee	Multi-Family	Single-Family (1,250 to 1,649 sq.ft.)
Impact Fees	Transportation	\$ 3,075	\$ 3,285
	Parks	\$ 962	\$ 1,429
	Police	\$ 227	\$ 346
	Fire	\$ 530	\$ 805
	Open Space*	\$ 555	\$ 750
	<b>Subtotal</b>	<b>\$ 5,349</b>	<b>\$ 6,615</b>
Enterprise	Water PIF/Tap**	\$ 2,539	\$ 5,510
	Sewer PIF	\$ 3,992	\$ 5,544
	<b>Subtotal</b>	<b>\$ 6,531</b>	<b>\$ 11,054</b>
	<b>Total</b>	<b>\$ 11,880</b>	<b>\$ 17,669</b>
*Variable based on appraised value of land			
**Based on a 2-inch water meter and 3/4 inch sewer meter in a 12-unit building			





**Grand Junction City Council**

**Workshop Session**

**Item #1.d.**

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**Meeting Date:** April 1, 2024  
**Presented By:** Tamra Allen, Community Development Director  
**Department:** Community Development  
**Submitted By:** Ashley Chambers, Housing Manager

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**Information**

**SUBJECT:**

City Land Inventory

**EXECUTIVE SUMMARY:**

Housing Strategy 6 encourages the use of underutilized City-owned property for affordable and mixed-income housing. Staff have created a summary and inventory of City land, which could be potential opportunities for future affordable and mixed-income housing. This item is intended for an discussion and direction to staff regarding next steps.

**BACKGROUND OR DETAILED INFORMATION:**

The City's adopted Housing Strategy includes Strategy 6: Allocate City-owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing. The strategy further states, "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 that could reduce costs and facilitate affordable housing development. 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. Included in the strategy was the recommended action to inventory existing public land, including City-owned land, the county, state, District 51, and others, and to evaluate the feasibility of residential development.

Staff have created an inventory of City land, which could be potential opportunities for future affordable and mixed-income housing. With the passage of referred ballot question 2B in November 2023, the City can now lease City-owned property held for governmental purposes for 99 years. An inventory of City property has been created and is attached for review. Staff has also provided a brief summary of the City-owned

properties that appear to have development potential for residential use.

Staff recommends that the properties indicated as Good or Significant development potential be further explored for future development. Attached are conceptual site plans for three sites, illustrating the potential use of each site:

- 1. Fire Station 5: 2155 Broadway-Concept 1 & 2
- 2. Fire Station 7:2351 H Road - Concept 1 & 2
- 3. Sawmill-Los Colonias Site Concept

A revised park plan for Matchett Park has also been attached and indicates the potential location for an affordable or mixed-income housing project.

**FISCAL IMPACT:**


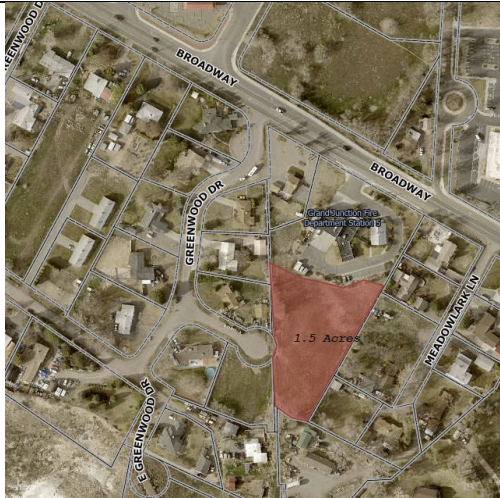
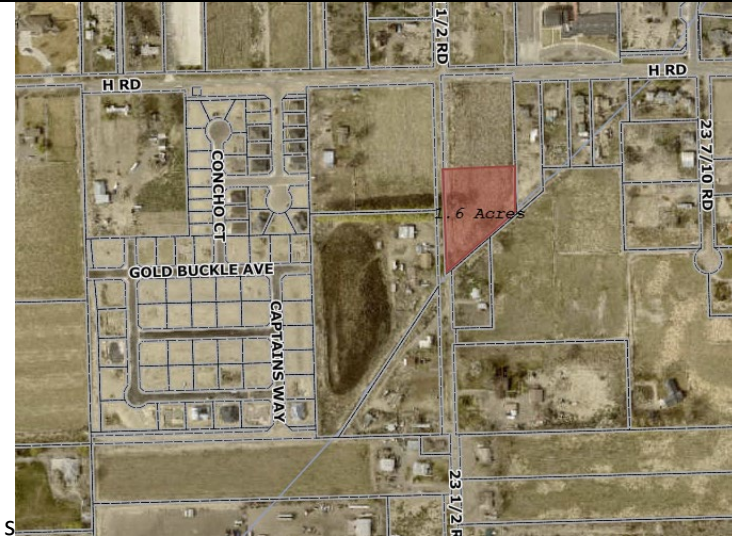
Expenses related to concept design are included in the 2024 Adopted Budget. Further exploration of potential sites would incur additional expenses related to due diligence and feasibility, and may require Council action to appropriate additional funding should the \$6,491,758 budgeted in 2024 for housing be otherwise exhausted.

