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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 17, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Auditor's Report to City Council Regarding the 2023 Audit - Christine McLeod, Haynie & Company

Proclamations

Proclaiming July 17, 2024 as Sister Karen Bland Day in the City of Grand Junction

Public Comments

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

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, July 17, 2024 or 4) submitting comments [online](#) until noon on Wednesday, July 17, 2024 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

Interim City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

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

1. Approval of Minutes

- a. Summary of the July 1, 2024 Workshop
- b. Minutes of the July 3, 2024 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance to Amend the One Grand Junction Comprehensive Plan (Comprehensive Plan), which includes the Grand Junction Circulation Plan, and to Repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan and Setting a Public Hearing for August 7, 2024
 - ii. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities and Setting a Public Hearing for August 7, 2024

3. Agreements

- a. Memorandum of Agreement between the City of Grand Junction and the Colorado Plateau Mountain Bike Trail Association (COPMOBA) for the Lunch Loop Bike Park

4. Procurements

- a. Construction Contract for 2024 Purdy Mesa Flowline Replacement
- b. Construction Contract for Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation Project
- c. Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 7
- d. Increasing Amount of Sole Source Agreement with Winn Marion for EV Charging Stations
- e. Sole Source Contract with Garney Construction for Cleaning Persigo Sludge Drying Beds

5. Resolutions

- a. A Resolution Authorizing the Carry-forward of the City's 2024 Private Activity Bond "PAB" Allocation

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. 2024 Community Development Block Grant (CDBG) Annual Action Plan
 - ii. An Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law
- b. Quasi-judicial
 - i. An Ordinance Amending the Comprehensive Plan for 6.56 Acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the American Lutheran Church Property Located at 631 26 1/2 Road
 - ii. An Ordinance Rezoning 6.56 Acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church Located at 631 26 1/2 Road
 - iii. An Ordinance Rezoning Approximately 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) Zone District Located at the Northwest and Southwest Corner of the Winters Avenue and Riverside Parkway Intersection

7. Procurements

- a. Procurement Approval for Bid Package #1 and Bid Package #2 for the Construction of Grand Junction Community Recreation Center at Matchett Park
- b. Construction Contract for Purchase and Install of Solar Panels for City Hall

8. Non-Scheduled Comments

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

9. Other Business

10. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 17, 2024

Presented By: Christine McLeod, Haynie & Company

Department: Finance

Submitted By: Jennifer Tomaszewski, Finance Director

Information

SUBJECT:

Auditor's Report to City Council Regarding the 2023 Audit - Christine McLeod, Haynie & Company

RECOMMENDATION:

This item is for presentation of the City's 2023 Audit and Financial Statements

EXECUTIVE SUMMARY:

Haynie & Company is the City Council's independent auditor. The city's financial statements are audited each year in connection with the issuance of the Annual Comprehensive Financial Report.

The auditor works directly for the City Council. Christine McLeod, Partner at Haynie & Company, conducted the City's audit, and she will provide a presentation to report the results of the audit to City Council. This report will include that the City again received an unmodified or "clean" opinion, which means the financial statements present fairly, in all material respects, the financial position of the City.

Haynie & Company has coordinated the audit with the City Council appointed Audit Committee comprised of the Mayor and Mayor Pro Tem, including presentation of audit and financial statements.

BACKGROUND OR DETAILED INFORMATION:

The City's Annual Comprehensive Financial Report is a detailed document that provides a complete overview of the City's financial performance for the last year. It includes financial statements, analysis by management, notes explaining the financial statements, supplementary information, and the auditor's report. Overall, the report serves as an important tool to various stakeholders, enabling them to assess the City's

financial health, and ensure transparency and accountability.

The City's 2023 Annual Comprehensive Financial Report has been audited and, upon acceptance by City Council, will be issued to the State, published online, and made available by hard copy. In addition, finance staff will submit the annual application for the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting Program. This program was established to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare the annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal. The City has successfully been awarded this prestigious Certificate of Achievement for 39 consecutive years.

FISCAL IMPACT:

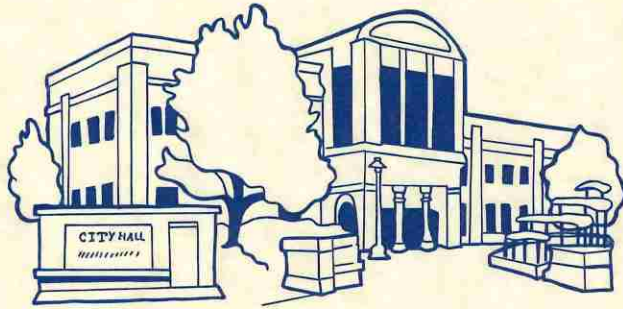
There is no direct fiscal impact resulting from this action.

SUGGESTED MOTION:

I move to (accept/not accept) the Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2023.

Attachments

None



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** in 1988 Grand Valley Catholic Outreach was formed by the combined effort of valley's four Catholic parishes – St. Joseph and Immaculate Heart of Mary (Grand Junction), Sacred Heart (Fruita), and St. Ann (Palisade); and
- Whereas,** in the ensuing 40 years with the support of interfaith and civic peoples and organizations, Grand Valley Catholic Outreach has offered resources along with respect, dignity, and hope to those in distress; and
- Whereas,** the Grand Valley Catholic Outreach – with Catholic meaning that anyone and everyone could serve or be served – has reliably, faithfully and boldly served in the community; and
- Whereas,** in 1999 Sister Karen Bland became the executive director of Grand Valley Catholic Outreach and has served the organization and the community in that capacity for 25 years; and
- Whereas,** Sister Karen Bland has been instrumental in Grand Valley Catholic Outreach completing numerous initiatives, including but not limited to transitional and permanent supportive housing at the T-House, St. Benedict's, St. Martin' and most recently Mother Teresa Place; and
- Whereas,** Grand Valley Catholic Outreach has continued to deliver, and grow, its support from the original soup kitchen and clothing bank to its current location with the additions of a day center and food pantry for those in need as well as helping with rental assistance, eviction prevention, the almost home guide, and other housing strategies; and
- Whereas,** Sister Karen's leadership and service is unequalled it is right and proper to recognize her for her commitment to Grand Valley Catholic Outreach and in turn the community she has been dedicated to for the past 25 years.

NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim July 17, 2024, as

"Sister Karen Bland Day"

in the City of Grand Junction and encourages the recognition of her and her accomplishments by committing to serve in the spirit and with the grace, peace and mercy that she has served.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of July 2024.

Mayor

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

July 1, 2024

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

City Councilmembers Present: Councilmembers Scott Beilfuss, Cody Kennedy, Dennis Simpson, Anna Stout, Mayor Pro Tem Randall Reitz, and Mayor Abram Herman. Councilmember Jason Nguyen was absent.

Staff present: Interim City Manager Andrea Phillips, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Fire Chief Ken Watkins, Finance Director Jennifer Tomaszewski, Police Chief Matt Smith, Marijuana Compliance Officer Travis Wright and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Fire Collective Bargaining Ordinance

Representatives of Local 2808 approached City Council with a request to consider an ordinance that would provide for a collective bargaining process between the City and Local 2808. Local 2808 was formed in 1980 and is affiliated with the International Association of Firefighters and the Colorado Professional Firefighters Association. In 2018, the GJFD and Local 2808 established a Memorandum of Understanding between the two entities and acknowledged communication parameters.

President of Local 2808 Bryson Rasmussen presented this item, and Grand Junction Fire Chief Ken Watkins was present and available to answer questions.

Mr. Rasmussen shared the intent of adopting a collective bargaining ordinance, including:

- Adding an employee-level perspective to discussions regarding pay, benefits, safety, etc.
- Help establish consistency through changes in leadership and organizational changes.
- Work with leadership to help deliver changes and direction.
- Organizing labor assistance in areas of gathering information or data to help make decisions and ease the burden on leadership.

He showed examples of other Colorado municipalities with Collective Bargaining Agreements (CBA) and shared their pros and cons. Senate Bill 25, passed in February 2013, was discussed. It allows firefighters of two or more to organize, negotiate collectively, and engage in collective bargaining, noting that it is not necessarily applicable in cities under home rule.

b. 2025 Council Budget Priorities

At the June 3, 2024, Council Workshop, staff presented early consideration topics for the 2025 Budget. Staff also proposed preparing a future Council Budget Policy Document, which they are currently in the process of drafting, following the Governmental Finance Officer Association (GFOA)

guidelines. From the June 3 workshop, the Council directed staff to bring the 2025 considerations back for further discussion in another workshop.

Interim City Manager Andrea Phillips presented this item. Her presentation focused on:

- Financial Status: Details on general fund reserves, expected revenues, and savings within the labor budget.
- Capital Projects: Discussion on available funds for capital projects, prioritization efforts, and specific project examples like road improvements and housing developments.
- Summarized Budget Update: Current operating revenues match current operating costs and the City is in a good financial position, although costs are increasing at a higher rate than the current revenue growth.
- Future Considerations: Anticipation of future budgetary impacts, including new obligations and projects, and considerations for council decisions on various community needs.
- Non-Profit Funding: Seeking Council direction on possible changes to how this is approached, including caps, priorities in funding, or future allocations coordinated with United Way.

c. Cannabis Ordinance Modification(s)

On April 6, 2021, the voters approved referred measures 2A and 2B. The approval of those measures provided the City Council an opportunity to allow for and regulate and establish tax rates and regulations for the retail cannabis industry in Grand Junction. The regulations allowed for 10 cannabis licenses. Five businesses have been licensed and opened, and the other five are in various stages of opening. Because the status of five of the approved businesses is uncertain, and the unopened businesses are well into the 24-month extension period, the City staff is requesting that the City Council provide direction on possible amendment(s) to the Code in the event that the extension period expires before all 10 of the businesses are open and fully operational.

Conversation ensued about possible paths going forward that potentially included:

- Monitor the status of "openings" and report back to the Council at or near year's end;
- Develop an ordinance to amend the Code to provide additional time for extension(s). If this option is selected, the staff will recommend that the amendment(s) allowing for further extension(s) includes criteria;
- Develop an ordinance to amend the Code to reduce the cap to the number of businesses open when the latest of the current extended licenses expire;
- Develop an ordinance to amend the Code to retain the cap, but delay the opportunity to apply for "vacated" licenses until some future time;
- Commit to the cap and open an application period after each vacancy/extension expires.

After discussion, the direction from Council was to monitor the status of openings and report back once the extensions have expired.

d. Tax Exemption on Second-Hand Goods

Based on the request from Councilmember Kennedy for consideration of a sales tax exemption for secondhand stores, City staff brought forward information to assist Council with the discussion which was presented at the January 8, 2024, City Council Workshop. As an outcome of that meeting, a subsequent memo was submitted to Council on January 19, 2024, followed by an additional Council Workshop on March 18, 2024. Staff was directed to provide additional information as an outcome of the March 18 workshop.

The discussion centered on the proposed implementation of a tax exemption tailored specifically for 501(c)(3) non-profit organizations that sell second-hand goods. This targeted approach contrasts with a broader application to all used merchandise retailers, which may be deemed impractical due to its complexity and potential revenue implications.

Key considerations include whether this tax exemption should be established as a permanent policy or include a sunset provision to assess its effectiveness over time. Administrative challenges, such as the need to develop systems for tracking and reporting sales tax exemptions, were highlighted, along with the importance of effectively communicating these changes to the community.

Council agreed on a sunset provision and 2025 implementation.

2. Council Communication

Councilmember Reitz stated he would host an event at his home on August 6th for National Night Out with police.

Councilmember Kennedy expressed the need for a staff navigator to assist the public in the planning process for developments.

Councilmember Beilfuss expressed concern about safety at the Day Center.

Mayor Herman listed the future workshop topics.

3. Adjournment

There being no further business, the Workshop adjourned at 8:58 p.m.

Grand Junction City Council
Minutes of the Regular Meeting

July 3, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 3rd day of July 2024 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz, and Council President Abram Herman.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Engineering and Transportation Director Trenton Prall, Sustainability Coordinator Jenny Nitzky, Housing Manager Ashley Chambers, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Council President Pro Tem Reitz led the Pledge of Allegiance, followed by a moment of silence.

Proclamation

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Council President Pro Tem Reitz read the proclamation; Parks and Recreation Director Ken Sherbenou accepted the proclamation and introduced Parks Maintenance Supervisor Jeff Anderson and Parks Crew Lead Brandon Stich.

Public Comments

Anna Elliott shared her concern about flood lights around the Church of Jesus Christ of Latter-Day Saints Temple.

Jeremy Sheetz spoke about homelessness, property, safety concerns and vehicle damage around the ELKS Lodge.

Betty Fulton spoke about saving the Orchard Mesa Pool.

Doug Bryant shared his concerns about the direction of the City Council and the City Manager.

John Traylor is in opposition to the 29 Road Interchange Project.

David Mattson (via email) expressed his concerns about reopening Whitman Park.

Interim City Manager Report

Interim City Manager Phillips shared a reminder about July 4, 2024 Independence Day and wanted the community to refrain from setting off their own fireworks and to join the downtown parade at 10 am.

Boards and Commission Liaison Reports

Councilmember Kennedy shared updates about the Grand Junction Regional Airport Authority, and Museums of the West.

Councilmember Stout had updates regarding the Associated Governments of Northwest Colorado, Colorado Municipal League, and Air Service Alliance.

Councilmember Beilfuss shared updates about Commission on Arts and Culture, the Homeless Coalition (which is mourning the loss of Beverly Lampley), the Forestry Board and attended the Fire Department pinning.

Council President Herman shared his updates about Parks and Recreation Advisory Board, Colorado Municipal League, site tours of the Interim Shelters in Denver, and lastly the Orchard Mesa Pool.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the June 3, 2024 Workshop
- b. Minutes of the June 5, 2024 Regular Meeting
- c. Summary of the June 11, 2024 Workshop
- d. Summary of the June 17, 2024 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone a Total of 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 Acres of the Total Acreage Located at the Southwest Corner of Winters Avenue and Riverside Parkway Intersection Including 1441 Winters Avenue, the Parcel

Abutting 1441 Winters Avenue on the East that is Bordered by Riverside Parkway on the East and the South, and the Parcel Abutting 1441 Winters Avenue on the South with the Southern Border Being the Riverside Parkway, and an Additional Parcel Containing 2.42 Acres of the Total Acreage at the Northwest Corner of the Winters Avenue and Riverside Parkway Intersection and Setting a Public Hearing for July 17, 2024

- ii. Introduction of an Ordinance for a Comprehensive Plan Amendment for 6.56 Acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the American Lutheran Church Property Located at 631 26 ½ Road and Setting a Public Hearing for July 17, 2024
- iii. Introduction of an Ordinance for a Rezone from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church Located at 631 26 ½ Road and Setting a Public Hearing for July 17, 2024

3. Agreements

- a. Intergovernmental Agreement with the Mesa County Valley School District #51 for the 2022 Lincoln Park Stadium Renovation
- b. FAA Airport Infrastructure Grant Agreement 3-08-0027-080-2024 and Co-Sponsorship Agreement between the Grand Junction Regional Airport Authority, Mesa County, and the City of Grand Junction

4. Resolutions

- a. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund the Outdoors Facilities Phase for the Community Recreation Center

5. Other Action Items

- a. The Grand Valley River Corridor Initiative (RCI) Multi-Jurisdictional Letter of Support

Councilmember Kennedy moved, and Councilmember Stout seconded to adopt Consent Agenda Items #1- #5. Motion carried by unanimous voice vote.

Regular Agenda

A Resolution Ratifying the Interim City Manager's Actions in Entering into a Contract to Purchase Property at or Near 2767 - 2773 C 1/2 Road Including Two Unaddressed Parcels and Authorizing the Interim City Manager to Execute All Necessary Documents to Complete the Purchase, Including but not Limited to a Life Estate Conveyance to Bennie Dick Skinner, Conservation and Trail Easement and a Funding Agreement with the State of Colorado

and

A Resolution Authorizing the Interim City Manager to Execute an Intergovernmental Agreement with Mesa County Regarding the Funding for the Purchase of the Property at or near 2767- 2773 C 1/2 Road Including Two Unaddressed Parcels in Grand Junction, Colorado, Including a Reimbursement Requirement to the County if the City Should Transfer the Property for Value for Other Than a Public Purpose

The City Council was presented the opportunity to purchase approximately 12.5 acres of property adjacent to the Colorado River for \$1,855,000. The property is located at/near 2767-2773 C ½ Road and includes two unaddressed parcels owned by Bennie and David Skinner (Skinners or Sellers) in southern Grand Junction (Property). Purchase of the Property provides the land necessary for completing the Colorado Riverfront Trail. After discounting the purchase price by \$190,000 for a life estate to Bennie Skinner, the balance will be paid in equal amounts by the City, Mesa County, and Colorado Parks & Wildlife (CPW). After the purchase, the City will convey a conservation and trail easement (C&TE) to CPW at no cost. The C&TE will concern approximately 5.5 acres of the Property. The public will not be allowed to access the Property until construction of the trail is complete. When complete, the City will assume management responsibilities for the C&TE easement area in accordance with a management plan. The City and Mesa County have not determined the eventual use of the 7+/- acres; however, each has committed to a public use of that portion of the Property, with one such possible use being for workforce, affordable and/or attainable housing.

Director of Engineering and Transportation Trent Prall presented this item.

Conversation included thanking staff for all their hard work and thanking the Skinner family and partners for making this happen.

The public comment opened at 6:21 pm.

There were no public comments.

The public comment closed at 6:21 pm.

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 46-24, a resolution ratifying the Interim City Manager's actions in entering into a contract to purchase property at or near 2767 - 2773 C 1/2 Road including two unaddressed parcels in Grand Junction, Colorado and authorize the Interim City Manager to finalize negotiations and execute all necessary documents to complete the purchase, including but not limited to a Life Estate conveyance to Bennie Dick Skinner, Conservation and Trail Easement and a Funding Agreement with the State of Colorado. Motion carried by unanimous voice vote.

and

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 47-24, a resolution authorizing the Interim City Manager to execute an Intergovernmental Agreement with Mesa County regarding the funding for the purchase of the property at or near 2767- 2773 C 1/2 Road including two unaddressed parcels in Grand Junction, Colorado, including a requirement to reimburse the County if the City should transfer the property for value for other than a public purpose. Motion carried by unanimous voice vote.

A Resolution Adopting a Sustainability and Adaptation Plan

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.

This plan has Six Focus Areas:

1. Built Environment
2. Climate Resilience
3. Energy Stewardship
4. Waste Management
5. Water Conservation
6. City Leadership

This is a long-range plan that will help the environmental, social, and economic facets of this community with education and incentive-based approaches to change.

Sustainability Coordinator Jenny Nitzky, and Anna Laybourn presented this item.

Conversation ensued about being thoughtful and mindful when it comes to recycling solar panels, being mindful of costs, how priorities will be gathered and implemented and if there will be a committee and public outreach programs.

Council took a break at 6:51 pm and the meeting resumed at 7:02 pm.

The public comment opened at 7:03 pm.

Ken Scissors, Hogan Peterson, and William Reilly. Were members of the Steering Committee shared their experiences and takeaways.

Ray Pilcher and Becker Carlton were in support.

Lisa Fry, Elizabeth Baltzer, Ken Fletcher, Mary Redker, Phylis Flower, Nova Tucker, Ruth Kennett, Diane Baker, Sara Fletcher, Connie McDowell, Genevieve Blacka, Dave Scanga, Edward Baltzer, Berdenatte Knolls, Pete Hosburg and Anna Elliot were all in opposition.

Alan Comerer (via email) shared his concerns.

The public comment closed at 8:03 pm.

Councilmember Nguyen joined the meeting virtually at 8:15 pm.

The conversation included tabling the plan and having further discussions, providing more public transportation to help community members get around, looking at costs and finances down the road, reaching back out to the Steering Committee members to allow them the opportunity to sign the letter of support individually instead of as a committee, and this plan was designed specifically with Grand Junction in mind, and took 14 months to create.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Resolution No. 48-24, a resolution adopting a Sustainability and Adaptation Plan. Motion carried 5-2 by roll call vote, with Councilmember Kennedy and Councilmember Simpson voting No.

Council took a break at 8:31 pm and the meeting resumed at 8:41 pm.

A Resolution Creating a Production Incentive for Affordable Housing Units in the City of Grand Junction

At the April 29th City Council Workshop, an incentive to produce affordable housing units was presented and discussed. With the City Council direction provided at that workshop, City Staff prepared a resolution for consideration that provides an incentive to encourage the development, both by non-profit and for-profit developers, of affordable housing units anywhere within the City of Grand Junction.

Housing Manager Ashley Chambers and Community Development Director Tamra Allen presented this item.

Conversation ensued regarding how this program incentivizes affordable housing, and if homeless housing and transitional housing or should have separate incentives.

The public comment opened at 8:52 pm.

Emilee Powell, Diane Schwanke, and Laurel Cole were in support.

Anna Elliott shared her thoughts about area medium income.

The public comment closed at 8:58 pm.

The conversation ensued regarding using City owned land for low-cost leasing for affordable housing, what the total number of units are for Prop 123 goals and the dollar amounts, the sustainable funding source in the budget for housing, if a revision to budget should be considered versus trying to estimate how many units there will be for the coming year, and the area medium income (AMI) calculations.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Resolution No. 44-24, a resolution adopting an affordable housing production incentive. Motion carried by unanimous roll call vote.

A Resolution Adopting the Unhoused Strategies and Implementation Plan

In the recently completed Unhoused Needs Assessment (UHNA) conducted by JG Research, findings included identified community needs and service gaps, existing systemic issues, and community strengths. Based on these findings, JG Research recommended community-led strategies, informed by effective policy and program models, to facilitate the transition of the unhoused population into stabilization and housing. In response, City Council requested staff address the implementation of these strategies, including defining roles and responsibilities and developing a framework for implementation. Seven strategies for implementation are discussed in detail in the attached Unhoused Strategies and Implementation Plan that were developed in conjunction with the City Council, Mesa County Commissioners, City and County staff, and Grand Junction area partners, which included service providers, people with lived experience, and community members.

Housing Manager Ashley Chambers and Scott Aker presented this item.

Conversation ensued about safe parking, interim housing, community safety, how this effort aligns with other municipalities, emergency plans for the winter, and using the resource center for evening shelter.

The public comment opened at 9:34 pm.

Eric Niederkruger and Stephania Vasconez shared their support for this item.

The public comment closed at 9:40 pm.

There were additional council comments that the Resource Center will need to be moved soon and they thanked everyone for their hard work.

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 49-24, a resolution adopting the Unhoused Strategies and Implementation Plan. Motion carried by unanimous voice vote.

Non-Scheduled Comments

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:41 pm.

Selestina Sandoval, CMC
City Clerk





Grand Junction Planning Commission

Regular Session

Item #2.a.i.

Meeting Date: July 17, 2024

Presented By: David Thornton, Principal Planner, Timothy Lehrbach, Senior Planner

Department: Community Development

Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Amend the One Grand Junction Comprehensive Plan (Comprehensive Plan), which includes the Grand Junction Circulation Plan, and to Repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan and Setting a Public Hearing for August 7, 2024

RECOMMENDATION:

At the June 25, 2024 regular meeting, the Planning Commission voted (5-0) to recommend approval.

EXECUTIVE SUMMARY:

Over the past several decades, the City, in some instances partnering with Mesa County, has completed several neighborhood, subarea, and corridor (collectively, "subarea(s)" hereafter) planning efforts. Results of the work were to adopt either a plan for the subarea as an element of the *Comprehensive Plan* or a zoning overlay for the subarea, or in some cases both a plan and a zoning overlay.

Since the subarea plans were adopted under previous growth plans or comprehensive plans, any review of or updates to such plans must be undertaken within the context of the *One Grand Junction Comprehensive Plan (Comprehensive Plan)*, which latter elevates to a citywide vision many of the same principles which motivated the subarea plans.

This agenda item is the result of the first round of efforts to implement this strategy, studying whether the policies and guidance adopted in the subarea plans have since been adequately addressed in the *Comprehensive Plan*. The analysis resulted in a recommendation to retire the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan*, with minor amendments to the *Comprehensive Plan*, including the *Grand Junction Circulation Plan*.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Over the past several decades, the City, and in some instances partnering with Mesa County, has completed several neighborhood, subarea, and corridor (collectively, “subarea(s)” hereafter) planning efforts. Results of the work were to adopt either a plan for the subarea as an element of the extant comprehensive plan or a zoning overlay for the subarea, or in some cases both a plan and a zoning overlay.

In order of adoption, planning efforts were completed in the following subareas. These areas are depicted on the attached map. Those highlighted are specifically proposed to be retired at this time. The others may be addressed through future amendments.

SUBAREA	SUBAREA PLAN ADOPTED	ZONING OVERLAY ADOPTED/UPDATED
24 Road	2000	2000/2016
Redlands	2002	-
Pear Park	2005	-
H Road/Northwest	2007	2007
North Avenue	2007	2013
North Avenue West	2011	2013
Greater Downtown	2013	2013
Orchard Mesa	2014	-
Horizon Drive	-	2020

METHODOLOGY

The *Comprehensive Plan* adopted in 2020 was an update to, and superseded and replaced, the plan previously adopted in 2010. The *Comprehensive Plan*, as amended, is much more comprehensive than previous plans, addressing a wide variety of citywide issues, providing the policy framework for tools beyond zoning and land use, and establishing a framework for fiscally responsible and well-managed growth. It is a guidance document that describes what steps, actions, partnerships, and policies will move the City forward to achieving the vision articulated therein.

Plan Principle 5 of the *Comprehensive Plan* provides for “Strong Neighborhoods and Housing Choices”. Goal 3 of Plan Principle 5 states “Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.” Strategy e. of this goal gives direction to “Update Neighborhood and Subarea Plans.” Whereas the subarea plans were adopted under previous growth plans or comprehensive plans, any updates to such plans must be undertaken within the context of the *One Grand Junction Comprehensive Plan*, which latter elevates to a citywide vision many of the same principles which motivated the subarea plans.

In order to begin a process to implement this principle, goal, and strategy, staff is

reviewing the subarea plans, particularly studying whether the policies and guidance adopted in the subarea plans have since been adequately addressed (under a broad scope to achieve citywide effect or specifically pertaining to one or more subareas) in the *Comprehensive Plan*. For any elements which are not already addressed in the *Comprehensive Plan*, staff is further analyzing whether such elements need to be preserved and/or updated as subarea plans, or whether such elements of those documents should be relocated into the *Comprehensive Plan* document (Title 31 of the Grand Junction Municipal Code) or the *Grand Junction Circulation Plan (Circulation Plan, Chapter 31.08, Volume III of the Comprehensive Plan)*.

Staff began by creating a matrix for each plan document, listing the policies within the plan. Each policy was then analyzed in the context of existing content or potential refinements that could be made to the *Comprehensive Plan* to address elements of the subarea policies. Where redundant content was identified in the *Comprehensive Plan*, or where a policy has been accomplished or implemented by another planning-related document, a citation is included in the matrix. The *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* policy-by-policy analysis matrices are attached. A summary of findings is included in the Analysis Results section below.

An important premise of this exercise is that staff is introducing no new policies for any of the subareas. Rather, this is an attempt at ensuring agreement between the subarea plans and the *Comprehensive Plan*, eliminating obsolescence, redundancies, or contradictions wherever they occur, and reducing the need to consult multiple policy documents (plans) to understand citywide or area-specific policies within the City. This approach does not entail that each policy element of each subarea plan must be explicitly included in the *Comprehensive Plan* and applied specifically to that subarea. Rather, staff finds that in most instances the *Comprehensive Plan* adequately supports the same or sufficiently similar policies as were adopted with the subarea plans, such that the continued implementation of these plans' visions is assured by the continued implementation of the *Comprehensive Plan*. This extends an original premise of the adoption of the *Comprehensive Plan*, which is to give deference to the *Comprehensive Plan* where redundancies or contradictions with subarea plans occur. Here, staff proposes going further to ensure that there are not similar but trivially distinct policies to navigate within multiple plans by retiring such subarea plan policies that are sufficiently established (citywide or area-specific), or in some cases updated, by the *Comprehensive Plan*.

Conversely, any substantial change to existing policy or introduction of new policy is a matter for City Council consideration as a *Comprehensive Update*, as contemplated by *Comprehensive Plan* Chapter 5, Implementation and Monitoring, following a thorough public engagement process. Such a process is proposed to be undertaken as a "five-year refresh" of the *Comprehensive Plan*. Any policies requiring additional public engagement will be deferred to the refresh process.

An example of this is the *24 Road Corridor Subarea Plan* and its zoning overlay.

Because this process assumes no creation of new policy, the question raised recently by the City Council concerning drive-throughs in this subarea is not addressed by staff through this planning effort but may be a part of the refresh process. City Council directed that the question be taken up by reopening the *24 Road Corridor Subarea Plan* to public input and City Council deliberation. Staff's recommendation is that this and any other questions concerning new or revised policies be reserved for the anticipated Comprehensive Update (refresh) process and the public engagement that such process will entail prior to consideration for any action. Accordingly, the *24 Road Corridor Subarea Plan* is being analyzed alongside the other plans, but no action concerning it is proposed with this process.

RESULTS OF NEIGHBORHOOD PLAN ANALYSIS

Initial review and analysis of the three neighborhood plans presently under consideration have yielded the following general findings:

- The City has accomplished most of the policies, goals, and strategies and implemented most of the recommended actions.
- Some of the policies have been incorporated in other planning efforts, including the adoption of citywide development regulations.
- The neighborhood plans and the content within them are obsolete and/or outdated due to the age of the document(s) and having been superseded by citywide policies in the *Comprehensive Plan*.
- Much of the content was completed in conjunction with Mesa County Planning and inclusive of areas beyond the Urban Development Boundary. The *Comprehensive Plan*, however, limits the scope of the Grand Junction planning area to within the Urban Development Boundary. Elements of the subarea plans which pertain to areas outside of the Urban Development Boundary may be preserved by Mesa County but are not necessary for the City to preserve.
- The neighborhood plans include descriptive information and policies that are redundant with information now contained in the *Comprehensive Plan*.
- Minor amendments to the *Comprehensive Plan* to relocate and preserve existing relevant policy framework and vision from the neighborhood plans will sufficiently account for and replace any such relevant content remaining in the plans.
- Provided these amendments are adopted, the three neighborhood plans can be retired and repealed as elements of the *Comprehensive Plan*.

Orchard Mesa Neighborhood Plan Summary of Analysis

The analysis for the *Orchard Mesa Neighborhood Plan* resulted in the following findings:

Accomplishments

- B ½ Road overpass conversion to one way for vehicles and two way for pedestrians and bicycles.

- Ridgeline development has been regulated by the Zoning and Development Code and support was continued.
- Grand Valley Transit service to Orchard Mesa.
- *Comprehensive Plan* and zoning supporting a mix of uses, including diverse housing choices.
- City installed an attractive entrance sign to Grand Junction on Highway 50.

Policies to be Preserved

- Ridgeline Development Map to be included in Appendix B: Technical Maps of the *Comprehensive Plan*. Although a ridgeline map was not included in the *Orchard Mesa Neighborhood Plan*, support to protect ridgelines remained, and adding the Orchard Mesa area to the ridgeline map will reinforce and support current Zoning and Development Code regulations for ridgeline development in Orchard Mesa.

Pear Park Neighborhood Plan Summary of Analysis

The analysis for the *Pear Park Neighborhood Plan* resulted in the following findings:

Accomplishments

- Established the general location for Pear Park Elementary School.
- Constructed an oversized gymnasium at Pear Park Elementary for City Parks and Recreation programs.
- 29 Road Connections - constructed north to south through neighborhood connecting to Orchard Mesa and I-70 B.
- Colorado Riverfront Trail extended in sections between 29 and 30 Roads.
- *Comprehensive Plan* Land Use Plan map updated for Teller Court area and D Road south to the river between 30 and 32 Roads.
- Resolved double taxation for annexed properties in Clifton Fire District.
- Fire Station No. 8 constructed.

Policies to be Preserved

- Mineral Resources Map to be included in Appendix B: Technical Maps of the *Comprehensive Plan*.
- Access Management Plan and Conceptual Local Street Network Plan to be relocated into the *Circulation Plan*.

Redlands Area Plan Summary of Analysis

The analysis for the *Redlands Area Plan* resulted in the following findings:

Accomplishments

- Ridgeline development regulated by the Zoning and Development Code.
- Multimodal facilities and Safe Routes to School identified in the *Pedestrian and Bicycle Plan* and *Circulation Plan*.
- Trail development including connecting Lunch Loops to Downtown and on S Camp Road.
- City created an attractive landscaped entrance area along Broadway near the Colorado River bridge.

Policies to be Preserved

- Ridgeline Development Map to be included in Appendix B: Technical Maps of the *Comprehensive Plan*.
- Mineral Resources Map to be included in Appendix B: Technical Maps of the *Comprehensive Plan*.

PROPOSED COMPREHENSIVE PLAN AMENDMENT

It was contemplated and provided by the *One Grand Junction Comprehensive Plan* that the existing neighborhood and subarea plans are elements of the *Comprehensive Plan* and are reviewed with the *Comprehensive Plan* for vision and policy direction for development within the Urban Development Boundary (UDB) planning area.

Upon review of the neighborhood plans for Orchard Mesa, Pear Park, and Redlands, it was determined that the plans can be retired provided that some information contained in the plans is relocated from the neighborhood plans into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*, and provided that active references to these neighborhood plans include the information that they have been repealed with reference to the repealing ordinance and its effective date within the *Comprehensive Plan*. Amendments include the following:

One Grand Junction Comprehensive Plan – Title 31, Chapter 31.04

- Chapter 1, Introduction. Where the *Redlands Area Plan* and the *Pear Park Neighborhood Plan* are referred to as examples shall be followed by (“repealed by Ord. _____, August 2024”) appearing presently on page 10.
- Chapter 2 Plan Principal 5: Strong Neighborhoods and Housing Choices. Immediately after reference to the plan name and date for the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Neighborhood* (should read “Area”) Plan (“repealed by Ord. _____, August 2024”) from the Neighborhood and Subarea Plan listing in the box presently on page 29.
- Appendices, Appendix A. After the title for the paragraphs titled *Orchard Mesa Neighborhood Plan* and *Pear Park Neighborhood Plan* insert (“repealed by Ord.

____, August 2024”) after the title. Paragraphs presently appear on page 92. After the title for the paragraph titled *Redlands Neighborhood Plan* insert (“repealed by Ord. _____, August 2024”) presently appearing on page 93.

One Grand Junction Comprehensive Plan – Appendix B: Technical Maps

- Add narrative summary language regarding the preserved and updated content of the “Ridgeline Development Map” and the “Mineral Resources Map.”
- Relocate the “Ridgeline Development Map” and the “Mineral Resources Map” from the neighborhood plans to follow the existing “Soils Map” and update with current geographic data.

*One Grand Junction Comprehensive Plan – Title 31, Chapter 31.08
Grand Junction Circulation Plan – Appendix A – Maps*

- Add the “Pear Park Transportation and Access Management Plan” map from the *Pear Park Neighborhood Plan* as Figure 6 including the amendment from Ordinance No. 4690 revising an access point from 3169 D ½ to 3175 D ½ Road.
- Add the “Pear Park 2004 Conceptual Local Street Network Plan” map from the *Pear Park Neighborhood Plan* as Figure 7.

Grand Junction Circulation Plan – 31.08.070 General Provisions, Background (d)(4), (5), and (6)

- Replace the language in the parenthesis that reference the GJMC present title or chapter for the plans at the end of each section with “repealed by Ord. _____, August 2024.”

*Grand Junction Circulation Plan – 31.08.110 Section B: Strategies/Policies – 3.
Incorporate sub-area maps (Strategy)*

- Insert immediately after reference to the plan titles:
 - C. Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to *Orchard Mesa Neighborhood Plan* (“repealed by Ord. _____, August 2024”)
 - D. Redlands Area – refer to the *Redlands Area Plan* (“repealed by Ord. _____, August 2024”)
 - F. Pear Park – refer to the *Pear Park Neighborhood Plan* (“repealed by Ord. _____, August 2024”)

Grand Junction Circulation Plan – Appendices 31.08.160(d), (e), and (f)

- Immediately after the title of each plan insert the following: “(repealed by Ord. _____, August 2024.)”

RETIREMENT OF NEIGHBORHOOD PLANS

The City began this process in 2023. During this first update, staff reviewed the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan*. Staff recommends that these three plans be retired with the above elements from those plans retained and relocated within the *Comprehensive Plan*.

Formally, the retirement of these plans constitutes the repeal of their adopting ordinance (*Orchard Mesa Neighborhood Plan*, Ord. 4629, adopted May 7, 2014) and resolutions (*Pear Park Neighborhood Plan*, Res. 13-05, adopted January 5, 2005; *Redlands Area Plan*, Res. 6202, adopted June 26, 2002) and any amendments thereto. These repeals are included in the proposed ordinance.

ZONING AND DEVELOPMENT CODE ANALYSIS

Procedures pertaining to public notice for applications requiring a public hearing are set forth in Section 21.02.030(g)(3) of the Zoning and Development Code. Public notice of the proposed Comprehensive Plan Amendment was published in the *Grand Junction Daily Sentinel* on June 2, 2024, satisfying the requirement for 7 days’ notice provided in ZDC Table 21.02-4. As the proposal affects more than 5 percent of the city, no property sign or mailed notice are required. The item was scheduled for hearing and consideration at the June 11, 2024 regular meeting of the Planning Commission. An agenda was published more than 48 hours prior to the meeting. At the June 11, 2024, meeting, staff requested, and the Planning Commission granted, a continuance to the June 25, 2024, regular meeting. The agenda for this meeting, containing updated information, was published more than 48 hours prior to the meeting.

The criteria for review are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A) *The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and*

Plan Principle 5 of the *Comprehensive Plan* provides for “Strong Neighborhoods and Housing Choices”. Goal 3 of Plan Principle 5 states “Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.” Strategy e. of this goal gives direction to “Update Neighborhood and Subarea Plans.” Neighborhood and Subarea Plans, as identified in the table on page 29 of the *Comprehensive Plan*, are related elements of the *Comprehensive Plan*. Staff is completing the review of all subarea plans and proposes actions concerning three of the plans. Any implementing

action of such review, which updates or otherwise affects subarea plans (as is the case with this proposal), requires amending the *Comprehensive Plan*.

Staff proposes retiring three subarea plans: *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan*. Staff has found that the majority of content within these plans has been implemented or is already accounted for by the *Comprehensive Plan* and that the *Comprehensive Plan* was adopted with the same or similar principles, goals, and strategies as these subarea plans, applied citywide. Staff further finds that the redundancy and obsolescence of the plans are compelling reasons for their retirement and repeal, so that the univocality and currency of the *Comprehensive Plan*, including its related elements, are ensured.

However, there are limited elements within each plan which require relocation from the neighborhood plans into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*, as a prerequisite to retiring the subarea plans. This must be done for this process to neither create new policy nor delete policies which remain applicable to each subarea and are consistent with the *Comprehensive Plan*. With the proposed amendments adopted as part of the *Comprehensive Plan*, these three subarea plans will no longer be needed and can be retired.

Therefore, staff finds that this criterion is met.

(B) The community or area will derive benefits from the proposed amendment; and/or

The Grand Junction community benefits from the continued implementation of the *Comprehensive Plan*. The successful implementation of the *Comprehensive Plan* is enhanced by the removal of obsolete or redundant language in the subarea plans proposed for retirement, and by the consolidation of those plans' elements which remain relevant into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*. Relocating information from the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* simplifies implementation by making such information readily available for review and consideration by City staff, decision makers, and the public.

Therefore, staff finds that this criterion is met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

Relocating information from the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* into the text and appendices of the

Comprehensive Plan, including the *Circulation Plan*, and then repealing the three plans, adds no new policies and constitutes no substantive change to city policy.

Repeal of the subarea plans is consistent with the *Comprehensive Plan* insofar as the plans' policies and implementation strategies have largely been achieved or are superseded by comparable language within the *Comprehensive Plan*.

The proposed amendment will preserve those elements of the three subarea plans proposed for repeal which are not already accomplished or accounted for in the text and appendices of the *Comprehensive Plan*, so that the repeal of such plans will not affect city policy. All information relocated within the *Comprehensive Plan*, including text and maps, is substantively the same as that which was included in the three subarea plans. The information's purpose and relationship to the rest of the *Comprehensive Plan* is clarified by inclusion in the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*.

Therefore, staff finds that this criterion is met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the proposed amendment to the *One Grand Junction Comprehensive Plan*, the following finding of fact has been made:

1. The proposed amendment to the *Comprehensive Plan* satisfies the review criteria for a minor amendment application provided in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code and Chapter 5, Implementation and Monitoring, of the *Comprehensive Plan*.

At the June 25, 2024 regular meeting, the Planning Commission voted (5-0) to recommend approval.

SUGGESTED MOTION:

I move to introduce an ordinance to amend the *One Grand Junction Comprehensive Plan* and repeal the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* and setting a public hearing for August 7, 2024.

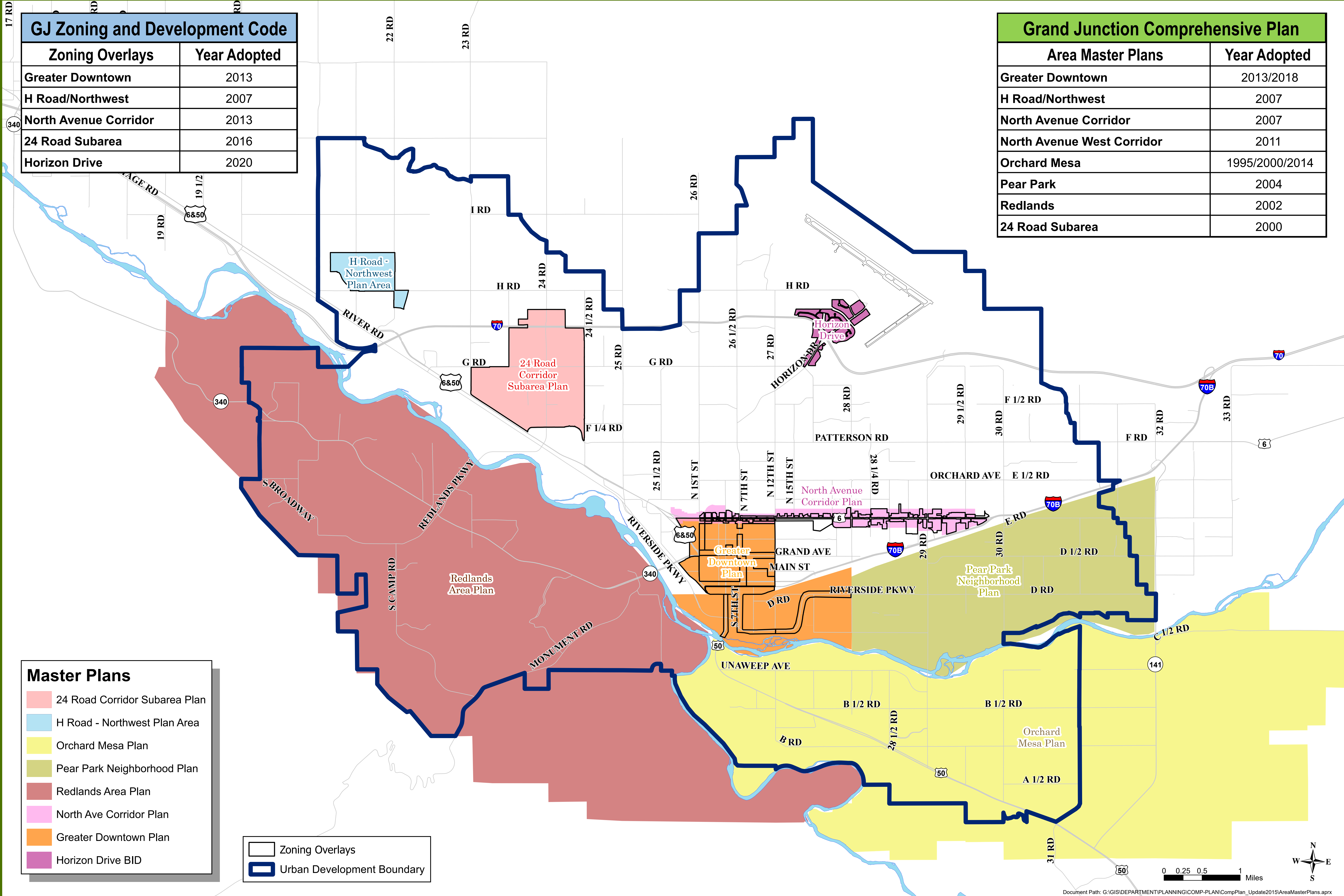
Attachments

1. Subareas Location Map
2. Legend to Abbreviations in Plan Matrices
3. Orchard Mesa Neighborhood Plan - Tracking Matrix
4. Pear Park Neighborhood Plan - Tracking Matrix
5. Redlands Area Plan - Tracking Matrix
6. Resolution No. 62-02 - 2002
7. Resolution No. 63-02 - 2002
8. Resolution No. 13-05 - 2005
9. Ordinance No. 4629 - 2014

10. Ordinance No. 4808 - 2018
11. Ordinance No. 4971 - 2020
12. ORD-Comp Plan Amend re neighborhood plans 20240711

GJ Zoning and Development Code	
Zoning Overlays	Year Adopted
Greater Downtown	2013
H Road/Northwest	2007
North Avenue Corridor	2013
24 Road Subarea	2016
Horizon Drive	2020

Grand Junction Comprehensive Plan	
Area Master Plans	Year Adopted
Greater Downtown	2013/2018
H Road/Northwest	2007
North Avenue Corridor	2007
North Avenue West Corridor	2011
Orchard Mesa	1995/2000/2014
Pear Park	2004
Redlands	2002
24 Road Subarea	2000



Master Plans	
	24 Road Corridor Subarea Plan
	H Road - Northwest Plan Area
	Orchard Mesa Plan
	Pear Park Neighborhood Plan
	Redlands Area Plan
	North Ave Corridor Plan
	Greater Downtown Plan
	Horizon Drive BID

	Zoning Overlays
	Urban Development Boundary



Legend to Abbreviations in Plan Matrices

Comprehensive Plan

C – Chapter

PP – Plan Principle

G – Goal

S – Strategy

p. – page

Other Documents

IGA – Intergovernmental Agreement

PROS – Parks, Recreation, and Open Space Plan

TEDS – Transportation Engineering Development Standards

ZDC – Zoning and Development Code

Other Abbreviations

GIS – Geographic Information Systems

Orchard Mesa Neighborhood Plan Growth and Development of Centers			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
CENTER	a	Existing Neighborhood Center at B 1/2 Road and Highway 50.	No	C 4, Commercial Area-Specific Policy p. 68-69	Note: This existing Neighborhood Center was redefined as a Commercial Corridor distinction in the 2020 Comprehensive Plan.
	b	Future Village Center at 30 Road and Highway 50.	No	C 4, Mixed Use Area - Specific Policy p. 70-73 - Neighborhood Center	Note: Village Centers were combined with neighborhood centers and are now all are call neighborhood centers in the 2020 Comprehensive Plan.
		Neighborhood connectivity across Hwy 50	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan. C 2,PP 5, G 4 p. 29 Promote the integration of transportation mode choices into existing and new neighborhoods.	Completed Ped/Bike connection utilizing existing B 1/2 Road Overpass tying south side to north side near existing neighborhood center.

Orchard Mesa Neighborhood Plan Community Image			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	The Orchard Mesa community has safe and attractive entrances.			
	i	Identify key locations and create entry features and signage that identifies arrival to Grand Junction.	No	C 2 PP 3 p. 19 and p. 21	Complete - New Entry sign in 2024
	ii	Create wayfinding signage that guides visitors to area attractions.	No	C 2 PP 3 p. 19 and p. 21	These projects are likely the responsibility of the City and may be appropriate at all entrances and major highways that run through the city.
	iii	Create a streetscape plan for the Highway 50 corridor.			
	iv	Local governments, the Regional Transportation Planning Office and the Colorado Department of Transportation will work together to beautify the Highway 50 corridor.			
	v	Develop funding sources for public beautification and improvement projects.			
	2	The quality of life on Orchard Mesa is preserved and enhanced.			
	i	Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.	No	C 2 PP 10 p. 47	Existing City programs in place
	ii	Support neighborhood programs for existing neighborhoods.			
	iii	Identify view sheds/corridors that are important to the community.	No	ZDC 21.05.050(c) and 21.06.010(g)	Ridgeline standards already exist in ZDC. A Ridgeline Development Map is being proposed for the Comprehensive Plan Appendices section
	3	Neighborhoods are attractive, cohesive, and well-maintained.			
	i	Assist the public by providing information on existing codes and programs.	No	City Code Enforcement Division	Continue current programs and enforcement
	ii	Work through neighborhood organizations to encourage property maintenance and junk and weed control.			
	iii	Support the enforcement of codes for weeds, junk and rubbish.			
	4	The rural character outside the urbanizing area of Orchard Mesa is maintained.			
i	Support the growth of agricultural operations outside the urbanizing area.	Mesa County	Mesa County	Mesa County	
ii	Maintain and support zoning that provides for agricultural uses and a rural lifestyle outside the urbanizing area.				

Orchard Mesa Neighborhood Plan Future Land Use and Zoning			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Development is consistent with the land uses identified on the Future Land Use Map. Infill areas are development first and then development occurs concentrically out toward rural areas, limiting sprawl.	No	C 3 Intensification and Growth Tiers p. 56-57	
	i	Create and implement an infill and redevelopment boundary, with incentives encouraging infill development and concentric growth. Possible programs may include (A) charging development impact fees based on location; (B) offering density bonuses.	No	Redevelopment Area Policy	City established a redevelopment area and policy that includes a portion of the US Hwy 50 corridor on Orchard Mesa.
	ii	Continue to allow existing agricultural operations within the Urban Development Boundary.	No	ZDC 21.04.020(e), and C 2 PP 1 p. 14	ZDC permits Agriculture operations
	2	Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.	Mesa County	Mesa County	Mesa County
	i	Help maintain viable agricultural uses.			
	ii	Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.			
	iii	Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.			
	iv	Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.			

Orchard Mesa Neighborhood Plan Rural Resources			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.	No	Mesa County Regulations	Outside Urban Development Boundary
	i	Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.			
	ii	Support and sponsor community forums to identify and implement ways to incentivize local food production.			
	iii	Support voluntary land conservation techniques for agricultural properties.			
	2	The 32 Road corridor (Highway 141) retains its rural character.	No	Mesa County Regulations	Outside Urban Development Boundary
	i	Allow development on nonresidentially zoned land and permitted nonresidential uses in a manner consistent with the rural character of surrounding properties.			
	ii	Identify and protect important view sheds along the corridor.	No	Mesa County Regulations	Outside Urban Development Boundary
	3	Agricultural businesses are viable and an important part of Orchard Mesa's economy.			
	i	Help promote the Fruit and Wine Byway.			
	ii	Support the CSU Research Center to improve agricultural production and sustainability for local farmers.			
	iii	Identify and permit appropriate areas for farmers' markets throughout the growing season.			
	iv	Coordinate public outreach on noxious weed control, e.g. public forums with Mesa County Weed and Pest Control staff and the Mesa County Weed Board.			

Orchard Mesa Neighborhood Plan Housing Trends			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	A broad mix of housing types is available on Orchard Mesa to meet the needs of a variety of incomes, family types, and life stages.	No	C 2 PP 5 p. 25 and Housing Strategies	
	i	Identify and maintain an inventory of vacant parcels suited for housing and determine infrastructure needs for future development of those parcels. Coordinate improvements that will facilitate construction of more diverse types of housing with capital improvement plans.	No	C 2 PP 1 and PP 5 p. 25 and Housing Strategies	City Community Development Housing Division is analyzing and inventoring vacant lands with potential for future housing opportunities for lower and moderate income. Working with housing developers to construct this needed housing will be a future step.
	ii	Implement through zoning the opportunity for housing alternatives where appropriate, such as multifamily within commercial zones, accessory dwelling units, and HUD-approved manufactured housing.	No	ZDC 21.04.020(e)	ZDC has options for mixed use in many zone districts, supports accessory dwelling units throughout city and HUD-approved manufactured housing on a permanent foundation is permissible where single family residential development is allowed.
	iii	Implement the Blended Residential Land Use Categories Map to provide additional housing opportunities within the Orchard Mesa Plan area.	No	This map was part of the 2010 Comp Plan, but is not part of the 2020 Comp Plan.	
	iv	Continue to work with housing partners in the Grand Valley to develop and implement housing strategies, referencing the 2009 Grand Valley Housing Strategy report as background and guidance.	No		Ongoing
	2	Housing on Orchard Mesa is safe and attainable for residents of all income levels.	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
	i	Work with housing partners such as Housing Resources of Western Colorado to provide information to residents on the availability of income-qualified housing rehabilitation and weatherization programs. Utilize public and private funding available for such improvements.			
	ii	Work with neighborhood groups to educate residential property owners about programs that are available for foreclosure prevention, in order to preserve and stabilize neighborhoods during periods of economic challenges.			
	iii	Work with housing partners and the development community to identify unmet needs in the housing market, and resolve regulatory barriers that would otherwise prevent such housing from being built.			
	iv	Work with owners of mobile home parks to replace non-HUD mobile homes with HUD-approved manufactured homes, and to improve the overall appearance of the parks.			
	3	Neighborhoods on Orchard Mesa are safe and attractive.			

Orchard Mesa Neighborhood Plan Housing Trends			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	i	Maintain a neighborhood association database and provide sources for technical assistance to forming such associations.	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
	ii	Offer neighborhood services (block parties, etc.) to neighborhoods within and outside the City in partnership with Mesa County.			
	iii	Coordinate the work of City and County code enforcement in areas where jurisdiction may abut or overlap.			
	iv	Provide information to homeowners on resources available to those unable to maintain their properties.			
	v	Work with landlords to address property management and maintenance concerns.			

Orchard Mesa Neighborhood Plan Economic Development			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Opportunities to shop, obtain personal and medical services, and dine out are convenient for Orchard Mesa residents.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	
	i	Assist economic development groups/partners in analysis of market needs suited to serving the local population of Orchard Mesa.			
	ii	Support public/private partnerships and assist businesses with marketing Orchard Mesa.			
	iii	Work with local health care providers and the Mesa County Health Department and the Mesa County Health Leadership Consortium to identify grants and other funding opportunities as incentives to health professionals to locate on Orchard Mesa.			
	2	Orchard Mesa includes businesses and facilities as a destination for area residents and visitors alike.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	
	i	Coordinate resources available from local economic development partners (Incubator, GJEP, Chamber of Commerce, Workforce Center, etc.) to create a commercial base that will serve the local population and visitors.			
	ii	Improve infrastructure that will help local businesses thrive.			
	iii	Support efforts to market the variety of opportunities on Orchard Mesa.			
	3	Orchard Mesa has an active and effective Orchard Mesa Business Association.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	This has not been successful as hoped as small grassroot groups try to form and start up as an Orchard Mesa association. The wider Chamber of Commerce and valley wide economic partnerships are likely a better fit.
	i	Identify a business "champion" to be lead on organizing interested businesses and provide technical assistance to the "champion" and interested businesses on models used effectively elsewhere in Mesa County such as an improvement district (BID, URA, etc.) to provide funding for support services, infrastructure improvement, marketing, pedestrian/streetscape improvements and special events, for community revitalization and development (e.g., North Avenue, Horizon Drive).			
	ii	Engage economic development groups/partners in an active program to periodically visit Orchard Mesa businesses to proactively identify issues and identify solutions.			
	iii	Economic development groups/partners and area businesses will work together to evaluate and make recommendations on how to improve land use processes and regulations related to business retention, development, and maintenance.			
	4	Orchard Mesa's agricultural industry thrives as an important part of the local economy and food source.	No	Mesa County Regulations	
	i	Promote Orchard Mesa as a part of the Fruit and Wine Byway.			
	ii	Support and encourage roadside markets and centralized events (e.g., farmers' markets) to exhibit and sell locally produced agricultural products.			
	iii	Actively support the Mesa County Right to Farm and Ranch Policy.			
	iv	Make land use decisions consistent with the Future Land Use Map for Orchard Mesa.			
	v	Align with the Colorado Cultural, Heritage and Tourism Strategic Plan (2013) in an effort to maximize the Colorado Tourism Office's promotion funding opportunities.			
	5	Sustainable businesses support the needs of regional attractions on Orchard Mesa (e.g., fairgrounds, Whitewater Hill - Public safety and recreational facilities).			

Orchard Mesa Neighborhood Plan Economic Development			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	i	Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the fairgrounds and Whitewater Hill.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	
	ii	Work with area economic development groups/partners to identify businesses that would support regional attractions on Orchard Mesa (e.g., extended-stay lodging, personal services, recreation facilities, etc.).			

Orchard Mesa Neighborhood Plan Transportation			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Orchard Mesa's multi-modal transportation network serves all users - vehicles, transit, bicycles and pedestrians - through the planning and design of "Complete Streets."	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	i	Implement the Grand Valley Circulation Plan to improve the transportation network. Use a "Complete Streets" concept and policy for all transportation infrastructure, including planning, land use control, scoping, and design approvals.	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	ii	Work with Grand Valley Regional Transportation Committee to include rebuilding the Highway 50 corridor as a Complete Street in the 2040 Regional Transportation Plan as a priority. Secure funding for CDOT to design and construct the corridor.	No	C 2 PP 6 P. 30	
	iii	Future reconstruction or other major improvements to Highway 50 shall reflect the need to provide safe nonmotorized crossing of the highway and multi-modal facilities.	No	Completed	Project completed in 2017 with a Federal grant to repurpose the eastbound lane on the B 1/2 Road off ramp to pedestrian and bicycle traffic only.
	iv	Convert the eastbound lane of the B 1/2 Road overpass to a pedestrian/bicycle connection across Highway 50.			
	v	Improve the westbound B 1/2 Road to westbound Highway 50 on-ramp to enhance safety.			
	vi	As development/redevelopment occurs, ensure that the local road network supports the Highway 50 Access Control Plan.	No	CDOT Access Control Plan	
	2	Safe walking routes lead to all Orchard Mesa schools.	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	i	Ensure that nonmotorized access to schools is a key priority for new projects. (A) Include safe walking routes in applicable Capital Improvement Projects. (B) Seek grants and other funding, such as the federal Transportation Alternatives Program, for implementation.			
	ii	Work with the school district, Colorado Department of Transportation and other partners to determine acceptable and effective Highway 50 school crossings and techniques at optimal locations.			
	iii	Work with schools and community partners to ensure schools are connected to residential areas with walking paths and bicycle access, and secure bike parking is provided on school grounds.			
	iv	Assist local partners such as Grand Valley Bikes and School District 51 with grant applications and other opportunities to map safe walking and biking routes to schools, conduct walking audits, create travel maps, and provide road safety information to parents and students.			
	v	Work with schools and community partners to improve transportation infrastructure to reduce conflicts between transportation modes during school drop-off and pick-up.			
	vi	Incorporate pedestrian/street lighting into nonmotorized facilities.			
	3	Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.			
	i	Implement the Urban Trails Master Plan through land development proposals, planning activities, Capital Improvement Projects and other roadway improvements.			
	ii	Require that all new streets and roads include sidewalks and/or bicycle facilities, including capital improvement street projects.			

Orchard Mesa Neighborhood Plan Transportation			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	iii	Identify and seek funding to build sidewalks and/or bike lanes and trails with school connectivity a top priority. Other key priority measures are connections to activity centers such as parks, commercial/retail areas and the Mesa County Fairgrounds.	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.	
	iv	Provide connectivity to existing and planned trails on public lands. Identify locations for and improve trailheads, including parking areas and other facilities.			
	v	Work with the Orchard Mesa Irrigation District, property owners and trails and bicycling organizations to identify corridors that will provide additional opportunities for nonmotorized recreational and commuting opportunities. (A) Identify drainages and other corridors where trail linkages are possible based on location to existing or future trails, topographic constraints, and ownership agreements. (B) Develop and maintain a database containing easement agreements and other access agreements that cross private property for access to public lands.			
	4	Grand Valley Transit service and routes meet the needs of Orchard Mesa.	No	C 2 PP 6 p.32 & 34	Mesa County Grand Valley Transit (GVT) is the service provider for transit within the City of Grand Junction
	i	Determine ridership demand through on-board surveys and collection and analysis of individual transit stop data and customer requests for service.			
	ii	Add and/or adjust routes as justified by demand and budget allows.			
	iii	Create new appropriate stops and "pull-outs" with proper signage.			
	iv	Monitor land development activity to plan for future transit routes.			
	v	Construct safe nonmotorized access to transit stops.			

Orchard Mesa Neighborhood Plan Public Services			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Services and infrastructure are cost-effective and meet the needs of residents and businesses in the Orchard Mesa Plan area.	No	C 2 PP 3 p. 19 Responsible and Managed Growth and ZDC and TEDS	
	i	Future development levels shall be consistent with the adopted Future Land Use Map and all requirements for infrastructure service connections. Sewer service shall not be extended to rural areas, except as permitted by the Mesa County Land Development Code.			
	ii	Continue to submit development proposals to service providers for their review and comment.			
	iii	Coordinate with water and sanitation providers to help ensure that water and sewer systems are designed and constructed with adequate capacity to serve existing and proposed development, and that their capital improvement plans are coordinated with implementation of this plan.			
	iv	Explore the creation of various types of improvement districts (local improvement districts, public improvement districts) for areas within the urban development boundary where public infrastructure is needed and in areas that are already developed, for the purpose of providing sidewalks, street lighting, and stormwater management or other urban services.			