**SUGGESTED ACTION:**




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

**Attachments**


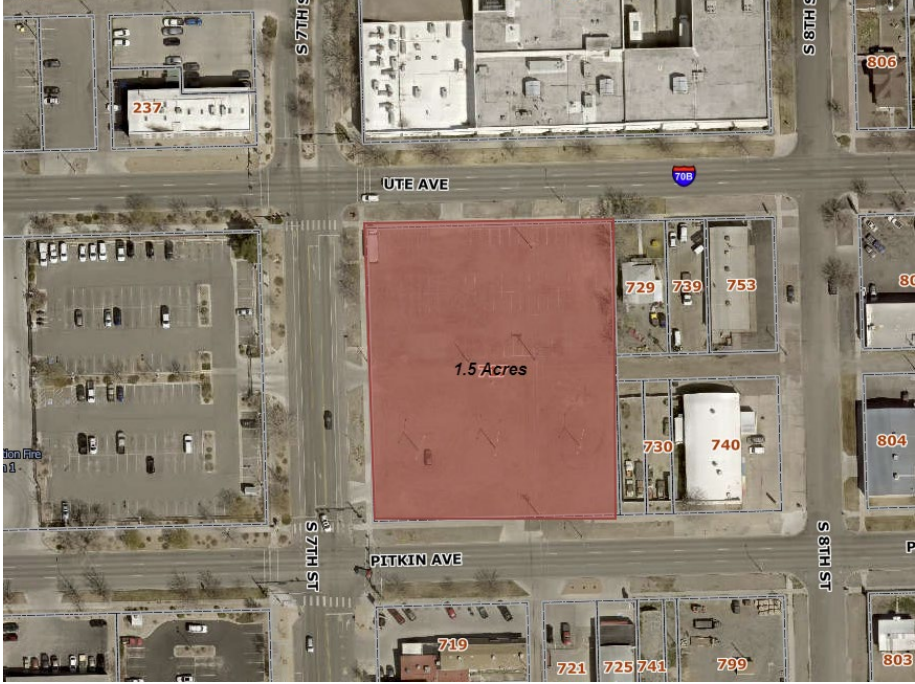
- 1. Inventory of City Owned Land 03.27.2024
- 2. City Owned Properties Inventory Map
- 3. Fire Station 5: 2155 Broadway-Concept 1
- 4. Fire Station 5: 2155 Broadway-Concept 2
- 5. Fire Station 7: 2351 H Road - Concept 1
- 6. Fire Station 7: 2351 H Road - Concept 2
- 7. Sawmill-Los Colonias Site Concept
- 8. 2024.03.14 Matchett Development Area Bubble Diagram

Map No.	Location	Existing Use	Comp Plan	Zoning	Acreage	Summary	Site
1	2515 G Road	About 2515 G Rd - along north of Leech Creek	Parks and Open Space	RL-5	4.3	Small acreage, the <b>limited development potential</b> of approximately one acre, the portion in the floodplain. A similar property was scoped in 2019 and included seven single-family lots.	
2	2155 Broadway	Fire Station No. 5	Residential Low	P-2	1.5	Small acreage but <b>good</b> development potential in the existing residential area.	
3	2351 H Road	Fire Station No. 7	Residential Medium	RM-8	1.6	Small acreage but <b>good</b> development potential if coordinated with Station 7 development, floodplain area needs additional study	



4	2844 Patterson Road	Matchett Park (portion of)	Parks and Open Space	P-1	10+	<p><b>Significant</b> development potential. Range of acreage options, including acreage shown on the map (right) or at a different location. Should be coordinated with CRC construction and/or existing residential/office use on the west and generally consistent with the master plan of the site.</p>	
5	28 1/2 Road and B Road	Burkey Park South	Parks and Open Space	P-1	9.7	<p><b>Significant</b> development potential; would need to reserve a portion of the site on the south for trailhead access and parking.</p>	
6	261 Ute Avenue	Current Resource Center Site	Mixed Use	MU-3	1.1	<p><b>Good</b> development potential for mixed-income housing proximate to mobility hub and urban amenities</p>	






7 and 9	135 S. 7th St 640 Colorado 628 Colorado Avenue	Avalon - Parking Lot south side	Mixed Use	MU-3	0.8	<p><b>Good</b> development potential if properties are aggregated. Acquisition of 619 Colorado Avenue would assist in developability. The highest and best use is likely mixed-income housing or mixed-use, including some commercial space and/or boutique hotel. Displaced parking should be accommodated either on- or off-site with structured parking.</p>	
8	717 Ute Avenue	7th St - East lot of Police Station	Mixed Use	MU-3	1.45	<p><b>Significant</b> development potential for mixed-income housing or mixed-use, currently larger, underutilized, unimproved parking lot. This could be combined with the potential acquisition of property(ies) to the east (if available). The property had been reserved for the future expansion of PD, but it may be accommodated at another proximate location.</p>	



10	530 Colorado Avenue	Parking Lot on 500 Block of Colorado	Mixed Use	MU-3	0.36	<b>Limited development potential.</b> Includes DDA-owned property	
11	115 S. 5th St	Parking lot on 400 Block of Colorado	Mixed Use	MU-3	1.15	<b>Significant</b> development potential. Larger acreage in the downtown. It could be developed for mixed-income housing and/or mixed-use. Displaced parking should be accommodated either on- or off-site with structured parking.	



12	220 S. 1st Street 225 S. 2nd St	Parking Lot south of Convention Center & Pawn Shop Site	Mixed Use	MU-3	2.8	<b>Significant</b> development potential. Larger acreage for mixed-income housing and/or mixed-use. Displaced parking should be accommodated either on- or off-site with structured parking.	
13	Unaddressed	Parking Lot on 600 block of Rood Avenue	Mixed Use	MU-3	0.6	<b>Limited development potential.</b> Small infill acreage.	
14	1441 Winters Avenue	Previous Doug Jones Sawmill & Las Colonias Property	Mixed Use	I-2	11.4	<b>Significant</b> development potential, including mixed-use and mixed-income residential products. Only 6.65 acres are developable for residential due to the DOE Covenant on the property.	