Orchard Mesa Neighborhood Plan Stormwater			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Pre-disaster mitigation is performed to limit potential property damage.	No	C 2 PP 3 p. 19 Responsible and Managed Growth	
	i	Support regional retention and detention facilities.			
	ii	Assist in the study of regional drainage needs.			
	iii	Create partnerships between local entities responsible for stormwater.			
	2	Improve and maintain drainage facilities collectively among drainage partners.			
	i	Support the vision of the 5-2-1 Drainage Authority.			
	ii	Create partnerships between local entities responsible for stormwater to establish regional drainage facilities.			

Orchard Mesa Neighborhood Plan Parks, Recreation, Open Space and Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Parks and recreational opportunities meet the needs of Orchard Mesa residents.	No	C 2 PPP 3 p. 21 Parks Recreation Open Space (PROS) Plan	
	i	Identify locations for new mini and neighborhood parks that will positively impact and enhance the Orchard Mesa community and meet the level of service standards for parks and recreation facilities in the Grand Junction Comprehensive Plan.			
	ii	Include active, passive and natural areas, to provide a variety of experiences and activities for residents.			
	iii	Preserve natural drainages, wildlife habitat and vegetation as open space.	No		This project did not make the list of future projects in the 2021 Parks, Recreation and Open Space (PROS) Master Plan
	iv	Develop an historic park and/or viewpoint at Confluence Point.			
	2	The Old Spanish Trail and Gunnison River Bluffs Trail are recreation destinations.	No	C 2 PP 7 p. 38 Parks Recreation Open Space (PROS) Plan - p. 34 -35 (Burkey Park South Undeveloped Park Lands)	The majority of the Old Spanish Trail and Gunnison River Bluffs Trail corridors have been identified within Mesa County's jurisdiction.
	i	Adopt the Sisters Trails Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sisters Trails Plan.			
	ii	Work with OSTA, COPMOBA, BLM, NPS, City of Grand Junction, Mesa County, Museum of the West, Visitor's Bureau, Interpretive Association of Western Colorado and other groups to make people aware of the Old Spanish Trail and Gunnison River Bluffs Trail and to promote the Old Spanish Trail as one of the reasons to visit Grand Junction.			
	3	A system of trails provides a network of connections throughout Orchard Mesa for pedestrians and bicyclists, with connections to the Riverfront Trail, the Redlands, and Whitewater.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans. C 2 PP 6 p. 30 and Pedestrian and Bicycle Plan & Grand Junction Circulation Plan and Transportation Engineering Design Standards (TEDS)	
	i	Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated rights-of-way, as links to existing trails and to the transportation system.			
	ii	Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.			
	iii	Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.			
	iv	Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.			
	4	Parks and recreation facilities serving the residents of Orchard Mesa are developed, maintained and operated through effective partnerships between the City of Grand Junction, Mesa County and Mesa County Valley School District No. 51.			
	i	Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.			

Orchard Mesa Neighborhood Plan Parks, Recreation, Open Space and Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	ii	Encourage new partnerships among government agencies, nonprofit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.	No	PROS Plan, p. 32 and 34	
	iii	Enter into a partnership with Mesa County Valley School District No. 51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.			
	iv	Continue the partnership with the City of Grand Junction, Mesa County and School District No. 51 to operate the Orchard Mesa Community Center Pool.			

Orchard Mesa Neighborhood Plan Mesa County Fairgrounds			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	The Mesa County Fairgrounds serves as a regional attraction and is an anchor for Orchard Mesa.	No	Mesa County	Mesa County Fair Grounds is a facility that will remain in Mesa County unincorporated area as spelled out in the IGA Perigo Agreement. Mesa County has an adopted master plan for the site and is the responsible entity for implementing this plan.
	i	Plan for and develop land uses and services that will support implementation of the Mesa County Fairgrounds Master Plan.			
	ii	Encourage the formation of partnerships that will increase the quality and quantity of events, working with the Visitors and Convention Bureau and other local organizations.			
	iii	Encourage economic development efforts that will support and enhance usage of the fairgrounds.			
	iv	Plan capital improvements that will enhance access to and use of the fairgrounds. Include multi-modal transportation improvements.			
	2	Impacts of fairgrounds activities on surrounding neighborhoods are reduced.	No	Mesa County	
	i	Work with the fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the fairgrounds through operations and site design.			
	ii	Support efforts of the fairgrounds to do neighborhood outreach and notification of events that may affect area residents.			
	3	The fairgrounds and Orchard Mesa Little League complex connects to the surrounding neighborhoods.	No	Mesa County	
	i	Maintain pedestrian access to the fairgrounds from B Road.			
	ii	Provide pedestrian improvements along B Road so residents can safely access the fairgrounds.	No		When B 1/4 Road is improved in the future, work with Mesa County to provide an access into the Fairgrounds at the Lions Club Park location.
	iii	As development occurs to the west, incorporate pedestrian access from B 1/4 Road into site design.			
	iv	Improve Highway 50 cross-access for pedestrians and bicycles.	No	C 2 PP 6 p. 30	

Orchard Mesa Neighborhood Plan Natural Resources			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Mineral resources are used efficiently while minimizing the impacts to related natural resources and adjacent neighborhoods.	No	C2 PP 2 p. 17 Mineral Extraction	
	i	Use the Mesa County Mineral and Energy Resources Master Plan and local and State regulations to determine location of resources and manner of extraction and reclamation.			
	ii	Continue to regulate gravel operations using the Conditional Use Permit process.			
	iii	Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.	No	C 2 PP 8 p. 40	
	2	The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.			
	i	Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.			
	ii	Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.			
	iii	Direct landowners of significant wetlands and drainages to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans. Direct landowners to the U.S. Army Corps of Engineers for determining permit requirements prior to any construction activities.			
	iv	Continue to use Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service as review agencies for proposed development near potentially impacted riparian and other wildlife habitats.	Yes	C 2 PP 10 p. 46 and ZDC 21.06.010	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices
	v	Continue to enforce ridgeline and geologic hazard development standards.			
	3	Visual resources and air quality are preserved.	No	C 2 PP 8 p. 40	
	i	Develop/distribute best management practices (BMPs) for mineral extraction, agricultural, and construction operations.			
	ii	Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning and dust minimization during high wind events, etc.			
	iii	Enforce air emission permits (e.g., gravel operations, industrial uses).			
	iv	Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.	No	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.
	v	Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.			
	vi	Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.			

Orchard Mesa Neighborhood Plan Natural Resources			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	vii	Explore revising development codes to include protection of key view sheds and corridors.			
	viii	Continue to enforce ridgeline development standards.	Yes	C 2 PP 10 p. 46 and ZDC 21.06.010	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices

Orchard Mesa Neighborhood Plan Historic Preservation			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Paleontological, historic and cultural resources that symbolize the area’s identity and uniqueness are retained and preserved.	No	C 2, PP 1 p. 15 Preserve, promote, and celebrate Grand Junction's identity, diversity, and history. C 2 PP 8 P. 40 andC 2 PP 1 p. 14	
	i	Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.			
	ii	Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.			
	iii	Assist property owners in listing properties on the Grand Junction Register of Historic Sites, Structures and Districts and the Mesa County Register of Historic Landmarks. Provide guidance and technical assistance to help preserve or rehabilitate historic properties.			
	iv	Working in partnership with the Museum of Western Colorado, the Old Spanish Trail Association and other organizations, encourage and support efforts to provide interpretive materials that recognize the history and culture of Orchard Mesa.			
	v	Include the Old Spanish Trail and other historic sites on Orchard Mesa when promoting the Grand Valley as a place to visit and recreate.			

Pear Park Neighborhood Plan Historic Landmarks/Cultural Landscapes			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Protected and maintain the unique features and characteristics of Pear Park which are significant links to the past, present and future.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	2	Establish and promote the historical pride and heritage of Pear Park.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	3	Document potential historic sites and structures as a means for designating properties on local, state, and/or national registers.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	4	Work with property owners to pursue official designation, preservation, adaptive reuse restoration, or relocation of eligible, significant historic structures and sites.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
IMPLEMENTATION STRATEGIES	1	In cooperation with appropriate local, state and national organizations, complete both reconnaissance and intensive level surveys of the Pear Park area to inventory historic sites, structures and districts and identify those that could potentially be designated on local, state and/or national historic registers.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	2	Whenever possible, new development should not remove or disrupt significant historic or traditional uses, landscapes, structures, fences or architectural features. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society and the Museum of Western Colorado is valuable in this effort and should be done as early as possible in the development process.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	3	Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	4	Adopt a resolution to establish a local Mesa County historic register.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	Completed
	5	The City and County will encourage the placement of an historical marker at the Old Spanish Trail crossing of Colorado River on the north side of the river to match the existing historical marker at 28 ¼ Road and Unaweep Avenue on the south side of the River.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	Add to PROS Plan; Dave will initiate with Urban Trails Committee and Historic Preservation Board

Pear Park Neighborhood Plan Transportation/Access Management			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Provide a well-balanced transportation and access management plan meeting the needs of all users including pedestrians, bicyclists, vehicles and transit.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	Need to amend Circulation Plan for Access Management; adopt Resolution prior to retiring plan; preserve language and maps
	2	Provide good access to schools, shopping, recreation and residential areas.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	3	Provide efficient circulation for emergency vehicles.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	4	Plan for future street cross-sections, sidewalks, bike lanes and trails.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	5	Recommend capital improvement projects that will help implement this plan.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	

Pear Park Neighborhood Plan Transportation/Access Management			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	1	Adoption of this Pear Park Neighborhood Plan amends the Grand Valley Circulation Plan to include the Pear Park Neighborhood Transportation and Access Management Plan map, Conceptual Local Street Network Plan Map and the Pear Park 2004 Street Cross Sections Map.	Yes	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	Need to amend Circulation Plan for Access Management; adopt Resolution prior to retiring plan; preserve language and maps; update p. 33 f to include Access Management Plans and overlays
	2	Adoption of this Pear Park Neighborhood Plan amends the Urban Trails Master Plan to include changes in the Pear Park area as adopted in this Plan as shown on the Pear Park 2004 Urban Trails Plan map.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	3	Amend the Urban Trails Master Plan (UTMP) as needed when school and park sites are identified and developed.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	4	Implement the priority list of CIP projects for Pear Park.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	

Pear Park Neighborhood Plan Schools-Parks-Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Provide adequate public school and park sites to serve the Pear Park residents as identified on the Pear Park Neighborhood Parks and Schools Map. meeting the needs of all users including pedestrians, bicyclists, vehicles and transit. meeting the needs of all users including pedestrians, bicyclists, vehicles and transit.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	2	Schools and parks sites should be co-located and parks jointly developed by the city, county and school district for the benefit of all residents. areas.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	With declining enrollment, identification of school sites is presently not needed.
	3	Provide off-street trail connections between residential areas, parks and schools.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans. PROS Objective 5.1 (p. 112)	

Pear Park Neighborhood Plan Schools-Parks-Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	4	Complete the Colorado River State Park Parks trail system through Pear Park.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans. PROS Objective 5.1 (p. 112)	
	5	Increase recreational opportunities in the Colorado River corridor.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Schools-Parks-Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	1	The City and County will work with School District 51 to identify and purchase land for future school sites using the Pear Park Neighborhood Parks and Schools Map in this plan and school site selection criteria. Options to purchase and/or rights of first refusal should be negotiated as soon as possible.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	2	The School District will establish the priority of which area (Flintridge Pear Park or Central Pear Park) should have the next elementary school constructed.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	3	Update the School Land Dedication fee collected by the City and County in lieu of land dedication and tie the fee to the Consumer Price Index.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Schools-Parks-Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	4	New trail linkages will be planned and built to provide access to future park and school sites to implement the Urban Trails Master Plan.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	5	The City of Grand Junction, Mesa County and/or State Parks should construct additional recreational facilities in the Colorado River Corridor.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	6	The Colorado River State Parks trail system will be extended from 30 Road to 27 ½ Road.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Schools-Parks-Trails			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	7	Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Community Image/Character			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Establish drainage facilities to be a special feature/amenity of the neighborhood and to improve the quality of storm water runoff.	No	C 2, PP 8, G 4. p.42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	2	Achieve high quality development in Pear Park in terms of public improvements, site planning and architectural design.	No		Addressed in ZDC
	3	Minimize visual clutter along corridors.	No		Addressed in ZDC
	4	Celebrate the heritage of the Pear Park area with the use of historic design elements.	No	C 2, PP 1 p. 15 Preserve, promote, and celebrate Grand Junction's identity, diversity, and history.	
	5	Create an identity for the Pear Park neighborhood through the use of gateway treatments.	No		Completed. Some gateways created with Riverside Parkway project.

Pear Park Neighborhood Plan Community Image/Character			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	1	Adopt an overlay zone district for the business and commercial zone districts that minimizes the number and size of signs and includes architectural and site design standards that heighten the requirements for quality and compatibility.	No		Addressed in ZDC
	2	Adopt design standards for residential development that encourage mixed densities and innovative designs that minimize “garage-scape” streets.	No		Addressed in ZDC
	3	Identify key architectural and landscape elements that define the historic aspects of Pear Park and integrate those elements into the design standards and guidelines for residential, business/commercial and institutional uses.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	4	Encourage the preservation and adaptive re-use of historic structures.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	5	Prohibit billboards (off-premise signs) in the Pear Park neighborhood.	No		Addressed in ZDC
	6	Adopt street sections that provide safe access for all modes of transportation and incorporate medians and tree lawns where ever possible.	No	C 2, PP 6, G 1. p.32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.	
	7	Maintain and enhance ditches, canals and drainage facilities to be special features and amenities of the neighborhood and to improve the quality of storm water runoff.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	8	Design and install “gateway” features at D Road and 28 Road, 29 Road and the River, 29 Road and the proposed viaduct, 30 Road and the underpass, and 32 Road and D, D ½ and E Roads.	No		Completed. Some gateways created with Riverside Parkway project.
	9	Reduce the height of the existing cell tower, located C ½ Road east of 28 Road, in accordance with the requirements of the existing Mesa County Conditional Use Permit.	No	Wireless Master Plan	This specific tower will likely remain as is since it is not in City limits. Any new towers constructed within City limits need to meet ZDC for wireless facilities.

Pear Park Neighborhood Plan Land Use and Growth			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Eliminate split land use categories on individual properties along the north side of D ½ Road.	No	Completed	Completed in 2004 shortly after the Pear Park Neighborhood Plan was adopted.
	2	Provide for adequate neighborhood commercial areas that will serve the Pear Park Neighborhood.	No	C 3 Land Use and Growth, description of Land Use Plan	
	3	Establish areas of higher density to allow for a mix in housing options.	No	C 3 Land Use and Growth, description of Land Use Plan. Comp Plan density increase to Res High and MU.	
IMPLEMENTATION STRATEGIES	1	Adopt the recommended Future Land Use Map changes as shown on the Future Land Use Study Area Map.	No	Completed with Comp Plan	
	2	Adoption of this Pear Park Neighborhood Plan amends the Future Land Use Map land use designation from “Park” to “Conservation” for the Bureau of Reclamation property preserved for the Colorado River Wildlife Area and the Orchard Mesa Wildlife Area.	No	Completed with Comp Plan	
	3	Based on the adoption of the Pear Park Neighborhood Plan by the Mesa County Planning Commission and the recommendation for adoption by the City Planning Commission, future study of two areas for potential changes to the Future Land Use Map shall be conducted in the first quarter of 2005 and brought back to both Planning Commissions by April/May 2005. The areas to be furthered studied are: a. Teller Court Area – located west of 30 Road. b. D Road Area – located south of D Road to the River, between 30 Road and 32 Road.	No	Completed with Comp Plan	

Pear Park Neighborhood Plan Public Safety			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Provide excellent emergency services within acceptable response times.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.	
	2	Provide for public safety in the design of parks and trails and other public facilities.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.	
IMPLEMENTATION STRATEGIES	1	The City and County will improve night lighting of pedestrian trails and trail connections to subdivisions and in parks to provide a better deterrent to crime and illegal activities.	No	Regulations in Transportation Engineering Design Standards (TEDS)	ZDC and TEDS
	2	The City and County will establish appropriate measures to ensure emergency services access during construction of the Riverside Parkway and the 29 Road corridors (bridge and viaduct) projects.	No	Construction of both bridges completed	Construction of both bridges completed
	3	The City will identify preferred site(s) for a law enforcement substation and/or fire station/training facility.	No	Fire Station No. 8 constructed at 441 31 Road in 2022	Current model is to operate from single HQ rather than multiple substations.
	4	Develop a plan to resolve the double taxation in annexed areas within Clifton Fire District.	No	Completed. Resolution to resolve executed.	Completed. Resolution to resolve executed.
	5	Public safety agencies, through the coordination of the Mesa County Emergency Management Department, will develop a plan for “wall to wall” coverage for fire and EMS.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.	

Pear Park Neighborhood Plan Environmental Resources/River Corridor			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Protect the river corridor from adverse impacts of development and land use activities in Pear Park.	No	C 2, PP 8, G 1. p. 42 Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	2	Maintain a multi-use corridor in which the river and surrounding lands are carefully managed to protect and enhance a diverse set of public values while allowing appropriate private uses within the corridor.	No	C 2, PP 8 , G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
IMPLEMENTATION STRATEGIES	1	The City, County, and 5-2-1 Drainage Authority will work together to develop stormwater best management practices for the Colorado River floodplain.	No	ZDC 21.06.020	Completed. ZDC includes and enforces FEMA floodplain regulations.
	2	The City, County, Federal, State, private agencies and organizations with an interest in the Colorado River will work together to protect and enhance the Colorado River Corridor and promote environmental education opportunities.	No	C 2, PP 8 , G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	3	Develop and adopt code language (Mesa County Land Development Code and City of Grand Junction’ s Zoning and Development Code) that establishes a Pear Park Colorado River Corridor overlay zone district addressing: • Channel stability to assure adequate setbacks are provided to account for the inherent instability of the channel and recognize that river movement across the landscape is a natural process that may be accelerated by development. • Scenic views of the river, its natural setting and features, Grand Mesa, Mt. Garfield, the Bookcliffs, and the Uncompahgre Plateau. • The CNHP report as a guiding document for the protection of sensitive species. • Recreational features located and designed to avoid or minimize impacts to unique vegetation, wildlife habitats, water quality and other environmental values. • Multiple implementation tools such as conservation easements, land acquisition, enforcement of existing floodplain regulations and other conservation techniques, to protect the Colorado River 100-year floodplain. • Best management practices for resource protection that considers both on- and off-site impacts from development. • Specific, identified high-priority resources and long-term plans for management and protection.	No	C 2, PP 8 , G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	

Pear Park Neighborhood Plan Environmental Resources/River Corridor			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	4	Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, residential, recreational or other permitted uses.	Yes	ZDC 21.04.020(e)	ZDC and CRS. CRS states no governing body shall take action that will permit the use of any area known to contain a commercial mineral deposit which would interfere with the extraction of the deposit. Add map to Comp Plan Appendices.
	5	Gravel extraction shall occur as shown on the Pear Park Neighborhood Plan Mineral Resources Map.	Yes	ZDC 21.04.020(e)	ZDC and CRS. CRS states no governing body shall take action that will permit the use of any area known to contain a commercial mineral deposit which would interfere with the extraction of the deposit. Add map to Comp Plan Appendices.
	6	Revise the “no shoot” boundary along the Colorado River. Specifically: move the existing west boundary which is just west of Indian Road east to 29 Road. Move the existing north boundary (D Road) south to C ½ Road.	No		Completed by Mesa County

Redlands Area Plan General Services Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.	No	C 2 PP 3 p. 20	As development occurs		
	2	To provide a rural level of services to properties outside of urban areas.	No	C 3 Growth Tiers p. 57			
	3	To promote the cost-effective provision of services for businesses and residents by all service providers.	No	C 2 PP 3 G 3 and 4 p. 20			
POLICIES	1	Coordinate between public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.	No	C 2 PP 3 G 3 and 4 p. 20			
	2	Provide an urban level of services, all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands and a rural level of services to properties outside of urban areas.	No	C 2 PP 3 G 3 and 4 p. 20	Required for new development		
	3	Design and construct water and sanitary sewer systems with adequate capacity to serve future populations.	No	C 2 PP 3 G 3 and 4 p. 20	Required for new development		
	4	Encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.	No	C 2 PP 3 G 3 and 4 p. 20			
	5	Encourage consolidations of services whenever such consolidations will result in improved service efficiencies while maintaining adopted level of service standards.	No	C 2 PP 3 G 3 and 4 p. 20			
	6	Encourage the use of nonpotable water for irrigation.	No	C 2 PP 8 p. 40			
IMPLEMENTATION	1	The City and County shall coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.	No	C 2 PP 3 G 3. p. 20			
	2	The City and County shall maintain and annually update 10-year capital improvements plans that identify specific improvements required to serve existing and approved development.	No	Standard Operating Procedures. Annual capital expenditures/budgets are done annually.			
	3	The City and County shall limit urban development outside of the urban growth boundary.	No	C2 PP 3 G 1. p.20			
	4	The City and County shall ensure that water and sanitary sewer systems are designed and constructed with adequate capacity to serve proposed development.	No	C2 PP3 G 4. p. 20	Required for new development		
	5	The City and County shall coordinate with other service providers to identify opportunities for improving operating efficiencies. The City and County will encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.	No	C 2 PP 3 G 3. and 4. p. 20			
	6	The City and County shall encourage consolidation of services whenever such consolidation will result in improved service efficiencies while maintaining adopted level of service standards.	No	C 2 PP 3 G 3. p. 20			
	7	The City and County shall encourage the use of nonpotable water for irrigation, particularly for recreation areas, common areas and other public spaces.	No	C 2 PP 2 p. 40 and ZDC 21.07.030(h)(2)			

Redlands Area Plan Community Image/Character Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Hills, Bluffs, and Other Visually Prominent Areas	GOALS	1	Protect the foreground, middleground, and background visual/aesthetic character of the Redlands Planning Area.	No	C 2 PP 8 G 4 S a. p. 42			
		2	Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.	No	C 2 PP 10. p. 46 Natural Hazards			
	POLICIES	1	Development on prominent ridgelines along the major corridors of Highway 340, South Broadway, South Camp Road and Monument Road shall be minimized to maintain the unobstructed view of the skyline.	Yes	C 2 PP 8 G 4 S a. p. 42 Map and ZDC 21.06.010(g)	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices		
		2	Development along Monument Road, as an access to the Tabeguache trailhead and gateway to the Colorado National Monument, and along Highway 340, as the west entrance into the Monument, shall be sufficiently set back from the corridors to maintain the open vistas of the Monument.	Yes	Much of the property is outside the Urban Development Boundary or is now owned by the City of Grand Junction.	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices		
		3	Development in or near natural hazard areas shall be prohibited unless measures are taken to mitigate the risk of injury to persons and the loss of property.	Yes	C 2 PP 10. p. 46 Natural Hazards	Add Hazards Map from Redlands Plan and narrative to Comprehensive Plan Appendices		
		4	The City and County will limit cut and fill work along hillsides. In areas where cut and fill is necessary to provide safe access to development, mitigation shall be required to reduce the visual impact of the work.	No	ZDC -21.06.010 Environmental and Sensitive Land Regulations			
	IMPLEMENTATION	1	Revise the City's and County's development codes to have the same standards in the urban area for development of ridgelines and other visually prominent areas. Such standards should incorporate the use of colors, textures, and architecture to blend in with surrounding landscape.	No		The Ridgeline Protection Area Map is being included in Appendix B Technical Maps of the Comprehensive Plan		
		2	Create a Monument Road and Highway 340 corridor overlay to address setbacks and design standards for development along the Colorado National Monument access corridors.	No	ZDC 21.06.010(g)			
		3	Create an overlay zone for the Colorado River bluffs area and other geologic hazard areas to minimize development of geological sensitive areas.	No	Natural Hazards Map exists in Comprehensive Plan - p. 46			
		4	Revise the City's and County's development codes to have the same standards in the urban area for development of steep slopes, minimizing the aesthetic and stability impacts of development.	No	ZDC -21.06.010 Environmental and Sensitive Land Regulations			

Redlands Area Plan Community Image/Character Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Visual Character	GOALS	1	Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.	No				
	POLICIES	1	Opportunities for creating gateway features on the Redlands through public improvements shall be considered.	No	C 2 PP 3 p. 19 and p. 21	A beautification project along Broadway (Hwy 340) between Monument Road and the top of the hill was completed with the help of area residents and the City. The City Parks Department maintains this landscaping.		
		2	New commercial development on the Redlands shall maintain and enhance the character of the area through good design standards.	No	ZDC 21.05.060			
		3	Roadway and other public improvement design shall respect and enhance the character of the Redlands.	No	Transportation Engineering Design Standards (TEDS)	Complete		
	IMPLEMENTATION	1	Establish design standards and guidelines for commercial development that address the following elements: (i) Building massing, height and rooflines. (ii) Variation of materials, color and texture. (iii) Placement of windows and other openings. (iv) Types and quality of building materials. (v) Building and parking lot location. (vi) Landscaping, screening and buffering. (vii) Site circulation and pedestrian connections. (viii) Signage.	No	C 2 PP 1 p. 14			
		2	Establish roadway design standards for the major corridors that reflect the open, rural character of the Redlands.	No	C 2 PP 6 P. 30 and 34			
		3	Establish design standards for key entry nodes to the Redlands, such as the intersection of Highway 340 and Redlands Parkway and Highway 340 and Monument Road.	No	C 2 PP 6 P. 30 and 34			
Outdoor Lighting	GOALS	1	Enhance and maintain, to the greatest extent possible, the darkness of the night sky.	No	ZDC 21.11			
	POLICIES	1	Minimize the number and intensity of street lighting and public space lighting.	No	ZDC 21.11	As development occurs		
		2	Encourage homeowners to minimize outdoor lighting.	No	ZDC 21.11			
	IMPLEMENTATION	1	Establish street lighting standards for the Redlands, especially that area south of Highway 340 that minimizes the number and location of street lights and uses fixtures that reduce the upward glow of lighting.	No				
		2	Strengthen the standards in the City's and County's codes to minimize light spillage outward and upward.	No	ZDC 21.11			
		3	Create informational materials for homeowners to minimize outdoor lighting while still maintaining needed security for their homes.	No	Not Completed	Information can be found in the ZDC 21.11		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Agriculture - Some Ag Addressed on Page 15	GOALS	1	Encourage residential development patterns that preserve agricultural land, open space, sensitive natural areas, and the rural character.	No	C 3 Growth Tiers P. 56	This is also a Mesa County concern - areas are outside Urban Development Boundary		
		2	Promote the use of land conservation tools and techniques that will protect agricultural land.	No	C 3 Growth Tiers P. 56			
		3	Encourage residential development on land that is unsuitable for agriculture and require sufficient buffering adjacent to prime agricultural land.	No	C 3 Growth Tiers P. 56			
		4	Conserve productive agricultural farmland designated prime per the Natural Resource Conservation Service.	No	C 3 Growth Tiers P. 56			
		5	Minimize conflicts between residential and agricultural uses.	No	C 3 Growth Tiers P. 56			
		6	Support local agricultural operations and products.	No	C 2 PP 8 p. 40 C 3 Growth Tiers P. 56			
		7	Protect irrigation water/infrastructure for future agricultural use.	No	C 3 Growth Tiers P. 56			
	POLICIES	1	New development is encouraged to locate on land least suitable for productive agricultural use (productive land in this area may include lands with dry land grazing having a history of grazing use).	No	C 3 Growth Tiers P. 56			
		2	Appropriate buffering of new developments is required adjacent to agricultural operations.	No	This is a Mesa County concern - areas are outside Urban Development Boundary			
		3	New development proposals which may result in conflicts with wildlife and/or agricultural uses will require consultation with the appropriate land and resource manager (e.g., Colorado Division of Wildlife – CDOW, Bureau of Land Management – BLM) and area residents to minimize and mitigate such conflicts.	No	ZDC 21.06.010(e)			
		4	Support farmers’ markets and promote the purchase of local goods.	No	The City hosts a longstanding farmers market (?)			
		5	Support and encourage voluntary techniques to preserve agricultural lands.	No	This is a Mesa County concern - areas are outside Urban Development Boundary			
		6	Promote multiple/compatible uses of agricultural lands.	No				
		7	Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.	No	Comp Plan in its Entirety			
	IMPLEMENTATION	1	Provide, to new subdivisions, model homeowners’ association conditions, covenants, and restrictions that address agricultural protection efforts (control of domestic pets, setbacks, etc.).	No				
2		Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.	No					

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
	IMPLE	3	The County shall enforce the Mesa County Right to Farm and Ranch Policy by use of the Agricultural Advisory Panel to mediate conflicts.	No	This is a Mesa County concern - areas are outside Urban Development Boundary			
		4	The County will continue to distribute the Code of the New West.	No				

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Persigo Wash Agreement	GOALS	1	New development will pay its fair, equitable, and proportionate share of the cost of providing necessary services, utilities, and facilities at the applicable service levels.	No	ZDC		
	POLICIES	1	The City and County will use the Future Land Use Plan Map in conjunction with other policies to guide new development decisions. (Figures 5A and 5B)	No	C 1 and 5		
		2	Urban land uses will be encouraged to occur in municipalities and not outside municipal limits.	No	C 2 PP 3 p. 19		
		3	The City and County will place different priorities on growth, depending on where proposed growth is located within the joint planning area, as shown in the Future Land Use Map (Figures 5A and 5B). The City and County will limit urban development in the joint planning area to locations within the urbanizing area with adequate public facilities as defined in the City and County codes.	No	C 2 PP 3 G 1. p. 20		
	IMPLEMENTATION	1	With voluntary bulk rezones to AF35, AFT, RSF-R, or RSF-E consistent with the plan. The County will initiate and assist property owners with voluntary bulk rezones to AF35 where consistent with the Plan.	No	C 3 Urban Development Boundary p. 58		
		2	The City shall zone annexed properties consistent with this Plan.	No	Comp Plan in its Entirety		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Neighborhood Shopping Centers and Neighborhood Convenience Centers	GOALS	1	Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.	No	C 2 PP 3 G 6. p. 21		
		2	To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.	No	C 2 PP 3 G 6. p. 21		
	POLICIES	1	The City and County will limit commercial encroachment into stable residential neighborhoods. No new commercial development will be allowed in areas designated for residential development unless it has been identified as a neighborhood shopping center or neighborhood convenience center by this Plan.	No	C 2 PP 3 G 6. p. 21		
		2	The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.	No	C 2 PP 3 G 6. p. 21		
		3	The City and County will protect stable residential neighborhoods from encroachment of incompatible residential and nonresidential development.	No	C 2 PP 3 G 6. p. 21		
	IMPLEMENTATION	1	Rezoning for commercial uses in areas other than those identified in this plan for neighborhood shopping centers and neighborhood convenience shall require a Plan amendment.	No	C 2 PP 3 G 6. p. 21		
		2	Design standards and guidelines shall be established for commercial development on the Redlands.	No	ZDC 21.05.060		
Buffer Area - Community Separator	GOALS	1	Preserve and protect the agricultural/rural character of the buffer area.	No	C 2 PP 1 p. 15		
		2	Promote and implement the intergovernmental agreement (IGA) between Fruita, Grand Junction, and Mesa County.	No	C 2 PP 3 G 1. p. 20	As development occurs	
		3	Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.	No	C 3		
	POLICIES	1	Seek funds to support the purchase of development rights (PDR) program for the buffer.	No	NA	Existing Intergovernmental Agreement	
		2	Development projects that are proposed in the buffer should be thoroughly evaluated for their individual and cumulative impact to the agriculture and rural character of the area.	No	NA	Existing Intergovernmental Agreement	
		3	PDR and transfer of development rights (TDR) projects should be expanded to protect more agricultural land in the buffer.	No	NA		
	IMPLEMENTATION	1	The County will assist property owners to voluntarily rezone multiple properties to AFT and RSF-E where consistent with the objectives of the buffer agreement.	No	NA		
		2	Assist area residents with education and implementation of land conservation tools and techniques.	No	NA		
		3	An overlay zone shall be created for the buffer area to include land use standards as well as design guidelines and standards to preserve the rural character that is contained in the buffer area within the planning area.	No	C 3 Growth Tiers p. 57 and Urban Development Boundary	Existing Intergovernmental Agreement	