# DOWNTOWN CITY PROPERTIES



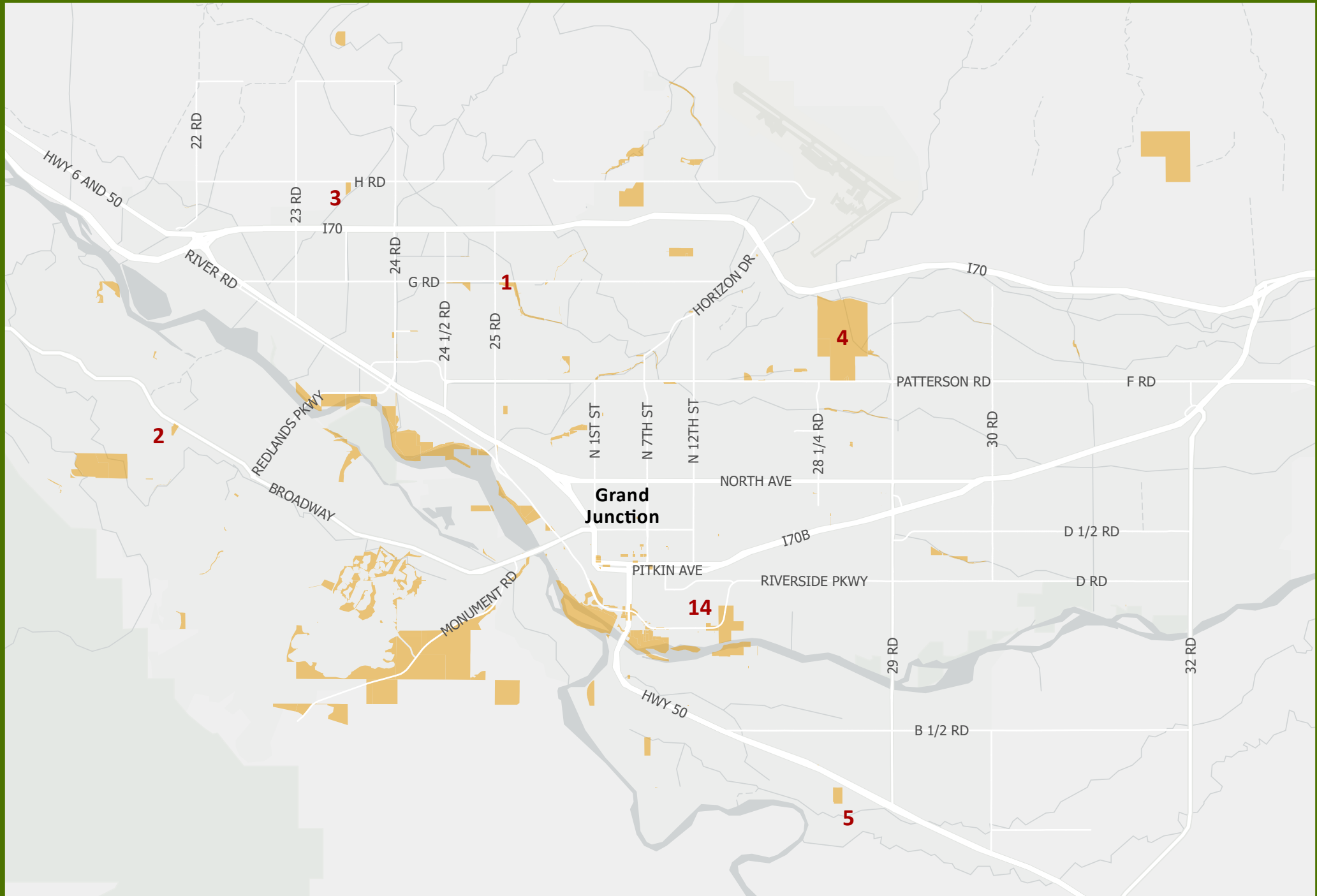
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 CITY OF GRAND JUNCTION  
Packet Page 50


Date Created: 2/23/2024



# CITY PROPERTIES



0 0.5 1 2 Miles

 CITY OF GRAND JUNCTION  
Packet Page 51

Date Created: 3/27/2024



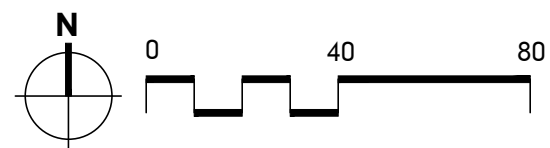




TOTAL AREA = 65,689.47 SF (1.5 ACRES)  
 \* 13 LOTS = 8.6 UNITS/ACRE  
 \* BLDG FOOTPRINT = 1000 SF

OPEN SPACE  
 \* 10% OF LOT AREA REQUIRED (6,568.9 SF)  
 \* 35% OF LOT AREA PROVIDED (23,395.3 SF)

PARKING  
 \* 28 SPACES



# 2155 BROADWAY

## COTTAGE COURT - CONCEPT 1



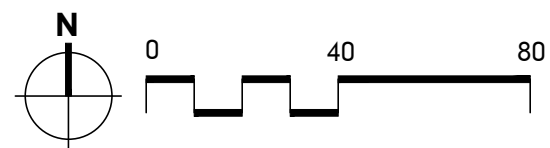




TOTAL AREA = 65,689.47 SF (1.5 ACRES)  
 \* 13 LOTS = 8.6 UNITS/ACRE  
 \* BLDG FOOTPRINT = 1000 SF

OPEN SPACE  
 \* 10% OF LOT AREA REQUIRED (6,568.9 SF)  
 \* 37% OF LOT AREA PROVIDED (24,715.7 SF)