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Colorado National Monument	GOALS	1	Protect the aesthetic and natural resource values of the Monument from the impacts of new development.	No	C 2 PP 8 p. 40 and p. 56			
	POLICIES	1	Minimize, avoid, and/or mitigate the impacts of development to the Monument.	No	C 2 PP 8 p. 40 and p. 56			
		2	Promote the use of native plants for landscaping new developments adjacent to the Monument and washes coming from the Monument.	No	ZDC 21.07.030(c)			
		3	Promote landowner and resident awareness about the impacts that domestic pets can have on wildlife.	No	NA			
		4	Densities along the border of the Colorado National Monument for new developments shall be limited to low density (one dwelling unit per five acres) and no structures except those within the five-acre density range will be allowed within 1,000 feet of the Monument boundary, if property lines of any parcel exceed that setback.	No	C 2 PP 8 p. 40 and C 3 p. 56	County to continue implementing; City has reduced Urban Development Boundary		
	IMPLEMENTATION	1	Develop night lighting (floodlight) standards within the City's and County's development codes for the planning area, to apply to existing and new lighting.	No	NA	Completed		
		2	Create and distribute a list of locally available native plant materials that can be used for revegetation and landscaping of new developments.	No	ZDC Preferred Plant List			
		3	Distribute information about the Mesa County noxious weed list.	No	NA	City Weed Program		
		4	Provide information to the public and homeowners' associations (HOAs) about proper fencing techniques to protect wildlife (Division of Wildlife fencing pamphlet).	No	NA			
		5	Utilities shall be placed underground for all new development.	No	ZDC 21.05.020(e)(3)			
		6	Develop gateway aesthetic and architectural guidelines/standards for commercial and residential development for the entryways to the Monument.	No	NA	Outside Urban Development Boundary		
		7	Improve signing/trespass problems/issues for both landowners and the Monument in cooperation with public land and resource managers.	No	NA			
		8	Continue to implement the Memorandum of Understanding (MCA 99-48) between the Monument and Mesa County.	No	NA			
		9	Create a Monument setback overlay district incorporating conservation design guidelines and standards.	No	NA	County may implement; City has reduced Urban Development Boundary		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Environmental Resources - Paleontological Resources	GOALS	1	Every effort shall be made to identify and protect paleontologic and prehistoric sites from destruction or harmful alteration.	No	NA			
		1	Protect and interpret paleontologic resources of the planning area.	No	NA			
	POLICIES	2	The Museum of Western Colorado shall be a review agency for all land use proposals where a possible impact to a paleontologic/prehistoric or archaeological site has been identified.	No	NA			
		1	Conduct a comprehensive inventory of paleontologic resources in the planning area in conjunction with the Museum of Western Colorado.	No	NA			
	IMPLEMENTATION	2	Identify properties containing paleontologic resources or other sensitive resources that could be threatened by development or surface mineral extraction/development.	No	NA			
		3	Encourage the Museum of Western Colorado to preserve and interpret sites to promote understanding and appreciation of paleontologic resources. The Mesa County Land Development Code and City of Grand Junction's Development Code along with applicable regulations shall be updated/amended to ensure that paleontologic, archaeological, and/or historic resources are protected (paleontological, archaeological, and historical resources shall be preserved as required/determined by the Board or Council).	No	C 2 PP 1 p. 15			
Geologic Hazards	GOALS	1	Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.	No	ZDC 21.06.010	As development occurs		
		2	Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.	No	ZDC 21.06			
		3	The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.	No	ZDC 21.06			
	POLICIES	1	The City and County shall strongly discourage intensive uses in hazard areas as identified on the geologic hazards areas map.	No	ZDC 21.06.010			
		2	Educate residents of the planning area about the extensive geologic hazards in the area.	No	NA			
	IMPLEMENTATION	1	Use the geologic hazards map to identify areas of concern and require detailed geologic and engineering reports (evaluation) for each site and development prior to design and development. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists, an individual registered as a geologist by a state, or a "professional geologist" as defined in C.R.S. § 34-1-201(3). Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.	No	ZDC 21.06.010(i)	As development occurs		
		2	Develop setbacks from mapped geologic hazard areas.	No	ZDC 21.06.010(f)			
		3	Develop and adopt a hazardous lands overlay district for the Redlands area.	No	ZDC 21.06.010(f)			

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Mineral Resources	GOALS	1	Utilize the mineral resources of the planning area while protecting residents of the area from the impacts of mineral/gravel extraction.	No	C 2 PP 8 p. 40		
	POLICIES	1	New development must comply with the Mesa County Mineral Extraction Policies which generally protect and preserve commercially valuable mineral resources from incompatible land uses.	No	NA	Completed	
		2	Allow sand and gravel extraction to occur in areas with minimal impact on other uses.	No	ZDC 21.04.030(e)(2)		
		3	Reclaim gravel pits for agricultural, residential, and/or other approved uses.	No	ZDC 21.04.030(e)(2)		
		4	Educate the public on mineral extraction policies and location of valuable resources.	No	NA		
	IMPLEMENTATION	1	Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, public open space, wildlife areas, or other permitted uses.	No	ZDC 21.04.030(e)(2)		
		2	Mesa County shall publish and distribute a Mesa County Mineral Resource and Extraction Policy brochure/handout. (Realtor offices, Assessor's office, etc.).	No	NA		
		3	Gravel operations shall continue to be regulated on a case-by-case basis using the conditional use permit process; however, in developed areas, limited impact mining operations in terms of surface disturbances, tonnages mined, and daily vehicular traffic will be encouraged and should be given preference over higher impact operations.	No	C 2 PP 8 p. 40 and ZDC		
Stormwater Management	GOALS	1	Conserve, protect, or restore the integrity of the values and functions that drainages/washes provide in the Redlands Planning Area.	No	C 2 PP 8 p. 40		
	POLICIES	1	Drainage from development or any alterations to historic drainage patterns shall not increase erosion either on-site or on adjacent properties.	No	C 2 PP 8 p. 40		
		2	Erosion from development and other land use activities should be minimized, and disturbed or exposed areas should be promptly restored to a stable, natural, and/or vegetated condition using native plants and natural materials.	No	C 2 PP 8 p. 40		
		3	The City and County shall work toward minimizing human impacts to riparian ecosystems of drainages/washes from development, roads and trails.	No	C 2 PP 8 p. 40		
		4	Disturbed drainages/washes should be restored to pre-disturbed condition as much as practicable.	No	C 2 PP 8 p. 40		
	IMPLEMENTATION	1	Management of riparian/wash/drainage areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, and minimizing human impacts.	No	C 2 PP 8 p. 40		
		2	A citizen group shall be established to study and prepare wash/drainage buffer width setbacks and revegetation guidelines for the Redlands Planning Area.	No	NA	Could be addressed citywide	
		3	The preferred reclamation/stabilization for drainage/washes is the use of tree stumps, boulders, soil and native vegetation; channelizing or hardenening off with concrete or rip-rap is discouraged. The use of rip-rap should be kept to a minimum.	No	ZDC 21.05.020(e)(4) and Title 28 Stormwater Management Manual		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Rivers/Floodplains	GOALS	1	To ensure that life, property, or new improvements will be safe during flood events.	No	ZDC		
		2	Conserve, protect or restore the integrity of the values and functions that rivers and floodplains provide.	No	ZDC		
	POLICIES	1	Any proposed land use or development which may involve an identified natural hazard area will require an evaluation to determine the degree to which the proposed activity will: (i) Expose any person, including occupants or users of the proposed use or development, to any undue natural hazard; (ii) Create or increase the effects of natural hazard areas on other improvements, activities or lands.	No	ZDC		
		2	Development in floodplains, drainage areas, steep slope areas, and other areas hazardous to life or property will be controlled through local land use regulatory tools.	No	C 3 p. 63 and ZDC		
		3	The City and County shall strongly discourage and control land use development from locating in designated floodplains, as identified on the FEMA maps and other unmapped floodplains.	No	C 2 PP 8 p. 40		
		4	The City and County shall ensure, to the extent possible, that land use activities do not aggravate, accelerate, or increase the level of risk from natural hazards.	No	C 2 PP 8 p. 40		
	IMPLEMENTATION	1	Map unmapped floodplains.	No	C 2 PP 8 p. 40		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Wetlands	GOALS	1	Preserve/conservewetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.	No	C 2 PP 8 p. 40		
	POLICIES	1	Protect significant wetlands, minimize impacts to important ecological functions, and enhance or restore degraded wetlands caused by development.	No	C 2 PP 8 p. 40		
		2	Work cooperatively with adjacent property owners to prevent/minimize land use activities adjacent to wetlands.	No	C 2 PP 8 p. 40		
	IMPLEMENTATION	1	Inventory and map wetlands in the planning area.	No	National Wetland Inventory and City GIS Maps		
		2	Develop best management practices for wetland protection in the Redlands Planning Area.	No	p. 40-42		
		3	Promote and distribute best management practices information to the public and development community.	No	Completed		
		4	Encourage landowners of existing significant wetlands to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans to protect wetlands.	No	C 2 PP 8 p. 40-42		
		5	Require the use of best management practices to mitigate disturbed wetland areas.	No	C 2 p. 40-42 and ZDC		
		6	Amend the codes to require utility companies to coordinate with the City, County, Engineers and Fish and Wildlife Service prior to conducting any activity in identified wetlands.	No	NA		
		7	The City and County shall coordinate with the Corps of Engineers prior to conducting any activity in identified wetlands.	No	ZDC and Federal Law		
		8	The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk from wetlands and riparian areas.	No	C 2 PP 8 p. 40		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Wildlife	GOALS	1	Preserve/conserv	No	NA	Colorado Parks and Wildlife issues	
	POLICIES	1	Preserve or mimic the native-natural landscape in disturbed, developed areas.	No	NA		
		2	Maintain/create buffers between areas dominated by human activities and areas of wildlife habitat.	No	ZDC 21.06.010(e)		
		3	Minimize disturbance to wildlife from domestic pets.	No	NA		
		4	Protect wildlife habitat by avoiding, minimizing, or mitigating impacts to identified habitat areas.	No	ZDC 21.06.010(e)		
		5	Preserve Mesa County’s natural heritage of plants, animals, and biological conservation sites identified in the Natural Heritage Inventory of Mesa County, Colorado.	No	NA		
	IMPLEMENTATION	1	Coordinate with Colorado Division of Wildlife to identify site specific wildlife habitats in the planning area.	No	ZDC 21.06.010(e)		
		2	Restrict domestic pets from roaming freely (especially dogs and cats) by including fencing, leash, etc., language in homeowners’ association covenants, conditions and restrictions and through education and information.	No	NA		
		3	Provide well-marked designated areas where domestic pets can run.	No	NA		
		4	Control nonnative food sources (garbage) through model homeowners’ association conditions, covenants and restrictions.	No	NA		
		5	Educate pet owners about the possibility of their pets being prey for medium and large native predators through model homeowners’ association conditions, covenants and restrictions.	No	NA		
		6	Amend the codes to require consultation with Division of Wildlife for any development in “Bear/Lion/Human Conflict Area.”	No	ZDC 21.06.010(e)		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Weed Management	GOALS	1	Prevent, reduce, or eradicate weeds and nonnative, nondesirable vegetation in Mesa County.	No	C 2 PP 8 p. 40		
		2	Educate residents about the economic, biological, and social threat weeds pose to the County.	No	NA		
	POLICIES	1	The City and County, through their weed management programs, shall discourage the introduction of exotic or nonnative, undesirable plants and shall work to eradicate existing infestations through the use of integrated weed management throughout the City and County on private and public lands.	No	NA	Completed	
		2	Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way.	No	NA	Completed	
	IMPLEMENTATION	1	Distribute the City and County's noxious weed list to the public, development community, and nurseries.	No	NA	Completed	
		2	Continue to conduct weed mapping efforts in the planning area.	No	NA	Completed	
		3	Continue to work with other jurisdictions and agencies to map and implement weed reduction strategies.	No	NA	Completed	
		4	Straw or hay bales used for mulch or erosion control on disturbed areas shall be certified "weed free" to help prevent weed infestations.	No	Best Management Practices and Title 28 Stormwater Management Manual		
		5	New development shall be reviewed by the appropriate City/County Pest and Weed Inspector to: (i) Identify if weed problems exist and work with homeowners' associations and landowners to develop integrated pest management strategies for common open spaces or open lands. (ii) Review revegetation/reclamation projects (including but not limited to, new construction, utility easement, and telecommunication tower projects) to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.	No	NA		
		6	The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk trees from upland, wetlands, and riparian areas of the planning area.	No	C 2 PP 8 p. 40		

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Wildfire	GOALS	1	Protect Mesa County residents from the loss of life or property due to wildfire.	No	C 2 PP 8 p. 40 and ZDC 21.06.010(d)		
	POLICIES	1	Continue to encourage interjurisdictional and interagency cooperation to further the goals of protection of life and property from wildfires.	No	C 2 PP 8 p. 40 and ZDC 21.06.010(d)		
		2	Recognize wildfire as a natural and/or human-caused occurrence that results in certain benefits to the ecosystem.	No	NA	Comp Plan Appendices	
	IMPLEMENTATION	1	The Redlands planning area shall be surveyed and mapped to locate the extent of wildfire hazards and areas at risk.	No	NA		
		2	The County will continue to work in partnership with the local fire protection districts and departments in improving fire protection services to address the increasing concerns of wildfire and the increase in development in areas of the County with a mapped wildland fuel hazard.	No	C 2 PP 10 p. 46		
		3	The County shall encourage private and public landowners to manage their land to serve as a natural deterrent to fire outbreaks (defensible space).	No	C 2 PP 10 p. 46		
		4	The County shall implement measures to guard against the danger of fire in developments within and adjacent to forests or grasslands (defensible space).	No	C 2 PP 10 p. 46		
		5	Wildfire prevention measures shall be identified and reviewed for appropriate approvals in each new development. Groundcover and weed control as well as defensible space and general cleanup should be addressed in specific guidelines.	No	C 2 PP 10 p. 46		
		6	The County, City, Colorado State Forest Service, and fire protection districts shall continue to promote education and awareness of wildfire hazards in the planning area and Mesa County. A beneficial source of information is the website at www.firewise.org .	No	C 2 PP 10 p. 46		

Redlands Area Plan Parks, Recreation, and Open Space Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.	No	C 2 PP 7 p. 36 and PROS		
	2	To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.	No	C 2 PP 7 p. 36 and PROS		
POLICIES	1	Preserve areas of outstanding scenic and/or natural beauty.	No	C 2 PP 7 p. 36 and PROS		
	2	Obtain adequate parkland needed to meet neighborhood park needs.	No	C 2 PP 7 p. 36 and PROS		
	3	Pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.	No	C 2 PP 7 p. 36 and PROS		
	4	Encourage the retention of lands that are not environmentally suitable for construction (i.e., steep grades, unstable soils, floodplains, etc.) for open space areas and, where appropriate development of recreational uses. Dedications of land required to meet recreational needs should not include these properties unless they are usable for active recreational purposes.	No	C 2 PP 7 p. 36 and PROS		
	5	Encourage citizen groups to look at innovative ways to acquire open space areas.	No	C 2 PP 7 p. 36 and PROS		
	6	Mitigate the impact of recreational use of open space on its environmental value.	No	C 2 PP 7 p. 36 and PROS		
	7	Respect or replace historic trails and access to public lands with new development.	No	C 2 PP 7 p. 36 and PROS		
IMPLEMENTATION	1	The City and County will help preserve areas of outstanding scenic and/or natural beauty and, where possible, include these areas in the permanent open space system.	No	C 2 PP 7 p. 36 and PROS		
	2	The City and County will obtain adequate parkland needed to meet neighborhood park needs, as urban development occurs, through the subdivision process and other appropriate mechanisms. Other public, quasi-public and private interests will be encouraged to secure, develop and/or maintain parks.	No	C 2 PP 7 p. 36 and PROS		
	3	The City and County will coordinate with the School District to achieve cost savings through joint development and recreational facilities. The City of Grand Junction will pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.	No	C 2 PP 7 p. 36 and PROS		
	4	The City and County will encourage the retention of lands that are not environmentally suitable for construction (i.e., steep grades, unstable soils, floodplains, etc.) for open space areas and, where appropriate, development of recreational uses. Dedications of land required to meet recreational needs will not include these properties unless they are usable for active recreational purposes.	No	C 2 PP 7 p. 36 and PROS		
	5	The City and County will coordinate with appropriate agencies to mitigate the impact of recreational use of open space on its environmental value.	No	C 2 PP 7 p. 36 and PROS		
	6	The City and County will seek public and private partnerships in efforts to secure open space.	No	C 2 PP 7 p. 36 and PROS		
	7	The City and County will require new development to respect or replace historic trails and access to public lands.	No	C 2 PP 7 p. 36 and PROS		
	8	Enter into a Public Purpose Act lease with the Bureau of Land Management for the BLM parcel north of South Camp Road for open space.	No	C 2 PP 7 p. 36 and PROS		
	9	Identify future trailhead locations.	No	C 2 PP 7 p. 36 and PROS		

Redlands Area Plan Housing Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Achieve a mix of compatible housing types and densities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies			
	2	Promote adequate affordable housing opportunities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies			
POLICIES	1	The City and County shall encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.	No	C 2 PP 5 p. 25 and Housing Strategies			
	2	The City and County may permit the owner of a parcel of property to shift density from one portion of a parcel to another portion of the parcel to compatibly provide for a variety of housing types within a development.	No	C 2 PP 5 p. 25 and Housing Strategies			
	3	The City and County shall facilitate development of a variety of housing types (e.g., clustered units, zero lot line units, and mixed density projects) without requiring the planned development process.	No	C 2 PP 5 p. 25 and Housing Strategies			
	4	The City and County shall partner with the State, other agencies, and the private sector to promote the development of adequate affordable housing opportunities for community residents.	No	C 2 PP 5 p. 25 and Housing Strategies			
	5	The City and County shall encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities and both existing and future transit routes.	No	C 2 PP 5 p. 25 and Housing Strategies			
	6	The City and County shall monitor the status of substandard housing units and promote the rehabilitation or redevelopment of these units. Rehabilitation will be encouraged in stable single-family neighborhoods. Redevelopment will be encouraged in areas designated for medium-high density residential and high density residential uses.	No	C 2 PP 5 p. 25 and Housing Strategies			
	7	The City and County shall support affordable housing initiatives which result in high-quality developments that meet or exceed local standards for public facilities and amenities.	No	C 2 PP 5 p. 25 and Housing Strategies			
IMPLEMENTATION	8	The City and County shall encourage the rehabilitation of historic buildings for affordable housing.	No	C 2 PP 5 p. 25 and Housing Strategies			
	1	Revise development codes to provide incentives for new commercial development to include and integrate a variety of housing.	No	C 2 PP 5 p. 25 and Housing Strategies			
	2	Participate in the Grand Junction Housing Authority’s Housing Needs Assessment Study and incorporate appropriate strategies into City and County development codes and other work programs such as: contributing to low-interest loans and grant funds to assist moderate-, low- and very low-income households with improvements needed to maintain structures and improve energy efficiency.	No	C 2 PP 5 p. 25 and Housing Strategies			

Redlands Area Plan Historic Preservation Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Protect and maintain the unique features and characteristics of the Redlands which are significant links to the past, present, and future.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14	Map needs to be updated with new designations. Teller Institute should be added as area of known concentration of historic resources.		
	2	Establish and promote the historical pride and heritage of the Redlands.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
	3	Complete an up-to-date inventory of historic structures and places as a means for listing properties on official historical registers (national, State and local).	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
	4	Pursue official designation, preservation, adaptive reuse, restoration, or relocation of eligible historic structures and places.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
POLICIES	1	New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado is valuable in this effort.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
IMPLEMENTATION	1	In cooperation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado, the City of Grand Junction Community Development Department and Mesa County Planning Department shall: complete and make available an up-to-date, comprehensive inventory of historic structures and places (reconnaissance survey), then complete an intensive level survey of potentially eligible properties for designation as historic places/structures/districts.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
	2	The City of Grand Junction Community Development Department and Mesa County Planning Department should provide technical assistance to parties interested in historic designation/preservation/interpretation.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
	3	Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			
	4	Adopt a resolution to establish a local Mesa County historic register system.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14			

CITY OF GRAND JUNCTION, COLORADO

Resolution No. 62-02

ADOPTING THE REDLANDS AREA PLAN AS A PART OF THE GRAND JUNCTION
GROWTH PLAN

Recitals:

The Redlands planning area is located south and west of the Colorado River, from the Highway 340 Colorado River Bridge at Fruita on the northwest, the Colorado National Monument on the south and the Gunnison River on the east. The Redlands Area Plan is an update of the Mesa County 1986 *Redlands Goals and Policies Plan*. The *Mesa Countywide Land Use Plan* and *City of Grand Junction Growth Plan*, adopted in 1996, as well as the *Fruita Community Plan*, provide the basis for this more detailed neighborhood plan. The *Redlands Area Plan* was developed in conjunction with the *Redlands Area Transportation Plan*.

Staff finds that the proposed Redlands Area Plan is consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code* and recommends the Grand Junction City Council adopt the *Redlands Area Plan* as a part of the Grand Junction Growth Plan.

The Grand Junction Planning Commission, at their May 7, 2002 hearing, recommended approval of the Redlands Area Plan, with the following amendments:

- Page 56 and 57 of the proposed plan (Transportation Action Plan) will be modified to retain the first two paragraphs and delete the remainder of page 56 and all of page 57.
- Page 56 will be modified to reference the adopted Urban Trails Master Plan and Redlands Area Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REDLANDS AREA PLAN IS HEREBY ADOPTED, WITH THE AMENDMENTS RECOMMENDED BY THE PLANNING COMMISSION, AND MADE A PART OF THE GRAND JUNCTION GROWTH PLAN.

PASSED on this 26th day of June, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council

CITY OF GRAND JUNCTION, COLORADO

Resolution No. 63-02

ADOPTING THE REDLANDS AREA TRANSPORTATION PLAN AS A PART OF THE
GRAND VALLEY CIRCULATION PLAN

Recitals:

The Redlands planning area is located south and west of the Colorado River, from the Highway 340 Colorado River Bridge at Fruita on the northwest, the Colorado National Monument on the south and the Gunnison River on the east. and includes the Highway 340 corridor from Aspen Street in Fruita to First Street in Grand Junction. The *Redlands Area Transportation Plan* was developed in conjunction with the *Redlands Area Plan*. Staff finds that the proposed Redlands Area Transportation Plan is consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code* and recommend the Grand Junction City Council adopt the *Redlands Area Transportation Plan* as an amendment to the Grand Valley Circulation Plan.

The Grand Junction Planning Commission, at their June 6, 2002 hearing, recommended approval of the Redlands Area Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REDLANDS AREA TRANSPORTATION PLAN IS HEREBY ADOPTED AND MADE A PART OF THE GRAND VALLEY CIRCULATION PLAN.

PASSED on this 26th day of June, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council

CITY OF GRAND JUNCTION

RESOLUTION NO. 13-05

A RESOLUTION ADOPTING THE PEAR PARK NEIGHBORHOOD PLAN AS A PART OF THE GRAND JUNCTION GROWTH PLAN

Recitals:

The Pear Park Planning area is located east of 28 Road, west of 32 Road, south of the Union Pacific Railroad and north of the Colorado River. The City of Grand Junction *Growth Plan* and *Mesa Countywide Land Use Plan*, adopted in 1996, and updated in 2003, provides the basis for this more detailed neighborhood plan.

The Steering Committee for the 2003 update for the *Growth Plan* and *Mesa Countywide Land Use Plan* was concerned with the future needs of the Pear Park Neighborhood, a rapidly growing part of the community, especially parks, schools and other infrastructure needs. They recommended that an area plan be prepared for Pear Park. The City Planning Commission and Mesa County Planning Commission endorsed that recommendation. The Grand Junction City Council reinforced this need by making the Pear Park Neighborhood Plan a priority for the 2004 work program.

The *PEAR PARK NEIGHBORHOOD PLAN* process included public open house meetings, focus groups, and public institutional advisory group meetings conducted over the course of the past year.

The Grand Junction Community Development staff and Mesa County Planning Department staff made recommendations for approval of the proposed plan in a Project Review dated November 29, 2004. The City of Grand Junction and Mesa County Planning Commissions (Planning Commissions) held a joint public hearing on the *PEAR PARK NEIGHBORHOOD PLAN* on December 9, 2004, after proper notice.

The Grand Junction Planning Commission at the December 9, 2004 hearing found that the proposed *PEAR PARK NEIGHBORHOOD PLAN* is consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code*

The Grand Junction Planning Commission recommends to City Council approval of the December 9, 2004 draft Pear Park Neighborhood Plan which incorporates changes made by Planning Commission at their December 9, 2004 joint public hearing with Mesa County Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PEAR PARK NEIGHBORHOOD PLAN IS HEREBY ADOPTED, WITH THE CHANGES RECOMMENDED BY THE PLANNING COMMISSION, AND MADE A PART OF THE GRAND JUNCTION GROWTH PLAN.

PASSED on this 5th day of January, 2005

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of the Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4629

**AN ORDINANCE ADOPTING THE ORCHARD MESA NEIGHBORHOOD PLAN
AS AN ELEMENT OF THE GRAND JUNCTION COMPREHENSIVE PLAN FOR THE
AREA GENERALLY LOCATED SOUTH OF THE COLORADO RIVER TO
WHITEWATER HILL AND EAST OF THE GUNNISON RIVER TO 34 ½ ROAD**

Recitals.

The Orchard Mesa Neighborhood Plan (Plan) is the result of a joint planning effort by the City of Grand Junction and Mesa County. It builds upon the 2010 Grand Junction Comprehensive Plan adopted by Mesa County and the City of Grand Junction.

The Plan has been developed based on input from meetings with property owners, residents and business owners. Input was received through six open houses, eleven focus group meetings attended by various representatives from area utility and service providers and Mesa County Fairground staff, staff representatives from Mesa County and City of Grand Junction; and three joint City/County Planning Commission workshops. The Plan was developed during a year of extensive public involvement and deliberation. The Plan complements the Comprehensive Plan addresses the specific needs of the Orchard Mesa area.

The Plan area encompasses about 13,000 acres, or just over 20 square miles; of that about 3 square miles is in the current City limits. Over half of the Plan area is located within the Urban Development Boundary.

The Plan does the following:

1. Like the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Neighborhood Plan will serve as a guide to public and private development decisions through the year 2035. It supports the community vision for its own future set forth in the Comprehensive Plan and provides a road map to achieve that vision in Orchard Mesa. It identifies and recommends specific strategies that will help Orchard Mesa realize its place in the vision of Comprehensive Plan to become to be the most livable community west of the Rockies.
2. The Plan focuses on twelve planning topics in its twelve chapters: Community Image; Future Land Use & Zoning; Rural Resources; Housing Trends; Economic Development; Transportation; Public Services; Stormwater; Parks, Recreation, Open Space & Trails; Mesa County Fairgrounds; Natural Resources; and Historic Preservation. Each chapter begins with a "Background" discussion, describing existing conditions and known issues. Relevant sections of the 2010 Comprehensive Plan are included, with an emphasis on the Guiding Principles. The Goals and Actions for each subject are preceded by the related 2010 Comprehensive Plan Goals and Policies.

3. The Plan recommends changes to the Future Land Use Map for that area within and surrounding the Neighborhood Center at 27 ¾ Road and Hwy 50.

4. The Plan respects individual property rights.

The Planning Commission is charged with reviewing the Plan and making a recommendation to City Council.

The 2000 Orchard Mesa Neighborhood Plan was sunset when the Grand Junction Comprehensive Plan was adopted in February 17, 2010 (Ordinance No. 4406).

The Orchard Mesa Neighborhood Plan was heard by the Grand Junction Planning Commission in a public hearing jointly with Mesa County Planning Commission on February 20, 2014 and subsequently approved by the Mesa County Planning Commission. The Grand Junction Planning Commission forwarded a recommendation to City Council to adopt the Plan and the Future Land Use Map amendment recommended thereby.

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

That the Orchard Mesa Neighborhood Plan, in the form of the document attached hereto, and as recommended for adoption by the Grand Junction Planning Commission, is hereby adopted.

The full text of this Ordinance, including the text of the Orchard Mesa Neighborhood Plan, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the 16th day of April, 2014 and ordered published in pamphlet form.

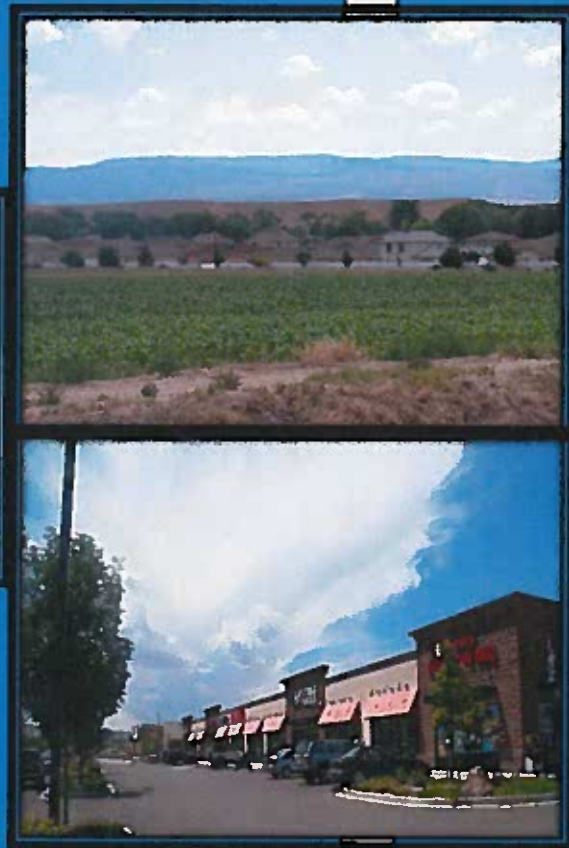
PASSED and ADOPTED on second reading the 7th day of May, 2014 and ordered published in pamphlet form.



ATTEST:
Stephanie Tun
City Clerk

Sam Ellis Dorris
President of City Council

Orchard Mesa Neighborhood Plan



Orchard Mesa Neighborhood Plan

Table of Contents

	<u>PAGE</u>
Introduction	
1. Community Image	8
2. Future Land Use & Zoning	13
3. Rural Resources	21
4. Housing Trends	27
5. Economic Development	33
6. Transportation	38
7. Public Services	44
▪ Public Utilities and Infrastructure	
▪ Community and Public Facilities	
▪ Public Safety	
8. Stormwater	54
9. Parks, Recreation, Open Space & Trails	57
10. Mesa County Fair Grounds	63
11. Natural Resources	66
12. Historic Preservation	71
Appendix: Maps	75
1. Orchard Mesa Plan Area	
2. Plan Area Air Photo	
3. Commercial Industrial Property	
4. 2010 Future Land Use (as amended, February 2013)	
5. Zoning - City and County	
6. Neighborhood Center Future Land Use Changes	
7. Current Land Use	
8. Open Lands Overlay District	
9. Vacant Residential Property Inventory	

Maps Continued

10. Whitewater Hill Recreation and Training Facilities
11. Enterprise Zones
12. Grand Valley Circulation Plan
13. Existing Trails (Sidewalks, Trails, Bike Lanes, Bike Routes)
14. Neighborhood Center Circulation Concept Plan
15. Highway 50 Corridor Circulation Concept Plan
16. Utilities – Sewer Service
17. Utilities – Water Service
18. Orchard Mesa Irrigation District
19. Utilities – Electric
20. School attendance areas
21. Fire Districts
22. Flood Inundation Study – 100 Year area
23. Floodplain
24. Historic Resource Map

Figures

	<u>PAGE</u>
1. Orchard Mesa Neighborhood Plan Area	1
2. B ½ Road Interchange Beautification Concept	10
3. 2010 Comprehensive Plan Future Land Use Map	13
4. Neighborhood Center Future Land Use Changes	16
5. Priority Areas for Development	18
6. Residences by Year Built	30
7. Blended Residential Map	31
8. Neighborhood Center Circulation Concept Plan	39
9. Orchard Mesa Flood Inundation Study	55
10. Park Service Areas	58
11. Fairgrounds Master Plan	64

Tables

1. 2010 Census Data	2
2. Population Projections, 2010-2040	2
3. Owner Occupancy Rates	28
4. Dwelling Units by Type	29
5. Single Family Residential Valuation	30
6. Orchard Mesa Commercial & Industrial Uses by Zoning	34
7. Orchard Mesa Employment by Sector	34
8. School Enrollment	49
9. Fire Station No. 4 Call Volume	51
10. Park Inventory	59

Introduction

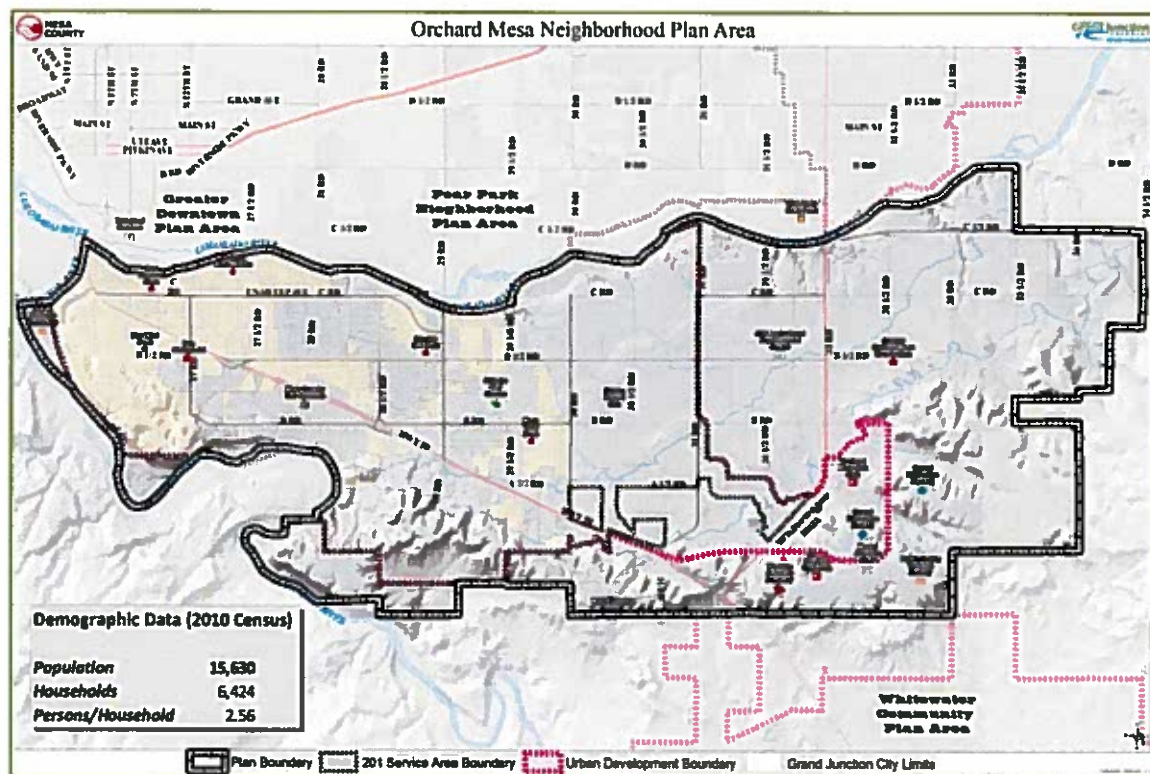
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

The Orchard Mesa planning area is one of ten planning areas identified within the boundaries of the Comprehensive Plan. The joint Plan between the City of Grand Junction and Mesa County established six guiding principles that will shape growth and help the community achieve its vision:

1. Concentrating growth in “Centers”.
2. Developing and growing using sustainable growth patterns.
3. Encouraging more variety in housing choice.
4. Creating a grand green system of connected recreational opportunities.
5. Establishing a balanced transportation system accommodating all modes of travel.
6. Preserving Grand Junction as a regional center providing diverse goods and services.

Goal 1 of the 2010 Comprehensive Plan is to implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

The Orchard Mesa Neighborhood Plan area is bounded by the Gunnison and Colorado Rivers, Whitewater Hill and 34 ½ Road. (Figure 1; Appendix Map 1 and 2) The Plan area is generally urban or urbanizing west of 31 Road. East of 31 Road, the land uses are rural, and are designated as such in the 2010 Grand Junction Comprehensive Plan. There is an area in and around the Valle Vista subdivision and Springfield estates, along Highway 141, that is urban but surrounded by rural land uses. The Urban Development Boundary further delineates the areas that are intended for urban development.

Purpose of Plan

Developing a plan for Orchard Mesa allows residents, business owners and others to focus on neighborhood growth issues and helps create a livable community now and in the future. The Orchard Mesa Neighborhood Plan complements the Comprehensive Plan and focuses on specific quality of life issues that were identified during the planning process. At the time of the adoption of the 2010 Comprehensive Plan, the 1995 Orchard Mesa Neighborhood Plan (revised in 2000) was sunset, so it is no longer in effect. This is a new 25-year plan for Orchard Mesa.

The Plan develops the long range vision for Orchard Mesa by building upon the 2010 Comprehensive Plan. Specific Orchard Mesa Goals and Actions have been established in the Plan to implement the vision of the Comprehensive Plan and address Orchard Mesa's particular issues.

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

2010 CENSUS	Orchard Mesa	Grand Junction	Mesa County
Population	15,630	58,566	146,723
Total Households	6,424	26,170	62,644
Occupied Households	6,105	24,311	58,095
% Occupied	95%	92.9%	92.7%
Persons/Household	2.56	2.29	2.46
% Owner Occupied	83.3%	62.4%	71.4%
% Renter Occupied	16.7%	37.6%	28.6%

Source: 2010 US Census data; Colorado State Demographer; Mesa County Assessor Records

Table 2: Population Projections, 2010-2040

	2010	2020	2030	2040	% Change, 30-year	Average Annual Growth Rate
Urban	14,377	17,782	19,990	23,360	62.5%	1.63%
Rural	920	1,012	1,108	1,194	29.8%	0.87%
Total	15,297	18,805	21,096	24,575	60.6%	1.59%

Source: Mesa County Regional Transportation Planning Office

Note: 2010 base population difference from 2010 Census is due to minor boundary differences.

Housing Vacancy

The 2010 Census shows 95% of the housing units on Orchard Mesa were occupied. This is higher than both the City and County rates of just under 93%. About 75% of the homes in the Orchard Mesa Plan area were owner-occupied. Again, this is a higher percentage than in the City of Grand Junction (62%) and Mesa County (71%). The rate of owner occupancy in the unincorporated areas was even higher, at over 83%.

Commercial Vacancy

In June, 2013 Orchard Mesa led the City of Grand Junction in the percentage of vacant commercial buildings at 15.5%. That vacancy rate increased to 16.9% in August, 2013.

Housing Type vs. Population Needs

A Guiding Principle of the 2010 Comprehensive Plan is the need to provide housing variety for our population. The majority of housing on Orchard Mesa is detached single family homes. More variety in housing types is needed that will better serve the needs of a diverse population made up of



singles, couples, households with children, those just starting out, and retirees. The most significant population increase in the next 30 years will be in the 65 and older age group. The percentage of the population age 17 and younger is expected to stay steady, meaning the number of people age 18-64, as a percentage of the overall population, will decline. This will have a significant impact on the type of housing that will be in demand.

Low Income/At Risk Population

There is a misperception that a significant number of low-income or at-risk families and individuals reside in the Orchard Mesa area. While there are clusters of poverty, the Orchard Mesa community as a whole is much like any other part of the Grand Junction area. One indicator to identify this population is those served by Mesa County Department of Human Services (DHS). In reality, recipients of DHS services are spread over most of the county. The majority resides in the urbanized areas in the valley, which is the most populous area of the county, but as a proportion of the overall population, the number of lower income residents is no greater than in other parts of the county. Orchard Mesa's younger median age relative to the rest of Grand Junction is another factor; young singles and families who are just starting out generally earn less than older people who have become more established in their jobs. There are middle and upper income homes and stable living environments throughout Orchard Mesa.

Translating the Vision

(2010 Grand Junction Comprehensive Plan)

"What does "livable" mean for Land Use?"

- *A broad range and balance of uses.*
- *Quality employment opportunities with a mix of job types.*
- *Provision of housing, jobs, services, health and safety for all its residents.*
- *Value of our agricultural background.*
- *Services and shopping are close to where we live to cut down the amount of cross-town traffic, decrease commuting times and reduced air pollution.*

Growth and Development of Centers

The 2010 Comprehensive Plan established the future land uses for the Orchard Mesa Neighborhood Plan area, providing for the future growth anticipated for the Grand Junction area. The Comprehensive Plan contemplates growth over the next 25 years or longer, envisioning a doubling of the population. It identifies the need to grow in a more compact way, but in a manner that is predictable and doesn't adversely affect existing neighborhoods. To achieve this goal, mixed-use centers were envisioned at key locations. Orchard Mesa has two areas where such centers are identified. Below is a brief description of these two Centers, with additional information found in the Land Use & Zoning chapter.

Existing Neighborhood Center at B ½ Road and Highway 50

This Neighborhood Center already exists with a major grocery store, public library, restaurants, and other services. There is vacant property available for growth in the center, with zoning in place for residential housing and additional commercial and public services. The County Fairgrounds and parks are immediately south across Highway 50.

A typical neighborhood center is pedestrian-oriented and can expect to have several buildings one to three stories in height encompassing an area less than 20 acres in size. They are developed to be compatible with surrounding neighborhoods while providing many of the services those neighborhoods need. The land uses are a mix of uses including convenience-oriented commercial (gas stations, grocers, dry cleaner, bakery, coffee shop, etc.), and may include service providers and facilities such as a fire station, post office, and library. Medium-density residential uses including townhomes and small apartments/condominiums are integrated within or immediately adjacent to the center. Walk-to neighborhood parks, public squares, and similar amenities may be located in or near the center.

Future Village Center at 30 Road and Highway 50

This future Village Center is not anticipated to be developed until Orchard Mesa has seen sufficient growth to support it and services have been extended to the area. It most likely will be many years before development in the area can support a Village Center at this location.

A Village Center is larger than a neighborhood center. It is a mixed-use center that is pedestrian-oriented with more buildings and additional heights up to five stories. It allows for a broader range of density and intensity with an inclusion of community service providers and facilities like libraries, fire stations, police stations, recreation centers, parks, post offices, etc. A mix of uses is expected including large to medium-sized stores and convenience-oriented retail. Residential densities taper downward ("transition") gradually to match or compliment surrounding neighborhoods. Establishing a unique character through architecture and/or urban design for a village is desirable.

The Planning Process

The purpose of a neighborhood plan is to establish the means for existing and future residents and businesses to achieve a desired quality of life and help their community thrive. The Plan defines the vision and identifies specific issues; it establishes goals, policies and action steps that will improve existing conditions and shapes future growth. Based on the 2010 Comprehensive Plan's vision, the Orchard Mesa Neighborhood Plan provides greater detail on how to address specific concerns and issues Orchard Mesa will face as the area grows and develops.

Public participation is very important in identifying the issues and concerns of the citizens, business owners and service providers. The City and County began the planning process for the Orchard Mesa Neighborhood Plan in early 2013 as a joint planning effort. Much of the planning area lies outside of the city limits, underlying the importance and on-going partnership between Mesa County and Grand Junction.

The process included eleven focus groups/ stakeholder meetings, six open houses and three joint City/County Planning Commission workshops. The Board of County Commissioners and City Council were also briefed through the process. Over 320 people participated in the initial six open houses with approximately 93 written comments received. In addition staff received information and issues identified by Orchard Mesa service and utility providers, homeowner associations and the business community at eleven focus group meetings.

How the Plan is Organized

The issues and topics that garnered the most interest during the planning process included the following twelve topic areas separated into twelve chapters in the plan. Each chapter includes one topic area that describes existing conditions/background, community wide goals and policies from the 2010 Comprehensive Plan, and specific Orchard Mesa goals and actions:

- Existing Conditions/Background: A description of Orchard Mesa as it exists, plus any known issues or needs.
- Goals: General Statements of an achievable future condition or end; broad public purposes toward which policies and programs are directed.
- Policies: A set of guidelines for enacting goals. Policies are intended to bring predictability to decision-making.
- Actions: A specific step or strategy to implement a policy and reach a goal.

Plan Topics

Community Image – The current condition and look of the US Highway 50 corridor is a concern for many that have participated in this planning process. Dilapidated buildings, vacant businesses, junk and weeds are also issues identified.

Future Land Use & Zoning – Growth of Orchard Mesa over the next 30+ years will be shaped by the 2010 Comprehensive Plan's Future Land Use map. Major changes to that map are not part of this planning effort, except the Plan does include a change to the Neighborhood Center. The 2011/12 construction of a major sewer line along Hwy 141 (32 Road) that runs between Clifton and Whitewater is a major concern and issue identified.

Rural Resources- In addition to keeping the 32 Road corridor rural, the protection of agricultural businesses including agritourism has been paramount for the majority of those participating.

Transportation – One of the most significant issues for citizens is making the Highway 50 corridor multi-modal with bike, transit and pedestrian facilities. “Complete Streets” that provide access to users of all ages, abilities and modes is a priority for Orchard Mesa. Providing safe access across Highway 50 from the neighborhoods located on both sides of the corridor, and providing safe walking routes for school children is especially important. Linking neighborhoods to the Colorado Riverfront trail system and the Old Spanish Trail northern branch that enters Orchard Mesa from the south has also been identified.

Economic Development – Current business vacancy on Orchard Mesa has risen recently to almost 17%, emphasizing the need to help find ways for business to be successful on Orchard Mesa. Residents have stated their desire for more neighborhood services and businesses to be available on Orchard Mesa. The anticipated growth of activities at the Mesa County fairgrounds and the further development of Whitewater Hill including the Public Safety Training Facility will be regional attractions that should spur economic development on Orchard Mesa.

Parks, Recreation, Open Space & Trails – The underserved areas without nearby parks, the future of Confluence Point above the Colorado and Gunnison Rivers, the Old Spanish Trail (Sisters Trail network), private homeowner association parks, and access to public lands and trail systems are all of interest to the citizens of Orchard Mesa.

Storm Water – Performing pre-disaster mitigation and improving and maintaining drainage facilities collectively among drainage partners is important for 400 acres and 700 structures inside an identified 100 year floodplain located in the center of the urban area of Orchard Mesa,.

Mesa County Fairgrounds – The Mesa County Board of Commissioners adopted a master plan for the fairgrounds on December 20, 2012. The master plan includes additional facilities that will attract more events and people to the facility, reinforcing its presence as an economic driver on Orchard Mesa.

Public Utilities & Services – Services provided to our citizens are an important part of our quality of life and for Orchard Mesa what helps it be a great place to live and do business. These include utilities, community facilities (schools, libraries, etc.) and public health and safety including, fire, law enforcement, and medical services.

Housing Trends – The 2010 Comprehensive Plan identified deficiencies and lack of diversity in housing choice housing throughout the Grand Junction area. This Orchard Mesa Plan looks at how Orchard Mesa is doing in achieving the Comprehensive Plan’s Guiding Principle of providing housing variety in our community.

Natural Resources – Orchard Mesa is rich in gravel deposits and has abundant wildlife in an environment where urban development now interfaces. How the growing community deals with these issues is important.

Historic Preservation – Orchard Mesa has a national historic trail that has been identified and recognized. Additionally, there are locally significant historic homes, structures and sites.

1. Community Image



Background

How the community is portrayed affects many things including business climate, housing values and general quality of life aspirations. The first thing most people see when entering Orchard Mesa is the US Highway 50 corridor. It divides residential neighborhoods, creates a barrier for kids to get to school, and has no pedestrian and bicycle facilities. Some commercial properties along the corridor have struggled with vacancy rates running higher than other areas of Grand Junction; 16.9% of commercial buildings on



Community Aesthetics

(2010 Grand Junction Comprehensive Plan)

"Area residents take pride in their community and have shown an interest in preserving and reinforcing the aesthetics of areas visible to the public. The Comprehensive plan preserves past objectives to enhance the community's appearance. These include dressing up gateways and improving development standards for commercial and industrial areas. The plan recommends stronger design guidelines, especially in the highly visual areas of the community."



Orchard Mesa were vacant according to a September 2013 Grand Junction vacancy survey (Appendix Map 3). Poorly maintained commercial and residential properties, weeds and junk further diminishes the image of the community.

The 2010 Comprehensive Plan's vision is "To become the most livable community west of the Rockies."

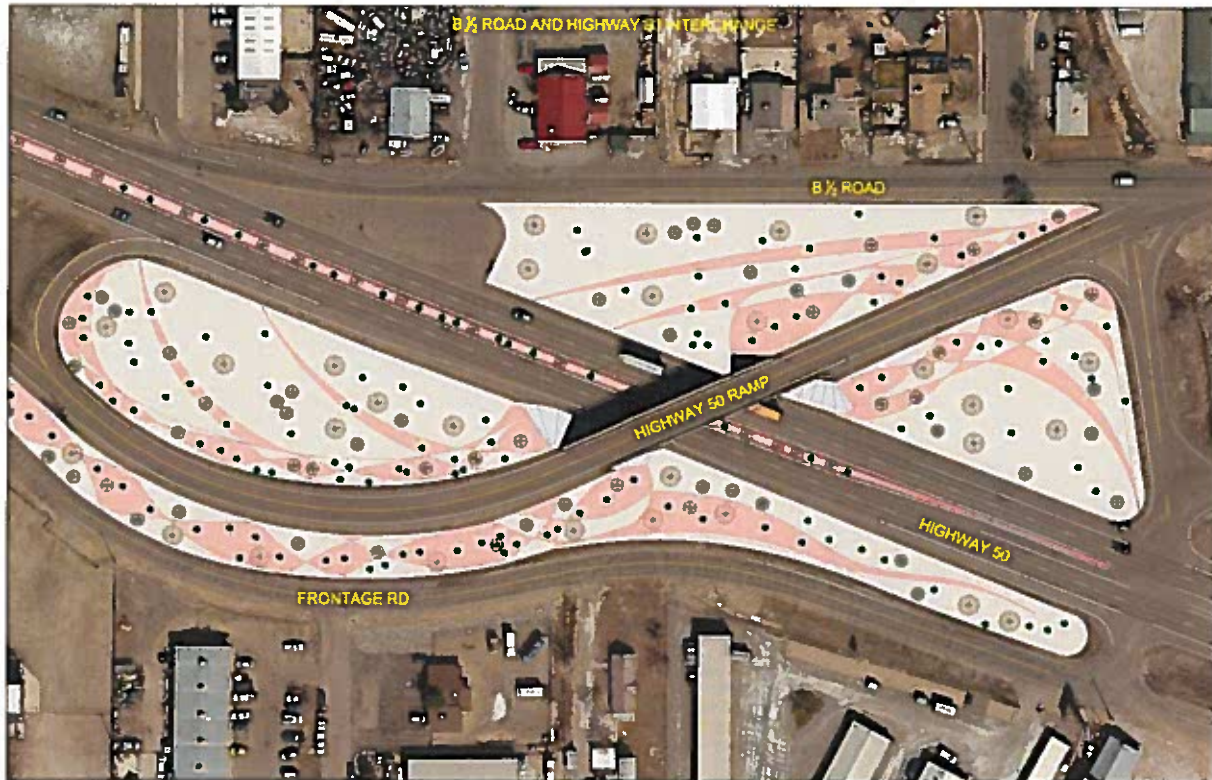
The Comprehensive Plan envisions a community that:

- Provides housing, jobs, services, health and safety for all its residents.
- Values our agricultural background; enjoys open spaces and a small-town feel.
- Has services and shopping close to where we live to cut down the amount of cross-town traffic and commute times to our jobs and to reduce air pollution.
- Wants neighborhoods and parks to be connected and close so our children have a safe place to play.
- Is willing to increase density in core areas, if that can prevent sprawl and encourage preservation of agricultural lands.
- Wants a broader mix of housing for all.
- Wants a community with a healthy economy and opportunities to raise families in a supportive, safe environment with good schools.
- Wants a transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians.
- Wants opportunities for growth without sacrificing the quality of life that we have come to expect.
- Recognizes tourism and agri-tourism as a significant part of the economy. Without careful planning, agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl.



Community gateways and aesthetics has been a topic of discussion for years in Grand Junction and US Highway 50 that enters Orchard Mesa from the south and runs through the community is a very important gateway to Grand Junction. Beautifying the corridor continues to be a priority. A conceptual design has been done for the beautification of the interchange on the highway at B ½ Road (Figure 2). This section of the highway is a distinct visual cue that you have arrived for travelers entering Grand Junction from the south.

Figure 2: B ½ Road Interchange Beautification Concept



Neighborhoods play an important role in improving the livability and image of the community. A neighborhood can be as small as a block of houses and as big as the Orchard Mesa plan area. There are numerous neighborhoods throughout the City of Grand Junction that have registered with the City. On Orchard Mesa that number includes 17 registered neighborhoods or homeowner associations representing 1,203 dwelling units/lots. Mesa County does not track homeowner associations (HOAs) in the unincorporated area. However, state law requires all HOAs to register with the Department of Regulatory Agencies, or DORA, which maintains a searchable database; as of 2013, there were 3 HOAs in the unincorporated area, representing 450 dwelling units/lots, in the database.

The City of Grand Junction has a program in place to help neighbors get involved in their community. Administered through the Economic Development and Sustainability Division, the City of Grand Junction Neighborhood Program is a way of building a stronger sense of community, beginning with small groups of motivated people. The program evolved from a goal stated in City Council's 2002-2012 Strategic Plan: "A vital, organized network of neighborhoods will exist throughout the City, linked with parks and schools and supported by City resources and active citizen volunteers."

Often problems within a neighborhood raise residents' interest and concern. The Neighborhood Program seeks to build a sense of community to promote pro-active pride, safety, volunteering and fun within neighborhoods rather than merely a group that deals with controversy as it arises.

2010 Comprehensive Plan Goals and Policies

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policies:

- A. Design streets and walkways as attractive public spaces.
- B. Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.
- C. Enhance and accentuate the City "gateways" including interstate interchanges, and other major arterial streets leading into the City.
- D. Use outdoor lighting that reduces glare and light spillage, without compromising safety.
- E. Encourage the use of xeriscape landscaping.
- F. Encourage the revitalization of existing commercial and industrial areas.

Orchard Mesa Community Image

Goal 1: The Orchard Mesa community has safe and attractive entrances.

ACTIONS

- a. Identify key locations and create entry features and signage that identifies arrival to Grand Junction.
- b. Create wayfinding signage that guides visitors to area attractions.
- c. Create a streetscape plan for the Highway 50 corridor.
- d. Local governments, the Regional Transportation Planning Office and the Colorado Department of Transportation will work together to beautify the Highway 50 corridor.
- e. Develop funding sources for public beautification and improvement projects.

Goal 2: The quality of life on Orchard Mesa is preserved and enhanced.

ACTIONS

- a. Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.
- b. Support neighborhood programs for existing neighborhoods
- c. Identify view sheds/corridors that are important to the community.

Goal 3: Neighborhoods are attractive, cohesive and well maintained.

ACTIONS

- a. Assist the public by providing information on existing codes and programs.
- b. Work through neighborhood organizations to encourage property maintenance and junk and weed control.
- c. Support the enforcement of codes for weeds, junk and rubbish.

Goal 4: The rural character outside the urbanizing area of Orchard Mesa is maintained.

ACTIONS

- a. Support the growth of agricultural operations outside the urbanizing area.
- b. Maintain and support zoning that provides for agricultural uses and a rural lifestyle outside the urbanizing area.

During the 2010 Comprehensive Plan's public process the public spoke about many priorities including:

- Locating future urban growth of high intensity/density adjacent to Highway 50;
- Preserving the river corridor as open land;
- Developing trails;
- Supporting cottage industries over other commercial and industrial land uses in the area;
- Preserving orchards and vineyards;
- Preserving agricultural land; and
- Limited industrial land on Orchard Mesa.

Infill

(2010 Grand Junction Comprehensive Plan)

"Much of future growth is focused inward, with an emphasis on infill and redevelopment of underutilized land, especially in the City Center which includes downtown. Growing inward (infill and redevelopment) allows us to take advantage of land with existing services, reduces sprawl, reinvests and revitalizes our City Center area. This includes maintaining and expanding a 'strong downtown'."

Zoning districts implement the future land use map and the goals and policies of the Comprehensive Plan (Appendix Map 5). One of the guiding principles of the Comprehensive Plan is to have sustainable growth patterns, in order to expand services efficiently and cost-effectively. The desired development pattern is to develop infill areas first, where it is most economical to extend and provide services, and then outward in a concentric pattern, rather than leapfrogging and developing beyond urban neighborhoods. Redevelopment of existing under-developed properties allows property

owners to take full advantage of allowed land uses and densities as well as existing infrastructure (Appendix Map 7).

In 2011, a sewer line was installed along 32 Road (Highway 141) connecting the community of Whitewater to Clifton Sanitation District. Some urban development along this corridor with existing commercial and industrial zoning already in place can be served by this sewer line. However, the presence of the sewer service line is not intended to be used to urbanize the entire corridor area in the immediate future.

Neighborhood and Village Centers

The future land use map of the Comprehensive Plan identifies Village and Neighborhood centers, which will have commercial and residential land uses mixed within a more densely populated environment. Villages Centers are generally larger in area and intensity than neighborhood center. Two of these centers are identified on Orchard Mesa, a Neighborhood Center in the vicinity of the Fairgrounds and a Village Center near 30 Road (Appendix Map 4).

The Village Center development identified in the 2010 Comprehensive Plan would be directed to the southeast end of Orchard Mesa along Highway 50 between 30 Road and Highway 141. A mix of uses is allocated to the area: commercial, retail, office and residential uses. Densities are highest near the core of the village center and decrease as distance from the core increases.

The Village Center is not expected to be developed until Orchard Mesa has seen sufficient growth and services have been extended to the area. Based on existing growth trends, this is not expected until well beyond the year 2020. The Comprehensive Plan looked at growth needs for the doubling of the 2010 population for the valley including a time when Whitewater has grown into an urban community with a Village Center. Doubling of the population is not expected to occur until after 2040.

The Neighborhood Center on Orchard Mesa is located at B ½ Road and Highway 50 where there is an existing City Market grocery store and other neighborhood businesses and services. The Comprehensive Plan envisions this area as having a mix of land uses, including higher-density residential development along with more services. The neighborhood center serves Orchard Mesa residents as well as those visiting the fairgrounds or just passing through.

Sometimes conflicts between existing zoning and the designated future land use need to be resolved before development occurs. For example, there have been inconsistencies between land use and zoning in the area of the Neighborhood Center on Highway 50 at B ½ Road, including some adjacent lands along the corridor as well as the Mesa County Fairgrounds. In Grand Junction, these conflicts are resolved prior to development, either by amending the future land use or by rezoning. Mesa County requires rezoning to be consistent with the future land use map and Mesa County Master Plan.

In 2010, the Fairgrounds was designated a mixture of Neighborhood Center, Residential Medium High, Residential Medium and Park in the Comprehensive Plan. Since 2010, a Master Plan for the Fairgrounds has been adopted. Designating the Fairgrounds as one future land use that best facilitates the implementation of the Fairground's Master Plan is preferred. Planned Unit Development zoning governs the use of the Fairgrounds property in unincorporated Mesa County.

Transitioning Density

(2010 Grand Junction Comprehensive Plan)

"The Comprehensive Plan coordinates future land uses so that compatible uses adjoin. When significantly different densities or uses are proposed near each other, they are shown to transition from high to low intensity by incorporating appropriate buffering."