PARKING  
 \*28 SPACES

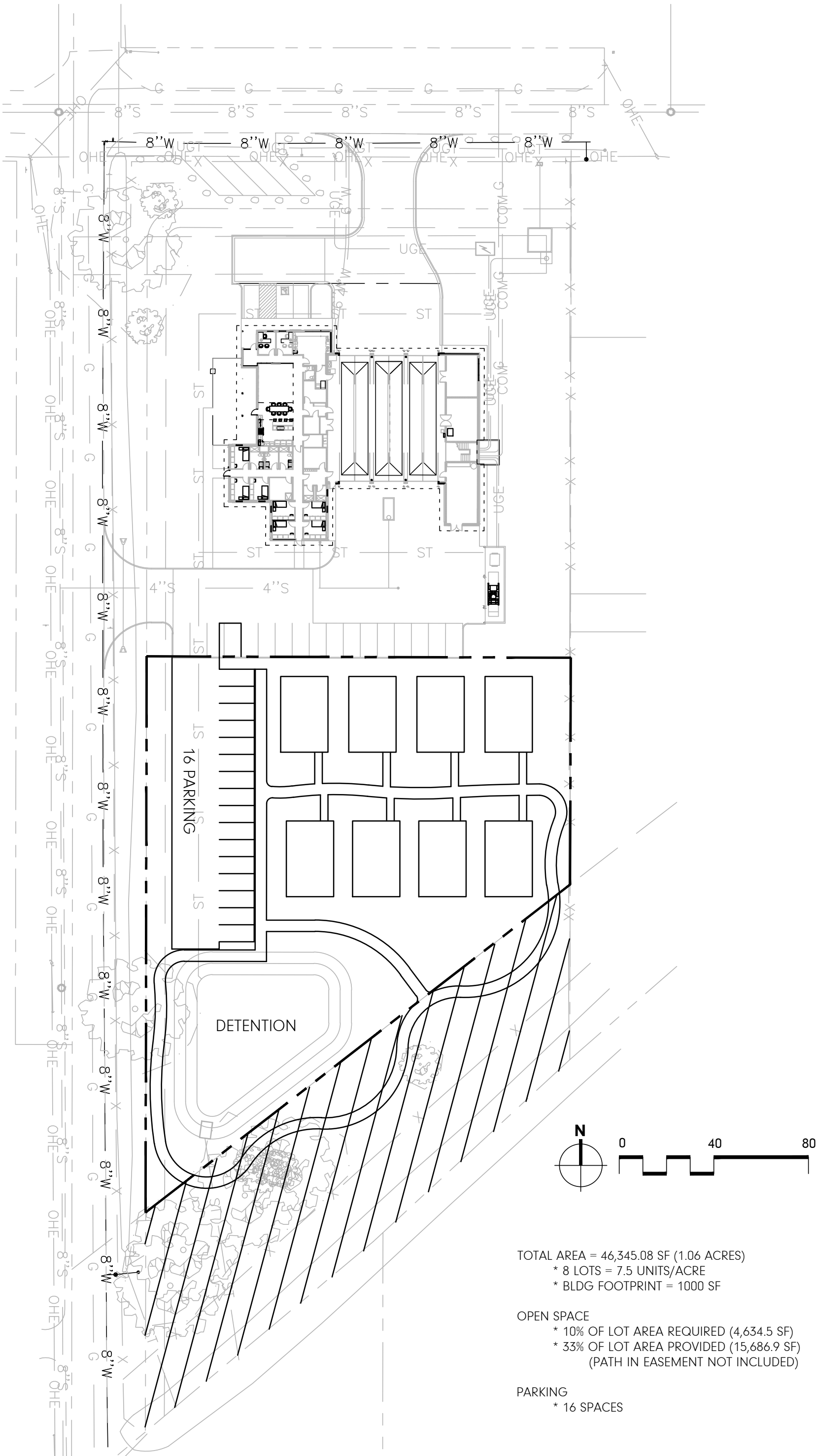


## 2155 BROADWAY

### COTTAGE COURT - CONCEPT 2







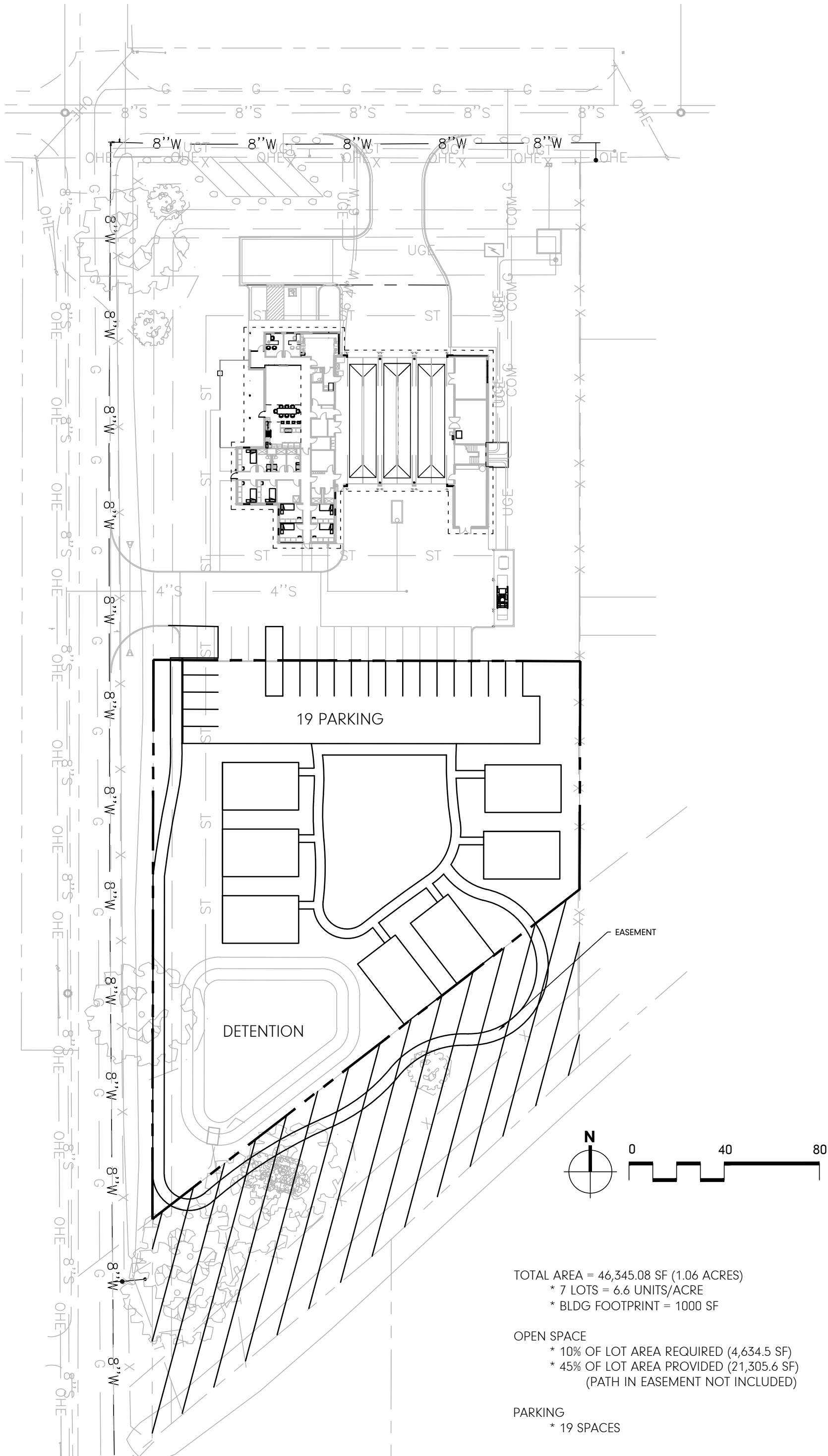
TOTAL AREA = 46,345.08 SF (1.06 ACRES)  
 \* 8 LOTS = 7.5 UNITS/ACRE  
 \* BLDG FOOTPRINT = 1000 SF

OPEN SPACE  
 \* 10% OF LOT AREA REQUIRED (4,634.5 SF)  
 \* 33% OF LOT AREA PROVIDED (15,686.9 SF)  
 (PATH IN EASEMENT NOT INCLUDED)

PARKING  
 \* 16 SPACES

**2351 H ROAD**  
**COTTAGE COURT - CONCEPT 1**





TOTAL AREA = 46,345.08 SF (1.06 ACRES)  
 \* 7 LOTS = 6.6 UNITS/ACRE  
 \* BLDG FOOTPRINT = 1000 SF

OPEN SPACE  
 \* 10% OF LOT AREA REQUIRED (4,634.5 SF)  
 \* 45% OF LOT AREA PROVIDED (21,305.6 SF)  
 (PATH IN EASEMENT NOT INCLUDED)