Compact Growth Concentrated in Village and Neighborhood Centers

(2010 Grand Junction Comprehensive Plan)

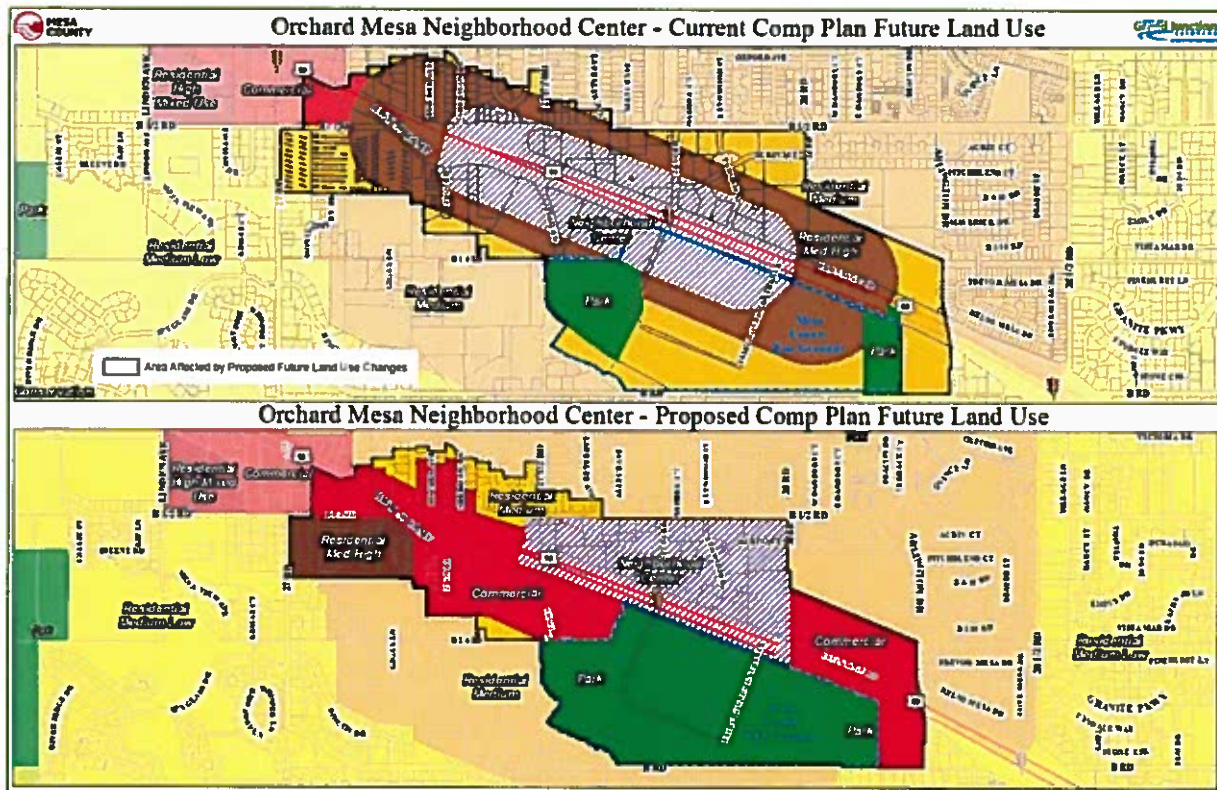
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use 'centers' as a key growth pattern, accompanied by encouragement of infill and redevelopment more than external expansion. These concepts represent important new directions in the community's efforts to balance the pressures for outward growth with the desire to promote infill."

Based on further analysis, the Neighborhood Center would be better delineated as the triangular-shaped area north of Highway 50, south of B ½ Road, east of 27 ½ Road and west of 28 Road. There are additional properties adjacent to or near this area that should be considered for inclusion in the neighborhood center and others best delineated as commercial for highway oriented land uses outside the center.



Changes to the Comprehensive Plan Future Land Use Map

Figure 4: Neighborhood Center Future Land Use Changes



The current configuration of the Neighborhood Center includes the fairgrounds as part of the center and there are existing conflicts between the Future Land Use Map and current zoning for some properties. The Orchard Mesa Neighborhood Plan seeks to remedy these by changing the Comprehensive Plan's Future Land Use Map with the adoption of this Plan (Figure 4; Appendix Map 6).

The Future Land Use Map amendment:

- a) changes the land use designations for the County Fairgrounds to “Park,” which better facilitates the implementation of the Fairgrounds Master Plan and supports current zoning;
- b) adjusts the boundary of the Neighborhood Center to include the area north of Highway 50 only, between 27 ½ Road and 28 Road and south of B ½ Road;
- c) changes several properties located east and west of the Neighborhood Center to a “Commercial” designation supported by existing zoning; and
- d) establishes one land use designation on properties that currently are shown having more than one land use designation.

Mixed Uses

(2010 Grand Junction Comprehensive Plan)

“Residents recognize the value of mixing uses, that is, allowing development that contains appropriate non-residential and residential units of various types and price ranges. However, residents are also concerned that poorly designed projects can degrade a development or a neighborhood. This plan supports a broad mix of land uses, but calls for the establishment of appropriate standards to ensure neighborhood compatibility.”

Significant development and redevelopment opportunities exist along the Highway 50 corridor, which can also further the goals for Economic Development and Community Image. Future land use designations and existing zoning is in place that will support a sustainable growth pattern.

A Mixed-Use Opportunity Corridor is also shown along 29 Road. This 29 Road corridor is intended to allow small neighborhood-serving commercial and mixed-use development, primarily around intersections but with an emphasis on blending with surrounding residential development.

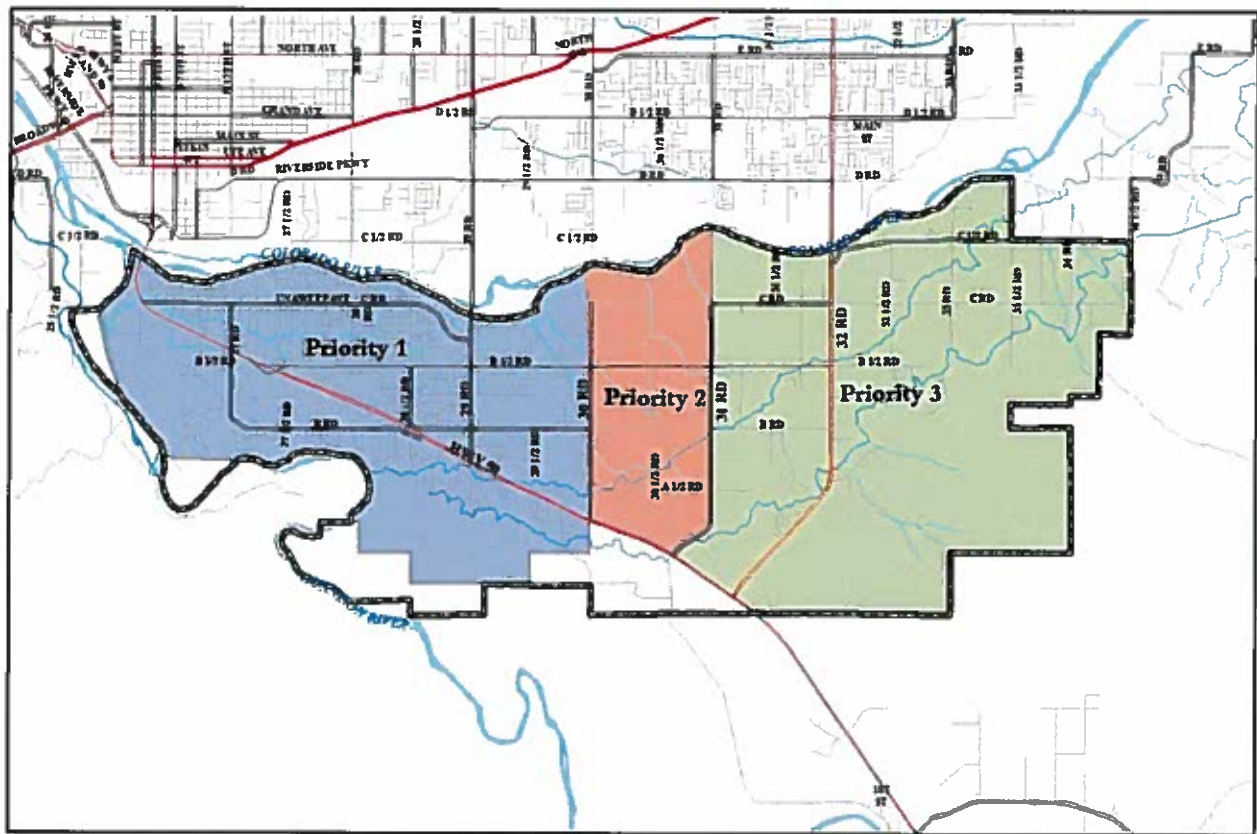
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the Grand Junction community.

Annexation

The Comprehensive Plan set priorities for growth of the urban area and annexation into the City of Grand Junction. Specifically, “The extensive public input of this Comprehensive Plan indicated strong support for Grand Junction to grow in a sustainable, compact pattern. To accomplish this objective, rather than continuing to grow in a random fashion (that is inefficient to serve), the Comprehensive Plan identifies priority growth areas to focus the extension of new infrastructure and development.” (Comprehensive Plan, page 29) For Orchard Mesa, the prioritization is based on accessibility to existing infrastructure, adequate access, the existence of sub-area plans and proximity to existing commercial and employment areas. Areas of Orchard Mesa classified as infill or vacant and underutilized properties that may accommodate infill development including the creation and/or expansion of centers are part of the Comprehensive Plan’s Priority 1. The Priority 2 area includes Central Orchard Mesa within the 2008 Persigo Boundary (201 service area), which extends east to 30 Road (Figure 5; Appendix

Map 1). Priority 3, which includes development east of 30 Road to 31 Road, discourages new urban development until 2020 or when appropriate circumstances exist.

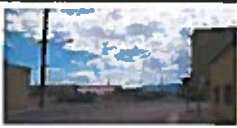
Figure 5: Priority Areas for Development



Industrial Development

Orchard Mesa residents have voiced concern regarding increasing the amount of area for future industrial uses on Orchard Mesa. This sentiment was expressed during the 1995 Orchard Mesa Plan planning process and again during the 2010 Comprehensive Plan process. A large area in the Whitewater area was identified for future industrial businesses as part of the 2007 Whitewater Community Plan. With this industrial acreage in close proximity to Orchard Mesa, only a small area of industrial lands on Orchard Mesa was designated on the 2010 Comprehensive Plan's Future Land Use Map. This small area includes land in and near the Springfield Estates subdivision located adjacent to Highway 141 (32 Road). The combinations of these lands should accommodate the industrial needs in the southern portion of the Grand Junction urban area. Adding more industrial uses than what has been established on the Future Land Use Map could trigger other issues affecting the industrial market and create additional neighborhood impacts.

The following graphic taken from the Comprehensive Plan depicts the differences between the different types of commercial and industrial land uses.

Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development. <u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 CSR BP I-O 	Commercial (C) Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas. <u>Applicable Zones</u> R-O B-1 C-1 C-2 MU 	Commercial Industrial (CI) Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development. <u>Applicable Zones</u> C-2 I-O MU I-1 BP 	Industrial (I) Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate. <u>Applicable Zones</u> MU I-O I-1 I-2 
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2010 Comprehensive Plan Goals and Policies

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policies:

- A. To create large and small "centers" throughout the community that provides services and commercial areas.
- B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policies:

- A. In making land use and development decisions, the City and County will balance the needs of the community.

Orchard Mesa Future Land Use & Zoning

Goal 1: Development is consistent with the land uses identified on the Future Land Use Map. Infill areas are developed first and then development occurs concentrically out toward rural areas, limiting sprawl.

ACTIONS

- a. Create and implement an infill and redevelopment boundary, with incentives encouraging infill development and concentric growth. Possible programs may include:
 - 1) Charging development impact fees based on location;

2) Offering density bonuses.

b. Continue to allow existing agricultural operations within the Urban Development Boundary.

Goal 2: Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.

ACTIONS

a. Help maintain viable agricultural uses.

b. Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.

c. Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.

d. Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.

3. Rural Resources



Background

Orchard Mesa's agricultural businesses contribute significantly to the local economy and provide a food source for the citizens of the Grand Valley and beyond. A local food supply improves health and reduces costs for the general population. Agricultural uses on Orchard Mesa include on-farm residences, orchards, row crops, and pasture. The topography and soils of this area lend themselves well to irrigation and are considered among the best soils in the Grand Valley for crop production. Nearly all the irrigable lands below the Orchard Mesa Irrigation Canals are or have been cultivated for a variety of crops, most notably peaches, apples, cherries, grapes, other fruits, and vegetables. Nearly all undeveloped irrigated land in Orchard Mesa is considered prime irrigated farmland and other areas are considered unique by the U.S. Soil Conservation Service.

The Colorado State University's Agricultural Experiment Station includes the Western Colorado Research Center, part of a network of 7 research centers (9 sites) throughout the state. The Orchard Mesa site is located at 3168 B 1/2 Road on about 76 acres.

Mesa County's "Right to Farm and Ranch Policy," and Agricultural Forestry Transitional (AFT) zoning provides for agricultural operations. AFT zoning also allows subdivisions up to an average of one dwelling per 5 acres and generally

permits lot sizes to be as small as one acre. Several voluntary land conservation tools are available to landowners who are interested in protecting agricultural properties and open space,

Orchard Mesa Research Center

(CSU website)

"The research conducted at this site includes tree fruits, wine grape production, dry bean variety increases, and ornamental horticulture. This site has separate climate controlled greenhouse, as well as office and laboratory facilities. The site also houses Ram's Point Winery. The winery is designed as the primary vehicle for training students and interns in best winemaking and winery business practices, as well as providing a location for enology research and outreach. It is also visible public recognition for the CSU partnership with Colorado Association for Viticulture and Enology (CAVE), representing the Colorado wine industry."

including the Orchard Mesa Open Lands Overlay district (an incentive-based option for subdivision of land east of 31 Road; Appendix Map 8).

Becoming the Most Livable Community West of the Rockies

(2010 Grand Junction Comprehensive Plan)

"Tourism and agritourism are a significant part of our economy. Without careful planning agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl."



In 2011, the Palisade Wine and Fruit Byway was established to encourage agritourism. The Byway includes signage and kiosks directing bicyclists and motorists touring the orchards and wineries of Orchard Mesa along a 25-mile loop route starting at 32 and C Roads.

Future Land Use Designations

(2010 Grand Junction Comprehensive Plan)

Rural 1 du/5-10 acre lots

Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.

Future Urban Growth in Rural Areas

In 2008, the Persigo 201 sewer service boundary was expanded from 30 Road to 31 Road for the area north of A ½ Road by the Persigo Board (Mesa County Board of County Commissioners and the Grand Junction City Council). This decision reduced the area designated as "Rural" future land use on Orchard Mesa by one and one half square miles. While there are many properties within the Urban Development Boundary that continue to have rural uses and densities, the

area will gradually transition to urban development. (Appendix Map 4)

Priorities for Growth and Annexation

(2010 Grand Junction Comprehensive Plan)

Priority 3: Development is not encouraged until after 2020 or appropriate circumstances exist for Central Orchard Mesa outside the 2008 Persigo 201 Boundary

Interim land uses in Priority 3 Areas

... Proposed for urban development only after the other priority areas are significantly developed and only after water and sewer infrastructure is in place. In the interim, landowners may develop at densities that do not require urban services. However, in doing so they must demonstrate the ability to take advantage of urban densities in the future. It is acknowledged that growth will continue to occur beyond 2035. As time passes, some of the areas identified as Agriculture and Rural Land Uses in this Plan may become more appropriate for urban development. These will be considered in future updates to the Comprehensive Plan.

Orchard Mesa includes two Centers in the Comprehensive Plan. An existing Neighborhood Center is located in the vicinity of B ½ Road at Highway 50, in the urbanized area. A future Village Center is envisioned sometime after the year 2020 along Highway 50 between 30 Road and the intersection with Highway 141. While currently rural, the area is expected to become more urban as the area grows and services are extended. A mix of uses is planned for the Village Center including commercial, retail, office and residences. Development densities are highest near the village center mixed-use area and decrease with distance from the center.

Although a sewer trunk line was installed along 32 Road (Highway 141) in 2011 connecting the community of Whitewater to the Clifton Sanitation District's treatment plant, the 2010 Comprehensive Plan designates the majority of the corridor as Rural. Some urban development is appropriate along this corridor consistent with the Comprehensive Plan and existing zoning, i.e. in Springfield Estates and Valle Vista subdivision.

Mandatory Controlled Insects

Codling moth (Laspeyresia pomonella)
Peach twig borer (Anarsia lineatella)
Greater peach tree borer (crown borer)
(Synanthadon rugilosus)
San Jose scale (Aspidiotus lineatella)
Pear psylla (Psylla pyricola)
Shot hole borer (Scolytus rugulosus)
Oriental fruit moth (Grapholita molesta)
Western cherry fruit fly (Rhagoletis indifferens)
Japanese beetle (Popillia japonica)

Upper Grand Valley Pest Control District

Backyard fruit trees are often the source of insect and disease pests. Landowners within the [Upper Grand Valley Pest Control District \(UGVPCD\)](#) are required by State Law to control pests on fruit trees (C.R.S. 35-5). The UGVPCD includes portions of Orchard Mesa generally east of 30 Road. The purpose of the District is to protect commercial growers from pest and weed infestations. The Mesa County Weed and Pest Coordinator enforces the law, inspects nursery stock, educates the public, and identifies and manages weed infestations.

Weed Management

[Weed management](#) is a concern at the local, county, regional and state level. By law (the Colorado Weed Management Act), noxious weeds require control. As of 2013, there are nineteen weeds on the Mesa County Noxious Weed list that are being controlled or managed by policies set forth in the *Mesa County Weed Management Plan*. Weed species on List A must be eradicated wherever found in order to protect neighboring communities and the state as a whole.

"List A" Noxious Weeds Found on Orchard Mesa

Japanese, Bohemian and Giant Knotweed
Myrtle and Cypress spurge
Giant reed grass
Potential to Spread to Orchard Mesa
Purple loosestrife - Yellow starthistle

Mesa County conducts roadside spraying. Some common weeds that are not listed as noxious are commonly controlled during roadside weed spraying. Residents can opt out of roadside spraying but must notify the Weed & Pest Coordinator, mark their property, and control the weeds themselves. *Mesa County does not control overgrown weeds in residential areas; mow weeds on private property; or offer cost share.*



Grand Junction Weed Management

- *Requires owners of land within the City limits to manage all weeds on their property and on adjacent rights-of-way between the property line and curb and to the center of the alley. Vacant land, including agricultural use, is required to have weeds removed within twenty feet of adjacent developed land and within forty feet of any right-of-way.*
- *Manages weeds from curb to curb on right-of-ways within the City limits including those adjacent to properties within Mesa County.*
- *Will provide guidance to landowners developing a management plan for the control/eradication of the weeds on their property.*
- *Provides annual public outreach efforts reminding owners of their responsibility to control/eradicate all weeds and nonnative, undesirable plants.*
- *Has technical expertise on weed management techniques and implementation methods (mechanical, chemical, biological, and cultural) are available.*
- *Coordinates with other land management agencies for control of the undesirable noxious weeds as identified by the County.*

Orchard Mesa Sub-Area Concept Plan – 2008

(A Sub-area study conducted as part of the 2010 Comprehensive Plan)

The desire to preserve prime agriculture was the prominent sentiment expressed by residents of Central Orchard Mesa. In addition, future urban growth of high intensity/density is to be located adjacent to Highway 50. Other priorities included:

- *Preserve the river corridor as open land.*
- *Develop trails.*
- *Support cottage industries over other commercial and industrial land uses in the area.*
- *Preserve orchards and vineyards.*

Mesa County Rural Master Plan Goals and Policies - Agriculture (AG)

AG Goal 1: Conservation of agricultural and range lands capable of productive use.

Policies:

AG1.1 Locate new development on land least suitable for productive agricultural use.

AG1.2 Clustering of dwellings is encouraged on a portion of the site where the remainder is reserved for open space or agricultural land.

AG1.3 Buffering of new development is required adjacent to agricultural operations.

AG1.4 Enhance methods of communicating the right-to-farm/ranch policy and provisions to educate non-farm/non-ranch users on the characteristics of an agricultural economy (e.g., noise, spraying, dust, traffic, etc.).

AG1.5 Require consultation with the appropriate land and resource manager and area residents to minimize and mitigate conflicts new development proposals may create between wildlife and agricultural uses.

AG1.6 Agricultural production practices will be honored and protected when development is allowed adjacent to or near productive agricultural lands.

AG1.7 Development will not be allowed to interfere with irrigation water used for agricultural production. Delivery of full water rights to farmland using irrigation water shall be guaranteed by the developers and/or subsequent Homeowners Association through a proper delivery system. Historic irrigation easements shall be respected and formalized or conserved.

AG1.8 Support farmers' markets and promote the purchase of local goods.

AG1.9 Support and promote voluntary techniques to preserve agricultural lands.

AG1.10 Promote multiple/compatible uses of agricultural lands.

AG1.11 Provide a streamlined process that allows limited creation of small parcels from larger bona fide lands in agricultural production to assist agricultural operations to remain viable.

Orchard Mesa Rural Resources

Goal 1: Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.

ACTIONS

- a. Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.
- b. Support and sponsor community forums to identify and implement ways to incentivize local food production.
- c. Support voluntary land conservation techniques for agricultural properties.

Goal 2: The 32 Road corridor (Highway 141) retains its rural character.

ACTIONS

- a. Allow development on non-residentially zoned land and permitted non-residential uses in a manner consistent with the rural character of surrounding properties.
- b. Identify and protect important view sheds along the corridor.

Goal 3: Agricultural businesses are viable and an important part of Orchard Mesa's economy.

ACTIONS

- a. Help promote the Fruit & Wine Byway.
- b. Support the CSU Research Center to improve agricultural production and sustainability for local farmers.
- c. Identify and permit appropriate areas for farmers markets throughout the growing season.
- d. Coordinate public outreach on noxious weed control, e.g. public forums with Mesa County Weed and Pest Control staff and the Mesa County Weed Board.

4. Housing Trends



Background

According to the 2010 U.S. Census, the Orchard Mesa Plan area had about 6,424 housing units, with an occupancy rate of 95%. (Mesa County Assessor's records show about 6,580 dwelling units as of 2013.) The average household size for the plan area was 2.56 people per household, above the Mesa County average of 2.46 and the City of Grand Junction average of 2.19. In the Orchard Mesa Census Designated Place (CDP), the average household size for renters is 3.54, while the average household size for owners is 2.46 (US Census Bureau American Community Survey, 2011).

A Variety of Price Points for the Full Spectrum of Incomes in a Diverse Economy

(2010 Grand Junction Comprehensive Plan)

"As Grand Junction moves into the future, we must remember to provide housing for the entire workforce to ensure these job positions that support our economy can be filled.... We expect that job growth will occur throughout all income categories, and housing demand will grow not just in the high income categories but also for service workers, retirees and students."

Home ownership rates for the Orchard Mesa Plan area are higher than Grand Junction and Mesa County, at about 75%. (Table 3) The Census Bureau tabulates data for the Orchard Mesa Census Designated Place (CDP), which is the unincorporated area west of about 30 Road. The Orchard Mesa CDP is the more densely populated portion of the unincorporated area, but it includes most of the newer single-family developments, of which 83.3% are owner-occupied. The rural agricultural area has an even higher owner occupancy rate, at 85.3%. The



westernmost portion of the Plan area is in the City of Grand Junction and represents 47% of all households in the area. The older, more-dense area has a lower proportion of owners, with 65% of homes owner-occupied, but it is still above the owner occupancy rate for the City as a whole.

Table 3: Owner Occupancy Rates

	Occupied Households	Owner Occupied	Renter Occupied
Orchard Mesa Plan Area	6,105	74.7%	25.3%
- Orchard Mesa, incorporated	2,959	64.5%	35.5%
- Orchard Mesa CDP	2,494	83.3%	16.7%
- Orchard Mesa, rural	652	85.3%	14.7%
City of Grand Junction	24,311	62.4%	37.6%
Mesa County, all unincorporated	27,502	79.2%	20.8%
Mesa County, all	58,095	71.4%	28.6%

Source: 2010 Census

Data for the Orchard Mesa CDP includes information that can give a general view of Orchard Mesa households, reflecting the average conditions and demographics of the overall Plan area (US Census Bureau American Community Survey, 2011). In 2011:

- About 44% of the residents in the Orchard Mesa Plan area lived in the CDP. (48% of residents lived in the incorporated area and the remaining 8% lived in the rural area.)
- Nearly half of the residents moved in after 2005.
- About 75% of owner-occupied households had a mortgage; the median mortgage payment was \$1,375.
- Median rent was \$1,008. About 37% of renters paid more than 35% of their household toward rent. Typically, a household paying more than 30% of its income towards housing costs, including utilities, is considered to be at a high risk of being economically insecure.
- About 14% of the population was age 65 or older, while 25% was under age 18. These numbers closely match Mesa County as a whole.
- As with all of Grand Junction and Mesa County, the percentage of the population age 65 and older on Orchard Mesa will increase over the next 20 years; about 25% of the current population in the CDP is between the ages of 45 and 64.
- The median age was 34.6 years. This is significantly younger than Grand Junction's median age of 36.7 and Mesa County's median age of 38.1 years. The lower median age indicates the presence of young families.

Lack of Housing Choices

(2010 Grand Junction Comprehensive Plan)

"The affordable housing problem in Grand Junction is compounded by the lack of diversity in the local housing stock. The vast majority of the housing units in Grand Junction today are detached single family homes. This low density development pattern increases the cost of housing. . . . The Comprehensive Plan encourages a broader range of housing in locations dispersed throughout the community."

In the Orchard Mesa Plan area, single-family residences account for 91% of all dwelling units (Table 4). The preponderance of single family homes suggests the housing needs of many

people may not be met, including seniors, lower income families, disabled persons and students. Townhomes, condominiums, duplexes and triplexes reflect 7% of the housing stock, while the remaining 2% of the dwelling units are in multi-family developments of 4 units or more. The average floor area for a single family residence is about 1,559 square feet. Houses on agricultural properties tend to be much larger, averaging 2,220 square feet. The average size for dwellings in townhome and multi-family development ranges from 829 to 1,129 square feet.

Table 4: Dwelling Units by Type

Type	Total Dwelling Units	Average Floor Area
Single Family Residence	5,181	1,559 s.f.
Single Family, Ag Residence*	829	2,220 s.f.
Townhome	283	1,192 s.f.
Condominium	31	829 s.f.
Duplex/Triplex	165	1,058 s.f.
Multi-Family, 4-8 units	82	823 s.f.
Multi-Family, 9 + units	298	1,090 s.f.

Source: 2013 Mesa County Assessor's Records and GIS

**Ag residence denotes a single family residence on a property classified by the Mesa County Assessor as an Agriculture land use.*

The largest multi-family development is Monument Ridge Townhomes located at 2680 B ½ Road; it has 166 units totaling 190,095 square feet. It is a privately-owned rental complex but as a housing tax credit project, residents for some of the units must meet income qualifications. Other large multi-family developments include Linden Pointe located at 1975 Barcelona Way, with 92 units, and Crystal Brook Townhomes located at 1760 LaVeta Street, with 40 units. These two properties are owned and operated by the Grand Junction Housing Authority. Both have income requirements for tenants. The affordable housing stock on Orchard Mesa is rounded out by 12 duplexes on Linden Avenue, owned by Housing Resources of Western Colorado. The western Plan area includes several privately-owned mobile home parks, which may include older pre-HUD (1976) homes. (There are approximately 250 pre-HUD homes in the Plan area.) While not officially classified as affordable housing, these older, often obsolete structures fill a need for lower-income housing.

During periods of economic challenges, housing foreclosures increase and residents find themselves with a lack of affordable housing. Resulting impacts include limited availability of rental properties, higher rents, and overcrowding. The Grand Junction Housing Authority and other entities assist homeowners with foreclosure prevention counseling and workout options.

The average year built for single family residences is 1978, while the median year built is 1979. The oldest residences date back to 1890. Only a quarter of the housing stock is more than 50 years old. Orchard Mesa saw significant construction booms in the 1950s, 1970s, and 2000s; the decades following boom periods are all marked by significant declines in the number of new houses built (Figure 6). The average value in 2013 of a single-family residence was \$170,545

(Table 5). Since the last housing boom there are a number of residentially zoned properties that are still vacant (Appendix Map 9).