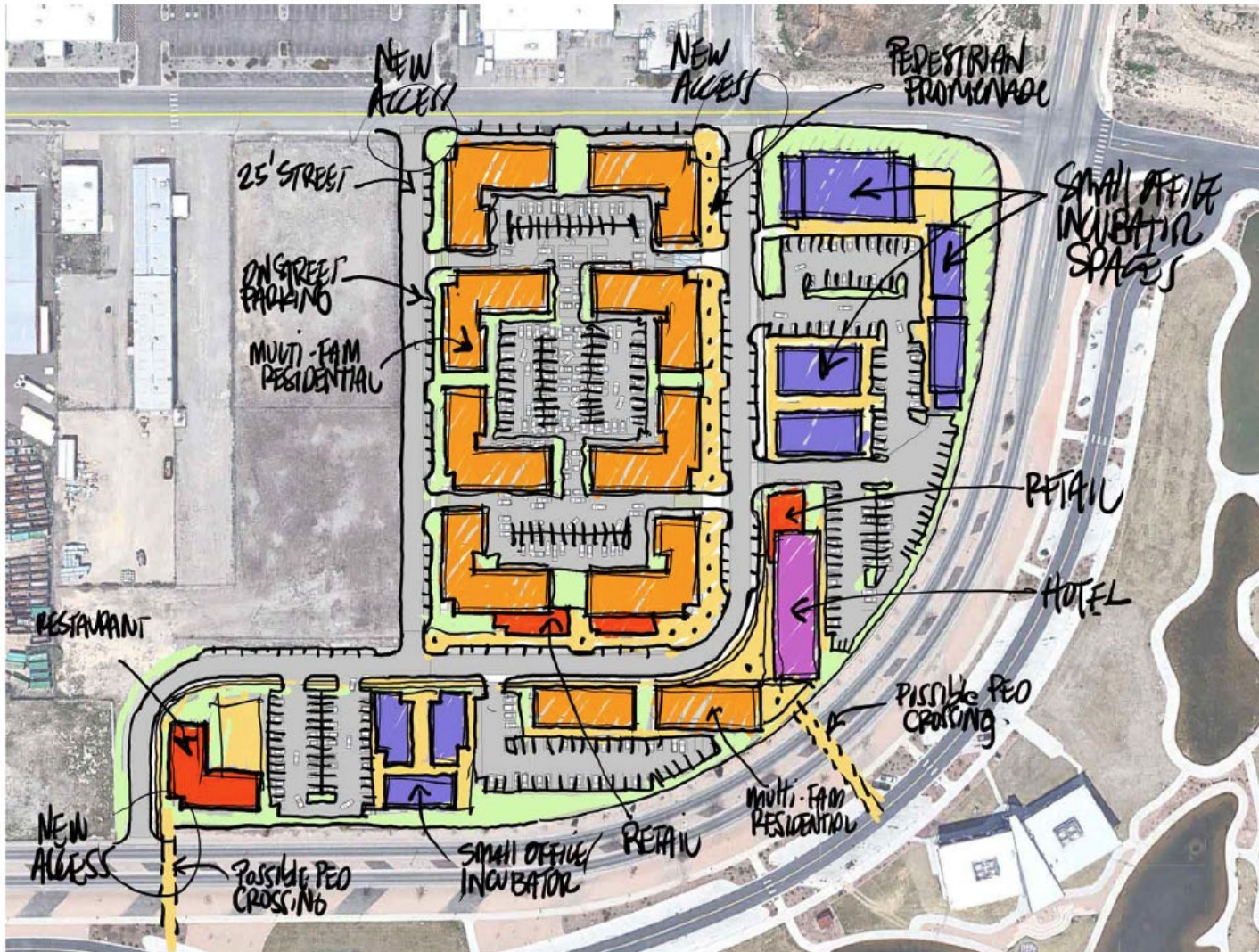
PARKING  
 \* 19 SPACES

**2351 H ROAD**  
**COTTAGE COURT - CONCEPT 2**





# Grand Junction Saw Mill SketchUp January 23, 2024



2024.01 Sawmill Opt 12 fromSU.jpg















































































**Grand Junction City Council**

**Workshop Session**

**Item #1.e.**

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**Meeting Date:** April 1, 2024  
**Presented By:** Trenton Prall, Engineering & Transportation Director  
**Department:** Engineering & Transportation  
**Submitted By:** Trent Prall

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**Information**

**SUBJECT:**

Alley Improvement Districts

**EXECUTIVE SUMMARY:**

Alley Improvement Districts are a partnership between a block of neighbors and the City to pave alleys throughout the City. The process of bringing a district to fruition is very cumbersome, with ordinances to form the district, award construction contracts, assess the costs to adjacent property owners, and then collect assessments over the next ten years. A staff-prepared review of the program will be provided for the Council to consider whether to (1. Maintain status quo with existing cost shares, (2. Increase/decrease cost shares, (3. Eliminate the partnership and instead just budget funds with the 0.75 cent sales tax capital improvement fund, or (4. Eliminate the partnership for residential, but keep the partnership for non-residential uses.

**BACKGROUND OR DETAILED INFORMATION:**

People’s Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. Council may also establish assessment rates by resolution.

Alley Improvement Districts are a partnership between a block of neighbors and the City to pave alleys throughout the City. The Alley Improvement Districts are formed when 51 percent of the property owners representing 51 percent of the frontage along an alley petition the City to form an improvement district. The Council forms a district that legally ties all the benefiting properties. The City constructs the alley and then assesses a portion of the costs for the properties based on abutting footage. Before 2008, there was a flat rate abutting property owners paid based on whether the property was single-family, multifamily, or non-residential. In 2008, the assessable amount was set to a percentage of construction and remains the same today: Single-family residential properties were responsible for approximately 15 percent of the

project cost, multifamily residential properties paid 25 percent, while non-residential (commercial/industrial/non-profit) properties paid 50 percent.

Before 2010, the City had funded an Alley Improvement District program, which improved about half of the alleys in the City from 1988-2010, as shown on the attached map (130 out of 280). The City would historically fund four alleys per year. Over that period of time, the City invested \$4.9 million and received \$1.36 million in assessments (City share 72 percent). The alley improvement districts benefited 2,021 properties and improved a total of 66,722 LF (12.6 miles).

Since the re-implementation of the program in 2017, the City has completed an additional six additional alleys, with the most recent alleys improved being adjacent to Grand Junction High School and another in the Riverside Neighborhood. There remain about 145 alleys totaling 81,500 LF (15.5 miles). Current costs to improve a standard east west alley in the City of Grand Junction is between \$180,000 and \$200,000, based on a 450-foot alley at \$400 and \$450 per linear foot. Based on that, there remains between \$32.5 million and \$36.5 million to pave the balance of the alleys in the City.

The process of bringing a district to fruition is very cumbersome with petitions to request the improvement, ordinances to form the district, award of construction contracts, assessment of the costs to adjacent property owners, and then the collection of assessments over the next ten years. Staff would like the Council to consider whether to:

1. Maintain status quo with existing cost shares
2. Increase/decrease cost shares
3. Eliminate the partnership and instead just budget funds with the 0.75 cent sales tax capital improvement fund
4. Eliminate the partnership for residential, but, keep the partnership for non-residential uses

If the decision is made to eliminate the program, staff would look to the Council on how to prioritize which alleys would be improved first.

Also, for Council consideration is whether the alleys could be self-performed. The material for an alley would equate to approximately 160 cubic yards of concrete and 300 tons of road base at an expense of \$40,000 per alley.

**FISCAL IMPACT:**

For discussion purposes.

**SUGGESTED ACTION:**

For discussion purposes.

**Attachments**

None







**Grand Junction City Council**

**Workshop Session**

**Item #1.f.**

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**Meeting Date:** April 1, 2024  
**Presented By:** City Council  
**Department:** City Manager's Office  
**Submitted By:** Johnny McFarland, Asst. to the City Manager

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**Information**

**SUBJECT:**

Air Alliance

**EXECUTIVE SUMMARY:**

This item is to discuss the City Council's role and relationship with the Grand Junction Regional Air Service Alliance.

**BACKGROUND OR DETAILED INFORMATION:**

This item is included on the workshop agenda to discuss the relationship between the City Council and the GJRASA pertaining to the sharing of GJRASA-related information from the City Council board representative to the City Council.

**FISCAL IMPACT:**

There is no fiscal impact as a result of this discussion.

**SUGGESTED ACTION:**

This item is for discussion only

**Attachments**

None