Figure 6: Residences by Year Built

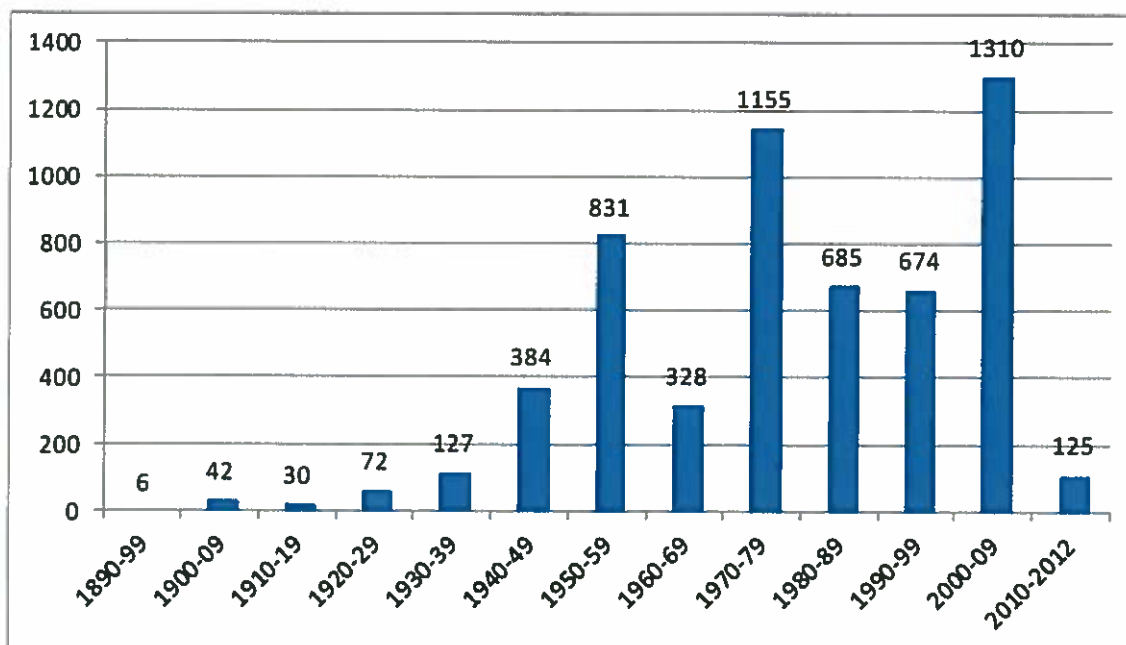


Table 5: Single Family Residential Valuation

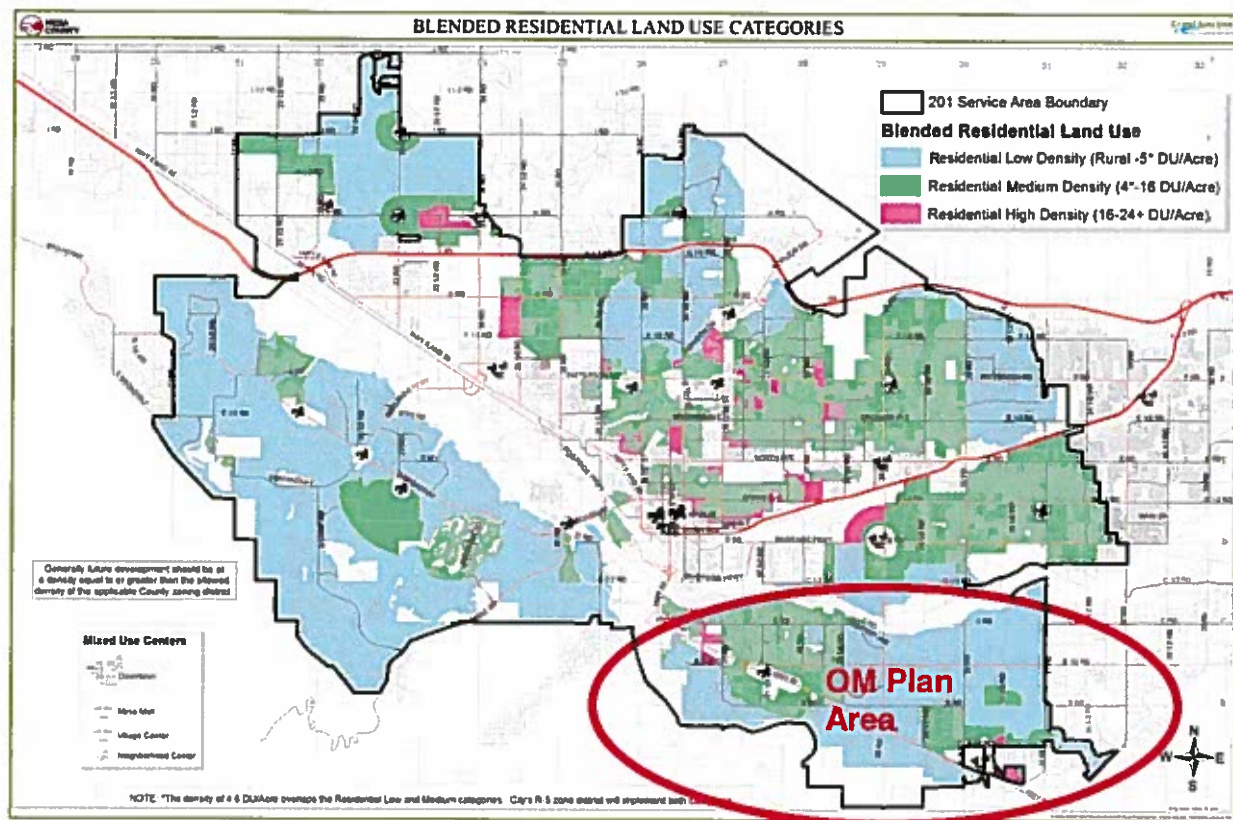
	Average	Total	Minimum*	Maximum*
Land	\$55,795	\$289,073,380	\$3,690	\$288,750
Improvements	\$114,750	\$594,520,700	\$760	\$664,910
Total	\$170,545	\$883,594,080	\$760	\$844,910

Source: 2013 Mesa County Assessor's Records and GIS

*Minimum and maximum are by each valuation category and do not reflect two single properties

The Grand Junction Comprehensive Plan's Blended Residential Land Use Categories Map (Figure 7) allows for a broader range of density within the same land use classification, allowing for the development of varied housing types (single family, duplex, multi-family), thereby giving the community more housing choice. Providing housing for families and singles for all life stages is important in creating a community that is livable and vibrant.

Figure 7: Blended Residential Map



2010 Comprehensive Plan Goals and Policies

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policies:

- A. In making lands use decisions, the City and County will balance the needs of the community.
- B. Encourage mixed-use development and identification of locations for increased density.
- C. Increasing the capacity of housing developers to meet housing demand.

Goal 1: A broad mix of housing types is available on Orchard Mesa to meet the needs of a variety of incomes, family types, and life stages.

ACTIONS

- a. Identify and maintain an inventory of vacant parcels suited for housing and determine infrastructure needs for future development of those parcels. Coordinate improvements that will facilitate construction of more diverse types of housing with Capital Improvements Plans.

- b. Implement through zoning the opportunity for housing alternatives where appropriate, such as multi-family within commercial zones, accessory dwelling units, and HUD-approved manufactured housing.
- c. Implement the Blended Residential Land Use Categories Map to provide additional housing opportunities within the Orchard Mesa Plan area.
- d. Continue to work with housing partners in the Grand Valley to develop and implement housing strategies, referencing the 2009 Grand Valley Housing Strategy report as background and guidance.

Goal 2: Housing on Orchard Mesa is safe and attainable for residents of all income levels.

ACTIONS

- a. Work with housing partners such as Housing Resources of Western Colorado to provide information to residents on the availability of income-qualified housing rehabilitation and weatherization programs. Utilize public and private funding available for such improvements.
- b. Work with neighborhood groups to educate residential property owners about programs that are available for foreclosure prevention, in order to preserve and stabilize neighborhoods during periods of economic challenges.
- c. Work with housing partners and the development community to identify unmet needs in the housing market, and resolve regulatory barriers that would otherwise prevent such housing from being built.
- d. Work with owners of mobile home parks to replace non-HUD mobile homes with HUD-approved manufactured homes, and to improve the overall appearance of the parks.

Goal 3: Neighborhoods on Orchard Mesa are safe and attractive.

ACTIONS

- a. Maintain a neighborhood association database and provide sources for technical assistance to forming such associations.
- b. Offer neighborhood services (block parties, etc.) to neighborhoods within and outside the City in partnership with Mesa County.
- c. Coordinate the work of City and County code enforcement in areas where jurisdiction may abut or overlap.
- d. Provide information to homeowners on resources available to those unable to maintain their properties.
- e. Work with landlords to address property management and maintenance concerns.

5. Economic Development



Background

A key entryway to the Grand Valley, Orchard Mesa is often considered a drive-through rather than drive-to destination. The Highway 50 corridor's variety of highway oriented services and local businesses could serve residents and nonresidents alike.

A guiding principle of the 2010 Comprehensive Plan identifies the Grand Junction area as a Regional Center, "a provider of diverse goods and services and residential neighborhoods... (and) a community that provides strong health, education and other regional services."

Orchard Mesa's farms, the CSU Western Colorado Research

Center, and a variety of agricultural businesses are important to the character and local economy. Agricultural uses on Orchard Mesa include on-farm residences, orchards, vineyards, row crops, pasture, vegetable/row crops, farmers markets, and roadside stands. The Palisade Fruit and Wine Byway has brought added attention to the area and has increased interest in a variety of agritourism opportunities. The Byway includes signage and kiosks directing bicyclists and motorists touring the orchards and wineries of Orchard Mesa along a 25-mile loop route starting at 32 and C Roads.

What does livable mean for Sustainable Growth Patterns?

(2010 Grand Junction Comprehensive Plan)

- *Fiscally sustainable development*
- *A healthy economy*
- *Growing tourism & agritourism as part of our economy*

"Having a multi-faceted economy and being a regional center, we have a spectrum of jobs: commercial, retail, hospital, education, agriculture, financial offices, etc. as well as tourism-related services."

Mesa County Economic Development Plan

(Economic Development Partners)

Goals:

1. *Become an Epicenter for Energy Innovation*
2. *Elevate the Community Profile*
3. *Support the Growth of Existing Business*

Orchard Mesa has experienced a high turn-over of businesses over the years. Recent examples include the closure of the Choice Hotels call center and relocation of Wheeling Corrugating. The turnover rate is reflected in Orchard Mesa's higher commercial vacancy rate, as compared to

other areas of Grand Junction (Appendix Map 3). Nearly half of Orchard Mesa's non-residential structures were built in the 1970s and 1980s. Approximately a quarter are less than 25 years old. Orchard Mesa has about 405 acres and 760,687 square feet of commercial space, and about 109 acres and 153,182 square feet of industrial floor area (Table 6). The largest employment sector, both by number of employees and by number of businesses, is service, while medical is the smallest sector, an indicator of the lack of medical care on Orchard Mesa (Table 7).

The Grand Junction Chamber of Commerce visited sixty-five Orchard Mesa businesses during the summer of 2013 and found the current businesses were generally stable and cautious about the future. The diverse businesses in the area provide a good core with the potential to expand. Many expressed a need for better marketing ideas for Orchard Mesa.

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

Zone	Commercial Use		Vacant		Building	Industrial Use		Vacant		Building
	# Lots	Acres	# Lots	Acres	Sq. Ft.	#Lots	Acres	# Lots	Acres	Sq. Ft.
AFT	5	40.4	1	2.1	17,966	1	8.9	0	0	5,876
RSFR	1	13.7	0	0	7,366	0	0	0	0	0
RSF4	4	10.6	0	0	5,516	1	13.7	0	0	7,366
R8	3	3.2	0	0	8,768	0	0	0	0	0
PUD	6	147.0	0	0	48,758	2	5.0	0	0	103,238
B2	3	2.5	1	0.3	6,365	0	0	0	0	0
C-1	113	105.5	36	32.7	465,242	0	0	0	0	0
C-2	25	45.3	6	20.5	123,542	3	31.2	0	0	36,702
I-1	1	0.1	0	0	120	14	50.5	14	50.5	0
I-2	2	37.2	1	5.4	77,044	0	0	0	0	0
Total	163	405.5	45	61.0	760,687	21	109.3	14	50.5	153,182

Source: Mesa County Assessor's 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

Sector	Employees	Employers
Base	535	113
Service	1,538	200
Retail	604	70
Medical	86	14
Total	2,763	397

Source: Info USA; Colorado Department of Labor

The Mesa County Fairgrounds and Whitewater Hill recreation and training facilities have great potential to be catalysts for new and expanded businesses and services such as lodging, restaurants, and other support businesses. The Public Safety Training Facility will be one-of-a-kind on the Western Slope, and the drag-way, trap club and airplane modelers club all host regional and even State-level events (Appendix Map 10).



Orchard Mesa's recreational facilities and surrounding public lands also attract visitors who can contribute to the local economy: e.g., Chipeta Golf Course, bowling lanes, Orchard Mesa Pool, Orchard Mesa Little League Park, Riverfront Trail, Colorado and Gunnison rivers, the Old Spanish Trail, and the BLM public lands.

Another important Orchard Mesa asset is the Business Incubator Center, "The Grand Valley's Center for Entrepreneurship," located along the Gunnison River near the confluence with the Colorado River. According to their [website](#):

"The Center offers comprehensive services to businesses through the collaborative efforts of four programs. The Business Incubator Center provides business coaching and workshops through the Small Business Development Center (SBDC), financial support through the Business Loan Fund of Mesa County, hands-on business development through the Incubator Program and tax credits for investment and job creation through the Enterprise Zone."

Other potential opportunities for business development on Orchard Mesa include:

- Commercial and business pads and infrastructure in place for new and expanded businesses along Highway 50.
- Enterprise Zone - much of the Highway 50 corridor is eligible for tax credits for business investment/expansion. Most of the rural area is an Agricultural Enterprise Zone. (Appendix Map 11)
- Artesian Hotel site - good water source for bottling company or similar business.
- Confluence Point - proper zoning for a variety of commercial development with the best view of the confluence of the rivers.
- The eventual connection of 29 Road to I-70 will provide easier access to Orchard Mesa for travelers.
- The growing and diverse agritourism and outdoor and fairgrounds-oriented recreation industries.
- Promoting site development and marketing of health services and facilities on Orchard Mesa.

Health Professional Shortage Area (HPSA)

*In 2012 Mesa County was classified as a whole county, primary medical care, low-income population HPSA. It was recognized that Mesa County has too few primary care physicians relative to the low-income population. **Designation places the area and selected facilities in priority for grants and other funds, and offers incentives to health professionals practicing in a HPSA area.***

2010 Comprehensive Plan Goals and Policies

Goal 6: *Land use decisions will encourage preservation of existing buildings and their appropriate reuse.*

Policies:

A. *In making land use and development decisions, the City and County will balance the needs of the community.*

Goal 12: *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

Policies:

A. *Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.*

Orchard Mesa Economic Development

Goal 1: Opportunities to shop, obtain personal and medical services, and dine out are convenient for Orchard Mesa residents.

ACTIONS

- a. Assist economic development groups/partners in analysis of market needs suited to serving the local population of Orchard Mesa.
- b. Support public/private partnerships and assist businesses with marketing Orchard Mesa.
- c. Work with local health care providers and the Mesa County Health Department and the Mesa County Health Leadership Consortium to identify grants and other funding opportunities as incentives to health professionals to locate on Orchard Mesa.

Goal 2: Orchard Mesa includes businesses and facilities as a destination for area residents and visitors alike.

ACTIONS

- a. Coordinate resources available from local economic development partners (Incubator, GJEP, Chamber of Commerce, Workforce Center, etc.) to create a commercial base that will serve the local population and visitors.
- b. Improve infrastructure that will help local businesses thrive.
- c. Support efforts to market the variety of opportunities on Orchard Mesa.

Goal 3: Orchard Mesa has an active and effective Orchard Mesa Business Association.

ACTIONS

- a. Identify a business “champion” to be lead on organizing interested businesses and provide technical assistance to the “champion” and interested businesses on models used effectively elsewhere in Mesa County such as an improvement district (BID, URA, etc.) to provide funding for support services, infrastructure improvement, marketing, pedestrian/streetscape improvements and special events, for community revitalization and development (e.g., North Avenue, Horizon Drive).
- b. Engage economic development groups/partners in an active program to periodically visit Orchard Mesa businesses to proactively identify issues and identify solutions.
- c. Economic development groups/partners and area business will work together to evaluate and make recommendations on how to improve land use processes and regulations related to business retention, development, and maintenance.

Goal 4: Orchard Mesa’s agricultural industry thrives as an important part of the local economy and food source.

ACTIONS

- a. Promote Orchard Mesa as a part of the Fruit and Wine Byway.
- b. Support and encourage roadside markets and centralized events (e.g., farmers’ markets) to exhibit and sell locally produced agricultural products.
- c. Actively support the Mesa County Right to Farm and Ranch Policy.
- d. Make land use decisions consistent with the Future Land Use Map for Orchard Mesa.
- e. Align with the Colorado [Cultural, Heritage and Tourism Strategic Plan \(2013\)](#) in an effort to maximize the Colorado Tourism Office’s promotion funding opportunities.

Goal 5: Sustainable businesses support the needs of regional attractions on Orchard Mesa. (e.g., Fairgrounds, Whitewater Hill - Public Safety and Recreational Facilities)

ACTIONS

- a. Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the Fairgrounds and Whitewater Hill.
- b. Work with area economic development groups/partners to identify businesses that would support regional attractions on Orchard Mesa (e.g., extended-stay lodging, personal services, recreation facilities, etc.).



6. Transportation



Background

A well-designed and balanced transportation system will support access, circulation, and the safe movement of all modes of motorized and non-motorized transportation. Multiple travel routes provide greater options for driving, walking, and biking, and help reduce congestion by diffusing

traffic. Well-connected street networks have been shown to reduce congestion, increase safety for drivers and pedestrians, and promote walking, biking, and transit use. The [Grand Valley Circulation Plan \(2010\)](#) shows existing and future roads that would serve the Plan area (Appendix Map 12).

Translating the Vision:

(2010 Grand Junction Comprehensive Plan)

What does livable mean for Balanced Transportation?

- *Organized, functioning and orderly.*
- *Services and shopping are close to where we live to cut down the amount of cross-town traffic, commuting times and to reduce air pollution.*
- *A transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians.*

Connectivity

(2010 Grand Junction Comprehensive Plan)

"...[T]he region should identify and plan for additional crossings of the Colorado River and the Railroad. Doing so will help alleviate the choke points caused by the limited existing crossings, particularly as growth continues to the east and southeast. From a transportation perspective, potential river crossings should be evaluated on their ability to:

- *Relieve traffic on existing crossings;*
- *Minimize impacts to neighborhoods and sensitive lands; and;*
- *Easily diffuse traffic onto multiple travel routes at each end."*

"Complete Streets" are ones in which the design addresses the needs of users of all ages and abilities, including safety, mobility and accessibility. This means planning for everyone: pedestrians and bicyclists as well as the movement of vehicles and public transit. An important component of complete streets is providing for connectivity by creating small-scale, low-speed streets as part of a dense street grid with small block

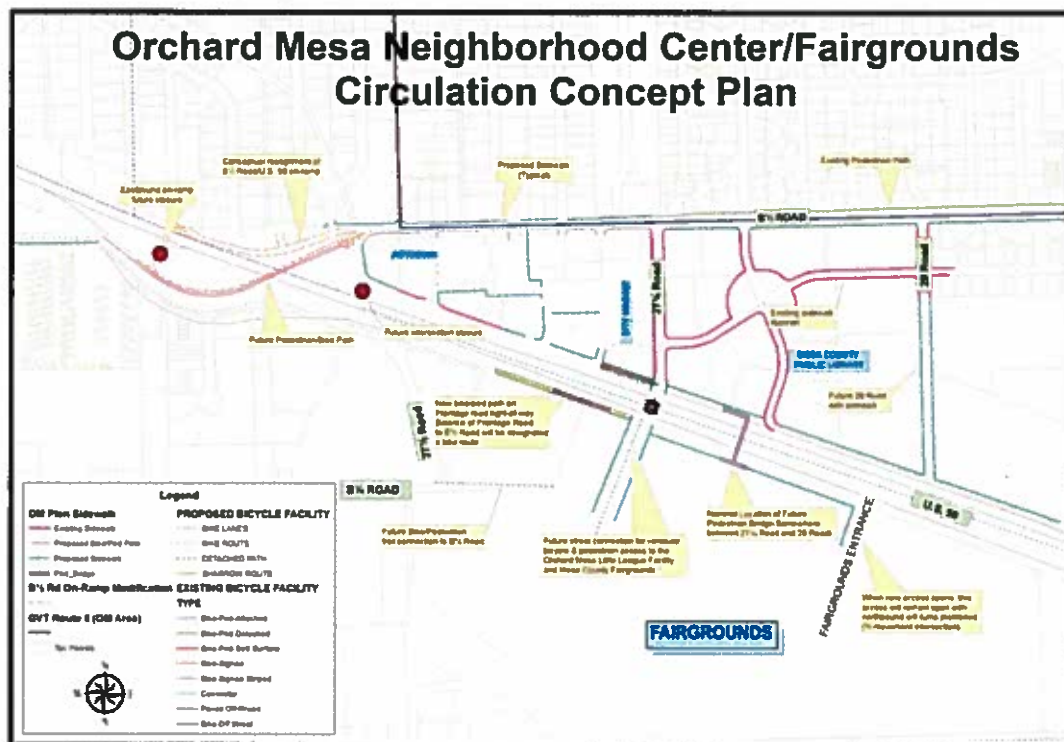
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening arterial roadways.

Multi-Modal System

There is a significant need for pedestrian and bicycle improvements throughout Orchard Mesa. Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. Notably, Mesa Valley School District #51 buses students who would have to cross Highway 50 to school, even though students may live within the designated walking area. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority. A few bike and pedestrian facilities are located along streets, but Orchard Mesa has little in the way of dedicated bike routes and pedestrian paths within the neighborhoods and connecting to other areas (Appendix Map 13). The Urban Trails Master Plan (UTMP) identifies existing and future routes for bike facilities and trails.

Grade-separated pedestrian crossings (bridges) are the safest method to provide Highway 50 crossings for students and residents. While building new pedestrian bridges is very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves connections between schools, neighborhoods, commercial areas and the fairgrounds. Further improvements along the Highway 50 corridor would complement the reconfigured B ½ Road interchange and improve mobility. (Figure 8; Appendix Maps 14 & 15)

Figure 8: Neighborhood Center Circulation Concept Plan



The nationally historic Old Spanish Trail travels through Orchard Mesa; the historical crossing of the Colorado River was near 28 ¾ Road. The Colorado Riverfront trail system runs along the north bank of the Colorado River and can be accessed from Orchard Mesa at four river crossings. Natural drainage ways traverse the planning area running north/northwest and can provide possible future trail connections to the trail facilities already in place. Linking neighborhoods with the Colorado River, downtown Grand Junction, Village Centers, Neighborhood Centers and other desired public attractions will provide a more complete transportation network for Orchard Mesa residents. The Parks, Recreation, Open Space & Trails section of this Plan provides more detail on trails, as well as additional Goals and Actions. (Appendix Maps 13 & 24)

Public Transit

Public transit is an important component of a multi-modal system. It provides transportation for people without reliable transportation, as well as the elderly and others with limited mobility. It can also help to relieve road congestion. Bus service is provided by [Grand Valley Transit \(GVT\)](#). The GVT system includes a route that travels from the transit center at 5th Street and South Avenue through Orchard Mesa and north along 29 Road to the Mesa County Workforce Center at North Avenue. This provides direct connections to a number of other routes serving Grand Junction and the Grand Valley. Buses run every half hour, Monday through Saturday; there is no service on Sundays or holidays. GVT buses are wheelchair accessible. Paratransit riders may also qualify for curb-to-curb service.



Access Control Plan

In 2009 Mesa County, the City of Grand Junction, and the Colorado Department of Transportation (CDOT) entered into an agreement to implement an [Access Control Plan \(ACP\)](#) for US Highway 50. The Plan establishes future access conditions on a property-by-property basis along the corridor. The purpose of the ACP is to provide reasonable access to adjacent properties while maintaining safe and efficient traffic flow. Key objectives include reducing traffic conflicts and improving traffic safety. Certain proposed actions in this Plan would implement the ACP, such as the addition of pedestrian and bicycle facilities on the B ½ Road overpass.

Potential Transportation Projects

For the past several years and during this planning process, the City and County have heard from businesses and residents about the many transportation needs on Orchard Mesa. The following is an unranked list of these projects:

- Highway 50 multi-modal improvements including non-motorized crossings
- B ½ Road multi-modal improvements
- 29 Road and Unaweep Avenue intersection control
- B Road multi-modal improvements
- 32 Road corridor improvements
- A connection between the Old Spanish Trail and the Colorado Riverfront trail system

- New Black Bridge (bike/pedestrian) connecting Orchard Mesa with the Redlands
- Bicycle improvements on the Fruit and Wine Byway
- 27 Road multi-modal improvements
- Complete Streets traffic improvements and other measures at key locations such as commercial centers, schools, parks and other activity centers



2010 Comprehensive Plan Goals and Policies

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Policies:

- A. The city and County will work with the Mesa County Regional Transportation Planning Office (RTPO) on maintaining and updating the Regional Transportation plan, which includes planning for all modes of transportation.
- B. Include in the Regional Transportation Plan detailed identification of future transit corridors to be reserved during development review and consider functional classification in terms of regional travel, area circulation, and local access.
- C. The Regional Transportation Plan will be used as a basis for development review and to help prioritize capital improvement programming. The City and County will maintain capital Improvement Plans (CIPs) which prioritize road and alley improvements based on needs for traffic flow, safety enhancements, maintenance and linkages.
- D. A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions. The Plan will be integrated into the Regional Transportation Plan.
- E. When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community's needs to maintain a street system which safely and efficiently moves traffic throughout the community.

Orchard Mesa Transportation

Goal 1: Orchard Mesa's multi-modal transportation network serves all users - vehicles, transit, bicycles and pedestrians – through the planning and design of "Complete Streets."

ACTIONS

- a. Implement the Grand Valley Circulation Plan to improve the transportation network. Use a "Complete Streets" concept and policy for all transportation infrastructure, including planning, land use control, scoping, and design approvals.
- b. Work with Grand Valley Regional Transportation Committee to include rebuilding the Highway 50 corridor as a Complete Street in the 2040 Regional Transportation Plan as a priority. Secure funding for CDOT to design and construct the corridor.
- c. Future reconstruction or other major improvements to Highway 50 shall reflect the need to provide safe non-motorized crossing of the highway and multi-modal facilities.
- d. Convert the eastbound lane of the B ½ Road overpass to a pedestrian/bicycle connection across Highway 50 (Figure 8).
- e. Improve the westbound B ½ Road to westbound Highway 50 on-ramp to enhance safety (Figure 8).
- f. As development/redevelopment occurs, ensure that the local road network supports the Highway 50 Access Control Plan.

Goal 2: Safe walking routes lead to all Orchard Mesa schools.

ACTIONS

- a. Ensure that non-motorized access to schools is a key priority for new projects.
 - 1) Include safe walking routes in applicable Capital Improvement Projects.
 - 2) Seek grants and other funding, such as the federal Transportation Alternatives Program, for implementation.
- b. Work with the school district, Colorado Department of Transportation and other partners to determine acceptable and effective Highway 50 school crossings and techniques at optimal locations.
- c. Work with schools and community partners to ensure schools are connected to residential areas with walking paths and bicycle access, and secure bike parking is provided on school grounds.
- d. Assist local partners such as Grand Valley Bikes and School District 51 with grant applications and other opportunities to map safe walking and biking routes to schools, conduct walking audits, create travel maps, and provide road safety information to parents and students.
- e. Work with schools and community partners to improve transportation infrastructure to reduce conflicts between transportation modes during school drop-off and pick-up.
- f. Incorporate pedestrian/street lighting into non-motorized facilities.

Goal 3: Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.

ACTIONS

- a. Implement the Urban Trails Master Plan through land development proposals, planning activities, Capital Improvement Projects and other roadway improvements.
- b. Require that all new streets and roads include sidewalks and/or bicycle facilities, including capital improvement street projects.
- c. Identify and seek funding to build sidewalks and/or bike lanes and trails with school connectivity a top priority. Other key priority measures are connections to activity centers such as parks, commercial/retail areas and the Mesa County Fairgrounds.
- d. Provide connectivity to existing and planned trails on public lands. Identify locations for and improve trailheads, including parking areas and other facilities.
- e. Work with the Orchard Mesa Irrigation District, property owners and trails and bicycling organizations to identify corridors that will provide additional opportunities for non-motorized recreational and commuting opportunities.
 - 1) Identify drainages and other corridors where trail linkages are possible based on location to existing or future trails, topographic constraints, and ownership agreements.
 - 2) Develop and maintain a database containing easement agreements and other access agreements that cross private property for access to public lands.

Goal 4: Grand Valley Transit service and routes meet the needs of Orchard Mesa.

ACTIONS

- a. Determine ridership demand through on-board surveys and collection and analysis of individual transit stop data and customer requests for service.
- b. Add and/or adjust routes as justified by demand and budget allows.
- c. Create new appropriate stops and “pull-outs” with proper signage.
- d. Monitor land development activity to plan for future transit routes.
- e. Construct safe non-motorized access to transit stops.

7. Public Services



Public Utilities and Infrastructure

Background

Sanitation & Sewer

Properties within the City of Grand Junction are served by the Persigo Wastewater Treatment Plant. The Orchard Mesa Sanitation District (OMSD) serves urban development between the City limits and 30 Road, but all sewage is treated at the Persigo Plant. Most of the development in the OMSD is infill. In accordance with the Persigo Agreement, the OMSD will dissolve in 2015 and the City of Grand Junction will serve the area.

Rural properties outside the Persigo Sewer District (201) boundaries are generally served by Individual Sewage Disposal Systems (ISDS). There are some individual properties within the Persigo boundaries that are served by ISDS; they would be served by public sewer if developed. A sewer main from the Clifton Sanitation District that serves Whitewater passes through the rural portion of the Plan area in the vicinity of 32 Road/Highway 141. This line can also serve urban development that is outside the Persigo District boundary,

Cost of Infrastructure, Services

(2010 Grand Junction Comprehensive Plan)

"Although some City service costs are not closely tied to urban expansion (e.g. administration), there are many capital costs (utilities, street maintenance, public safety for example) that are sensitive to the type and location of growth. Generally, when growth occurs in lower densities, service providers incur disproportionate additional costs such as repairing and resurfacing roadways; cleaning and inspecting longer sewer lines; longer roads to plow snow and sweep; and longer trips for police, fire, building inspectors, schools buses and park maintenance crews, when compared to more compact urban land use patterns. These costs may not appear immediately (for example, it is usually several years before repaving is required), but they eventually add additional operating and capital replacement costs borne by the City, County and other service providers."

such as Springfield Estates. Rural development would only be permitted to connect to sewer service if located within 400 feet of the line, and if Clifton Sanitation District indicated a willingness to serve the property, consistent with the Mesa County Land Development Code Section 7.10.2. Development, uses and density must still conform to the adopted Future Land Use map. The location and design of the Clifton line limits the ability to serve most development west of 32 Road. Sewer service areas are shown in Appendix Map 16.

Domestic Water

The majority of the Orchard Mesa Plan area is served by Ute Water Conservancy District. Although nearly the entire planning area is within Ute's district boundaries; some areas are served by either the City of Grand Junction or Clifton Water District (Appendix Map 17). Clifton Water has a large water tank on Whitewater Hill to service the Whitewater community.

There are several properties along the south edge of the Plan area, around Old Whitewater Road and near the junction of Highways 50 and 141, that are not in a water service district's boundary. Future development of these properties would be dependent on inclusion in a water district and extension of service. One such area is Springfield Estates, off Highway 141; it is served by Ute Water. The County's Whitewater Hill property (drag strip, trap club, modelers club and Colorado Law Enforcement Training Center) is not in a water district but is served by Clifton Water. The existing 2-inch line is about 2.25 miles long; water pressure issues limit development. A 6-inch line would be needed to fully develop a firefighter training facility. Because of the elevation of the site, pumping is necessary. Clifton Water District has shown interest in developing the line, dependent on inclusion in their capital improvement plan. Grand Junction's Kannah Creek raw water line is a potential source of non-potable water.

Solid Waste

The City of Grand Junction provides residential waste collection within the City limits. Large multi-family complexes (over 8 units) contract with private waste companies. Commercial properties within the City limits may have City trash service or may contract with a private hauler. Curbside Recycling Indefinitely, Inc. conducts curbside recycling collection within the City's trash service area. It also maintains a drop-off site at the City shop property at 333 West Avenue. Commercial recycling collection may be available. Properties outside the City limits generally contract with private companies, although some individuals may choose to haul their own waste to the landfill. The [Mesa County Landfill](#) is located to the south of the Plan area. It provides a wide range of waste handling services, including the landfill, hazardous waste disposal, electronics recycling, recycling and composting.

Irrigation and Drainage

The [Orchard Mesa Irrigation District \(OMID\)](#) was organized in 1904 and became part of the Federal Grand Valley Project in 1922. Approximately 9,800 landowners and 4,300 acres are served by the district. (Appendix Map 18) OMID's water is diverted from the Colorado River at the Cameo Diversion Dam in DeBeque Canyon. Water rights within the District are allocated to the land and cannot be sold separately.



The OMID is undertaking system improvements that will provide a more reliable water supply and will result in significant water savings. The most notable improvement will be a regulating reservoir, holding 80 to 100 acre-feet of water on a 15-acre site located north of A ½ Road and 29 ¾ Road and south of Mesa View Elementary School. The reservoir will improve the ability of OMID to deliver water at peak times. Check structures will be installed and improved, pump capacity will be increased, interties between canals will be constructed, and canal and lateral seepage will be reduced through lining and piping, further improving system efficiency.

Electrical & Gas Utilities

Xcel Energy provides electricity to the northwest portion of the Plan area. This includes the most-developed areas west of 27 ¼ Road and generally north of B ¼ Road, east across 30 Road. Xcel's service area also includes the rural northeastern area, approximately along the C and C ½ Road corridors east of 32 Road. Grand Valley Power serves the remainder of the Plan area. Service areas are shown in Appendix Map 19. Natural gas service is provided by Xcel Energy to most of the Plan area. Infrastructure upgrades for both providers is driven by growth and development.

2010 Comprehensive Plan Goals and Policies

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policies:

A. The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Orchard Mesa Public Services – Public Facilities & Infrastructure

Goal 1: Services and infrastructure are cost-effective and meet the needs of residents and businesses in the Orchard Mesa Plan area.

ACTIONS

- a. Future development levels shall be consistent with the adopted Future Land Use map and all requirements for infrastructure service connections. Sewer service shall not be extended to rural areas, except as permitted by the Mesa County Land Development Code.
- b. Continue to submit development proposals to service providers for their review and comment.
- c. Coordinate with water and sanitation providers to help ensure that water and sewer systems are designed and constructed with adequate capacity to serve existing and proposed development, and that their capital improvement plans are coordinated with implementation of this Plan.
- d. Explore the creation of various types of Improvement Districts (local improvement districts, public improvement districts) for areas within the Urban Development Boundary where public infrastructure is needed and in areas that are already developed, for the purpose of providing sidewalks, street lighting, and storm water management or other urban services.

Public Improvement Districts in Centers

(2010 Grand Junction Comprehensive Plan)

"Mesa County requires creation of Public Improvement Districts (PID) for public urban service provisions in Centers located in unincorporated areas of Mesa County. These districts are formed to provide urban services, such as sewer (where a sanitation district does not exist), street lights, parks, additional public safety coverage's, street sweeping and other urban services that are not offered by Mesa County. An urban services PID allows the identified district to establish a mill levy in the district and a sales tax upon approval of a ballot question in a general election by property owners in the proposed Public Improvement District. The monies raised through the levy and sales tax are used to pay for the urban services as the unincorporated Center grows."

Community and Public Facilities

Background

Public Facilities and Services

Public facilities on Orchard Mesa are limited. The [Mesa County Library](#) operates a branch at 230 East Lynwood Street. [CSU Tri-River Extension](#) offices are located at the Mesa County Fairgrounds. They provide information on agriculture and natural resources, consumer and family education and 4-H youth development. There are no other City or County administrative services or facilities located on Orchard Mesa.



Orchard Mesa does not have a post office. Depending on where one resides, the closest post office may be the main Grand Junction facility at 4th Street and White Avenue, Fruitvale, Clifton, or Whitewater. There are no commercial mail or shipping businesses in the area. Residents have noted that the lack of any facility with mail services is a significant issue.

Medical and behavioral health facilities are also limited on Orchard Mesa. There are some service providers such as a dentist, but no physicians' offices, therapists' offices or clinics. Residents requiring medical care must go to providers north of the river. This results in some hardships for low income residents and those with limited mobility. It may also contribute to the number of calls for emergency medical services.

Schools

[Mesa County Valley School District #51](#) has 4 elementary schools and 1 middle school in the Plan area (Appendix Map 20). High school students from Orchard Mesa attend Central High School, Grand Junction High School or Palisade High School, depending on where they reside. A significant issue for the schools is the difficulty crossing Highway 50. Because of the lack of safe pedestrian crossings, students who live on the other side of the highway from their respective schools are bused, even when they reside within the District's designated walking area. As shown in Table 8, enrollment in the Orchard Mesa schools has declined slightly in the past 5 years (about 2.8%). The largest decline has been at Lincoln Orchard Mesa Elementary, while enrollment at Mesa View Elementary has increased slightly.

The John McConnell Math and Science Center is located at New Emerson Elementary, a magnet school. A non-profit organization, it is dedicated to providing hands-on science education. It is open to the general public as well as to students.

The District owns approximately 34 acres at the northwest corner of B Road and 30 ½ Road. The site is for a potential future high school, and could also include a regional sports complex. Construction of a high school at this site will not occur until there is a need; District 51's long range plan recommends a new high school in the Appleton area prior to building a school on

Orchard Mesa. Therefore, development of the site is to be expected over the very long term. Additional sites for elementary and middle schools have not been identified.

Table 8: School Enrollment

School	Enrollment				
	2009	2010	2011	2012	2013
Dos Rios Elementary	439	430	374	382	404
Lincoln Orchard Mesa Elementary	410	412	363	382	372
Mesa View Elementary	421	441	454	448	434
New Emerson Elementary	129	133	150	150	143
Orchard Mesa Middle School	510	538	532	530	503
Totals	1,909	1,954	1,873	1,892	1,856

Source: Mesa County Valley School District #51

CSU Western Colorado Research Center

Colorado State University's Orchard Mesa research center is located at 3168 B ½ Road on 77 acres. The research center also includes a Fruita site. Research conducted at the Orchard Mesa site includes tree fruits, wine grape production, dry bean variety increases, and ornamental horticulture. The site includes Ram's Point Winery, which trains students in winemaking and winery business practices.

Orchard Mesa Cemeteries

The Orchard Mesa Municipal Cemetery is located along 26 ¼ Road, and is maintained by the City of Grand Junction. There are several sections, including the Orchard Mesa, Masonic, Municipal, Odd Fellows (I.O.O.F.), and Veterans Cemeteries on the west and Calvary and St. Anthony's Cemeteries on the east.

Goal 1: Community and public facilities meet the needs of area residents.

ACTIONS

- a. Encourage the US Postal Service to provide a branch post office on Orchard Mesa.
- b. Continue to maintain community facilities and services such as the Mesa County Library Branch.
- c. Support the CSU Research Center and protect the surrounding area from urbanization.
- d. Support assessment of health needs and encourage the location of medical offices and facilities within Orchard Mesa's neighborhood centers.
- e. Encourage and expand the Safe Routes to Schools program in Orchard Mesa neighborhoods.

Public Safety

Background

Law Enforcement

Law enforcement within the City limits is provided by the Grand Junction Police Department (GJPD), while the Mesa County Sheriff's Office (MCSO) covers the unincorporated areas. The patchwork of incorporated and unincorporated areas results in some uncertainty regarding jurisdictional responsibility; one side of the street or even individual parcels may be in the City, while the other side or immediately adjacent property is in the County. This results in inefficient and overlapping responses.

Police Services

(2010 Grand Junction Comprehensive Plan)

"The law enforcement staff has increased over recent years as concerns for safety and well-being have risen in Grand Junction. Cooperation between the City Police Department and Mesa County Sheriff's Office improves coverage's and response times. However, in some areas, jurisdictional responsibility is unclear, especially where city limits and County jurisdiction alternate. This results in inefficient, overlapping responses."

There are no police or sheriff substations on Orchard Mesa, and neither agency has patrol districts assigned exclusively to Orchard Mesa. The MCSO has one officer assigned to patrol the Old Spanish Trail/Gunnison River Bluffs Trail. The 911 call volume for Orchard Mesa tends to be low relative to its size, with the majority of the calls in the more dense western area. The 29 Road bridge has improved response times, allowing personnel to reach the area sooner.

Colorado State Patrol (CSP) is responsible for traffic patrol on the highways and investigates traffic accidents in unincorporated areas. All CSP offices have been consolidated at the Fruita Service Center.

Fire

The Orchard Mesa Plan area is served by the City of Grand Junction Fire Department (GJFD), the Grand Junction Rural Fire District, Central Orchard Mesa Fire District, and Land's End Fire District (Appendix Map 21). A small area to the southeast of 31 Road and A 1/8 Road is not included in any fire district. Also, several properties in the southeast portion of the Plan area located south of Orchard Mesa Canal #2 are not within a fire district. Most of these properties are undeveloped, although a few have structures. Fire protection in areas outside Fire District boundaries is the responsibility of the MCSO. Fire protection on Bureau of Land Management property is the responsibility of the BLM.



GJFD Station 4 is located at 251 27 Road. Based on the [City of Grand Junction Fire Facilities Plan 2013](#), there has been some discussion regarding moving the station east to the Unaweep

Avenue and Alta Vista area. The Plan identifies all areas within 4 minutes estimated travel time from a station. The current location overlaps with the coverage area of the main station at 6th Street and Pitkin Avenue. Moving the station to the east would expand the area within the 4 minute response time, both on Orchard Mesa and in Pear Park. Data indicates a 17% increase in call volume from 2011 to 2012. However, the number of emergency medical service (EMS) calls decreased from about 80% of total calls in 2011 to about 75% in 2012. (Table 9)

Table 9: Fire Station No. 4 Call Volume

Station 4	2011	2012
Total Responses	2625	3083
4 Minute Service Area		
Total Incidents	540	664
Total EMS	431	496
Total Fire	98	116
Population	8894	8894
Population over 65	738	738

Source: City of Grand Junction Fire Facilities Plan 2013

Grand Junction Rural Fire District services are provided by the Grand Junction Fire Department through a contract with the City of Grand Junctions. Grand Junction Rural Fire District revenues are primarily derived from property taxes. The GJFD is operated as a general fund department of the City.

Central Orchard Mesa Fire Department is a separate fire district. It is a volunteer department managed by a 5-member board. The station is at 3253 B ½ Road. As of 2013, there were 13 volunteers. Most of the volunteers are certified as emergency medical technicians (EMTs). In 2012, the District had 108 calls, a decrease from prior years, with about 70% of the calls for EMS and 30% for fire. The majority of the fire calls are associated with field burning. The District's service area covers about 8.1 square miles and includes approximately 800 households with an estimated 2,700 residents. The service area extends from approximately 30 ¼ Road and A ½ Road eastward to 35 Road and D ¼ Road, between Orchard Mesa Canal #2 and the Colorado River. Through the Mesa County EMS Resolution, the District covers an additional 17.9 square miles as a Rural Ambulance Service Area; that area extends east to the National Forest. The District is funded by taxes, grants and donations. Equipment includes three engines, a water tender, two brush trucks and two ambulances.

Ongoing issues for the Central Orchard Mesa Fire District include maintaining an adequate number of trained volunteers and water infrastructure issues, including lack of water pressure, no water lines or no hydrants. As a result, a water tender must be dispatched to all fire calls, requiring more department resources. Also, Central Orchard Mesa's public protection classification (ISO rating) results in higher insurance costs for residents.

Land's End Fire District is a volunteer department, with a station off Siminoe Road, south of Whitewater. The Colorado Law Enforcement Training Center, drag strip, trap club and model airplane club are within the Land's End district. However, Grand Junction Rural Fire District may be more suited to respond to incidents, based on location, staffing and equipment. All

areas of Orchard Mesa are covered by the County-wide mutual aid agreement for fire, EMS, and other emergency services provided by fire departments in the County.

The County continues to encourage fire-wise site design and construction in wildland-urban interface areas to keep homes safer from wildfires by providing informational materials to property owners and developers and through development review. The [Mesa County Wildfire Protection Plan](#) provides recommendations to abate catastrophic wildfire and minimize its impacts to communities. It includes a risk assessment of numerous areas, including Orchard Mesa, along with recommendations for fuel reduction and treatments, public education and actions for homeowners.

Emergency Management

The [Mesa County Emergency Operations Plan \(EOP\)](#) is an all-disciplines, all-hazards plan that establishes a single, comprehensive framework for incident management where resources from many agencies are involved. It provides the structure and mechanisms for coordination of local, state and federal agencies. The EOP is reviewed and updated every two years. Key components of the EOP are:

- Systematic and coordinated incident management;
- Organizing interagency efforts;
- Facilitating delivery of critical resources, assets and assistance; and
- Providing mechanisms for coordination, communication and information sharing in response to threats or incidents.

Regional Public Safety Facility

The Colorado Law Enforcement Training Center at Whitewater Hill is the result of a partnership between Mesa County, the City of Grand Junction and Colorado Mesa University. Located on 78 acres, it is adjacent to the drag strip, trap club and model airplane club (Appendix Map 10). The largest training facility of its kind between Denver and Salt Lake City, it opened in 2013 with a pursuit driving track. It is expected to attract public safety personnel from throughout the region in addition to providing a venue to train local responders. Future plans for the site include an outdoor firing range, classrooms, fire training structures, and a simulated city block. One of the key challenges for development of the site is water. The water service will need to be improved to meet the fire code requirements for the planned classroom building and fire training needs.



Goal 1: Adequate public safety services are available to all residents.

ACTIONS

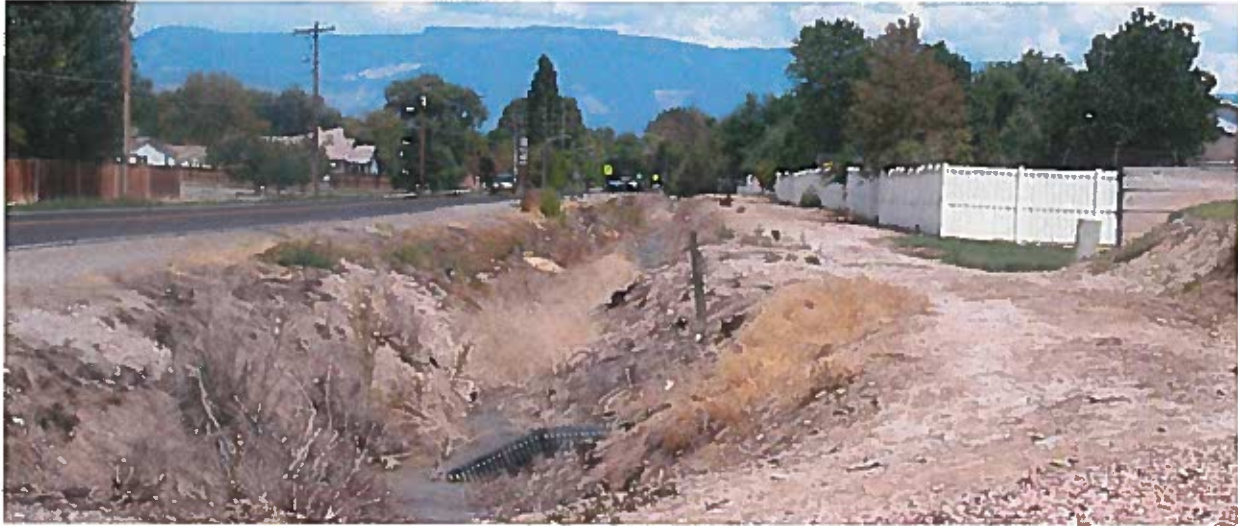
- a. Work with all Fire Districts to determine the need for and location of stations on Orchard Mesa.
- b. Work with the Fire Districts to determine how to provide appropriate services throughout Orchard Mesa.
- c. The City and County shall encourage water providers, in coordination with the appropriate Fire District, to provide adequate fire flow for development planned or anticipated in all areas within their service area.
- d. Provide outreach through the Sheriff's Office, Grand Junction Police Department and Mesa County Health Department to area residents. Assist in the establishment of a Neighborhood Watch program. Work to address community concerns and health and safety issues, support consistent law enforcement presence and services, and address public safety on streets and roads.

Goal 2: The Colorado Law Enforcement Training Center serves as a regional training facility for law enforcement and emergency responders.

ACTIONS

- a. Plan capital improvements that will enhance development and use of the training facility
- b. Encourage economic development efforts that will support and enhance usage of the training facility.

8. Stormwater



Background

The 2010 Comprehensive Plan discusses Natural Hazards, which include drainage and stormwater management. Drainage for Orchard Mesa is managed by the City of Grand Junction, Mesa County, the Orchard Mesa Irrigation District, and the 5-2-1 Drainage Authority. Although the average annual precipitation for the Grand Junction vicinity is only about nine inches, flooding can and does occur. Because large storms are infrequent, drainage issues were overlooked in the past. Our native clay soils do not absorb water well. Vegetation is sparse in many areas and this encourages erosion. Finally, development increases the amount of impervious surfaces in the form of roofs, driveways, and parking lots, reducing the amount of open ground. These past practices and environmental conditions collectively promote little infiltration, rapid runoff, more debris in the runoff, and flash flooding.

Managing our Water Wisely (2010 Grand Junction Comprehensive Plan)

“Grand Junction is an oasis in a desert landscape. While we have abundant water supplies, it makes sense to manage the use and quality of our water. Wise water management includes continuing the separate system of delivering irrigation water, making major efforts to prevent salt and other pollution of our rivers and streams and expanding the use of low-water landscapes (xeriscape).”

In addition to flooding concerns, water quality is also important. There are many entities that are involved in stormwater quality in the Grand Valley, including Mesa County, City of Grand Junction, Town of Palisade, Grand Valley Drainage District, Orchard Mesa Irrigation District, Grand Valley Water Users' Association, and School District #51. The Grand Valley Stormwater Unification Feasibility Study was conducted in 2003 and the 5-2-1 Drainage Authority

was created to help monitor and manage the quality of water as it returns to local washes, creeks and rivers.

Storm Water Discharge

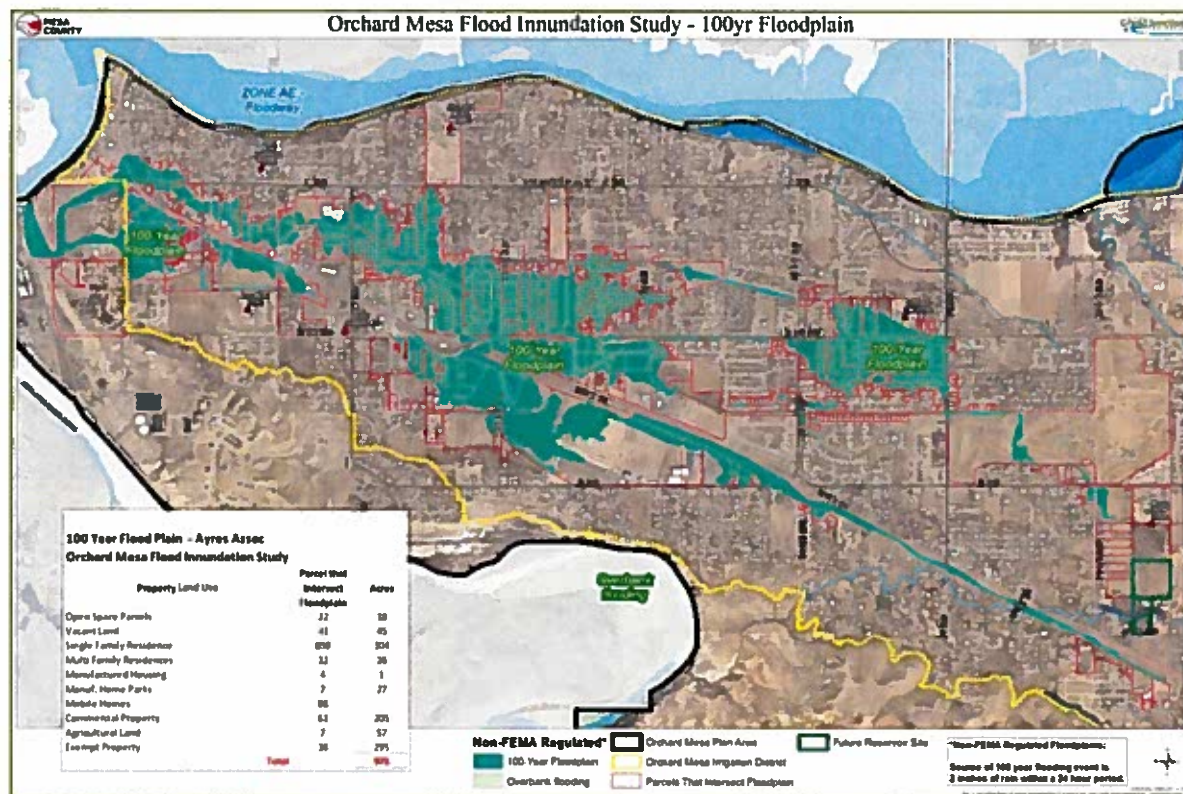
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the Grand Valley Water Users Association have the authority to monitor and report violations to the City of Grand Junction or Mesa County.

(http://www.irrigationprovidersgv.org/stormwater_discharge.php) Generally, urban runoff will be treated as a pollutant, while agricultural drainage is exempt from NPDES regulation. Increased stormwater drainage in OMID's system may add to the District's permitting and treatment requirements.

Preparing for Disaster

The 5-2-1 Drainage Authority received a Pre-Disaster Mitigation Grant from the Federal Emergency Management Agency (FEMA) in 2009 to address several known problems on Orchard Mesa. A comprehensive drainage study, from 30 Road to the west, was completed as part of the grant project, resulting in the following map (Figure 9; Appendix Map 22). It identifies the area that would be inundated by a 1% chance (100-year) event, which is two inches of rainfall in a 24-hour timeframe. There are approximately 400 acres and 700 structures in the floodplain. The study found that spending over \$4 Million (2009 dollars) to perform improvements would remove approximately 100 acres from the floodplain.

Figure 9: Orchard Mesa Flood Inundation Study



Although FEMA has not created a Flood Insurance Rate Map (FIRM) from this study, the City is using it as the “best available information” to govern development in the area and to ensure all new structures are built high enough they will not flood in the 1% chance event. Because this is not yet a FIRM, lending agencies probably won’t require flood insurance to issue a loan. Affected land owners should consider obtaining flood insurance because basic homeowner’s policies do not cover flooding. A composite of the study area plus the FEMA-regulatory floodplain is shown in Appendix Map 23.

2010 Comprehensive Plan Goals and Policies

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policies:

The city and county will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Orchard Mesa Storm Water

Goal 1: Pre-disaster mitigation is performed to limit potential property damage.

ACTIONS

- a. Support regional retention and detention facilities.
- b. Assist in the study of regional drainage needs.
- c. Create partnerships between local entities responsible for stormwater.

Goal 2: Improve and maintain drainage facilities collectively among drainage partners.

ACTIONS

- a. Support the vision of the 5-2-1 Drainage Authority.
- b. Create partnerships between local entities responsible for stormwater to establish regional drainage facilities.

9. Parks, Recreation, Open Space & Trails



Background

Existing Parks and Recreation Facilities

One of the Guiding Principles of the 2010 Comprehensive Plan is a “Grand Green System of Connected Recreational Opportunities.” Orchard Mesa has about 50 acres of park lands providing a variety of facilities (Table 10). City parks include Duck Pond Park, Eagle Rim Park and Dixon Park; Burkey Park South is undeveloped. Mesa County parks include Arlington/Oxford Park, Lynwood Park, Teardrop Park, Veterans/Lions Park and Village 9.

Other recreational facilities include the Orchard Mesa Community Pool, operated by the City of Grand Junction through a Memorandum of Understanding with Mesa County Valley School District 51 and Mesa County. The 95-acre Mesa County Fairgrounds at Veteran’s Memorial Park includes the Orchard Mesa Little League



fields, BMX track, and equestrian facilities, as well as open space. Chipeta Golf Course is a privately owned 18-hole golf course. School playgrounds and sports fields provide additional facilities for local residents. However, availability is dependent on school schedules, policies, and funding. As of the writing of this plan, the Orchard Mesa Middle School tennis and volleyball courts are not available for use by the public due to fiscal constraints. Private parks are located in some subdivisions, for use by subdivision residents.

A Grand Green System of Connected Recreational Opportunities

(2010 Grand Junction Comprehensive
Plan - Guiding Principles)

*“Take advantage of, and tie together
the exceptional open space assets of
Grand Junction, including the
Colorado River, our excellent park
system, trails and our surrounding
open spaces.”*

Park Needs

One of the Guiding Principles of the Grand Junction Comprehensive Plan is to have a “Grand Green System” of connected parks, trails, and open space. The Comprehensive Plan summarizes parks by type – mini, neighborhood, community and regional, and their related service areas, with radii that range from ¼ mile to 10 miles. Many existing Orchard Mesa neighborhoods lie outside park service areas, indicating that there is a need for additional neighborhood and community parks. The Comprehensive Plan provides detail on levels of service (Figure 10).

Additional Park Types: Mountain Park, Confluence Park, and Regional Parks

(2010 Grand Junction Comprehensive Plan)

“A large mountain park is suggested to take advantage of the City’s mountain side watershed lands on the Grand Mesa slopes. Large regional parks are suggested in various locations in the City. The Comprehensive plan resurrects the previous idea of a park of the confluence of the Colorado and Gunnison Rivers.”

Figure 10: Park Service Areas



The Comprehensive Plan specifically references the concept of Confluence Park, to be located at the junction of the Colorado and Gunnison Rivers. The future high school site, located at the northwest corner of B Road and 30 ½ Road, could include sports fields to serve regional recreation needs.

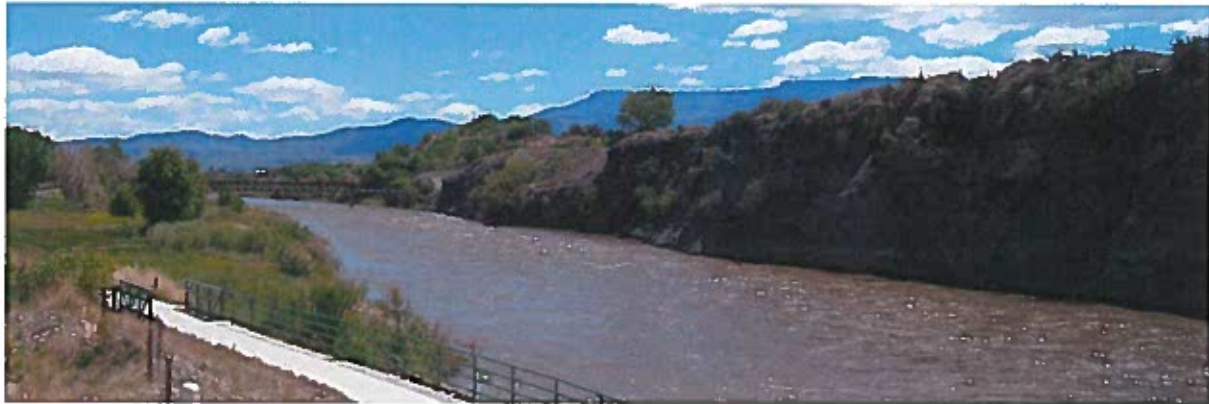
Table 10: Park Inventory

Name	Jurisdiction	Acres	Type
Arboreteum	Mesa County	1.2	Walking paths; amphitheater
Arlington/Oxford	Mesa County	2	Open Space
Burkey South	Grand Junction	10	Open Space/Future park; trailhead for Old Spanish Trail
Dixon	Grand Junction	2	Open space; picnic area; sports fields
Duck Pond	Grand Junction	4.4	Playground; picnic area
Eagle Rim Park	Grand Junction	12	Playground; picnic area; skate park; trails; access to Old Mill Bridge/Colorado Riverfront Trail
Lynwood	Mesa County	2	Playground; picnic area
Mesa County Fairgrounds	Mesa County	85	Picnic area; open space; equestrian activities; BMX course; ball fields
Orchard Mesa Pool	GJ/MC/Dist. 51	n/a	Indoor swimming
Teardrop	Mesa County	1	Open space; picnic tables
Veterans/Lions Park	Mesa County	7	Green space; picnic tables; volleyball; Veteran's Memorial
Village 9 East	Mesa County	1.8	Playground; picnic tables
Village 9 West	Mesa County	7.5	Open Space
Schools	Mesa County Valley School District #51	n/a	Playgrounds and sports fields at schools
Chipeta Golf Course	Private	124	18-hole golf course, driving range, tennis course

An Extensive Off-Street Trail System

(2010 Grand Junction Comprehensive Plan)

"The region is known for its great bicycling, but a complete trail system is lacking throughout the city. The plan expands on the great trail building efforts along the Colorado River and combines trails, bike paths, bike lanes and bike routes, envisioned in the Urban Trails Plan, to create an alternative system for getting around"



Bike and Pedestrian Trails

Bridges connecting to the Colorado Riverfront Trail are located at Eagle Rim Park (Old Mill Bridge) and 32 ½ Road off C ½ Road. Other access points are across the river via the 5th Street Bridge and the 29 Road Bridge. The Orchard Mesa area includes a few bike and pedestrian facilities along streets, mostly in incorporated neighborhoods, but has little in the way of dedicated bike and pedestrian trails (Appendix Map 13). Trails connecting the Colorado Riverfront Trail and the Old Spanish Trail as well as connections across the Gunnison River at the Black Bridge site have been identified by residents as desirable routes. A bike and pedestrian path along Highway 50 is a high priority. The [Urban Trails Master Plan](#) identifies existing and future routes for bike facilities and trails.



One of the most significant assets of Orchard Mesa, both recreationally and culturally, is the Old Spanish Trail North Branch. Together with the Gunnison River Bluffs, they are known as the Sisters Trails. The area provides open space, hiking and biking, and opportunities to enjoy the natural setting. The north trailhead is a parking area located at the Burkey Park South property, which is undeveloped. Trail users must use Valley View Drive and Sunlight Drive, passing through a residential neighborhood to get to the trail. The southern trailhead is located in Whitewater, on Coffman Road. The trails pass through land owned by the BLM, Mesa



County, City of Grand Junction, and private parties. The Old Spanish Trail is 7 miles long, while the Gunnison River Bluffs Trail runs for 8 miles. The draft Sisters Trail Plan has been prepared and will be considered for adoption in the near term. The plan identifies possible trailhead and interpretive improvements and emphasizes partnerships to implement the plan. The [Old Spanish Trail Association](#) is a national non-profit organization dedicated to promoting awareness of the Old Spanish Trail and its multicultural heritage. The local chapter serves as an advocate for the

North Branch of the trail, partnering with government and other organizations to promote the trail as well as maintain and make improvements to the trail.



The Palisade Fruit & Wine Byway begins at 32 and C Roads and provides a 25-mile loop route for bicyclists and motorists touring the orchards and wineries of Orchard Mesa to Palisade. The majority of the Orchard Mesa portion of the Byway places the bike route within existing roadways.

2010 Comprehensive Plan Goals and Policies

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

- A. A parks master plan that identifies regional, community and neighborhood parks and open space. The plan will be integrated into the Regional Transportation Plan and the trails master plan.
- B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.
- C. The City and County support the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

Orchard Mesa Parks, Recreation, Open Space & Trails

Goal 1: Parks and recreational opportunities meet the needs of Orchard Mesa residents.

ACTIONS

- a. Identify locations for new mini and neighborhood parks that will positively impact and enhance the Orchard Mesa community and meet the level of service standards for parks and recreation facilities in the Grand Junction Comprehensive Plan.
- b. Include active, passive and natural areas, to provide a variety of experiences and activities for residents.
- c. Preserve natural drainages, wildlife habitat and vegetation as open space.
- d. Develop an historic park and/or viewpoint at Confluence Point.

Goal 2: The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination.

ACTIONS

- a. Adopt the Sisters Trail Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sister Trails Plan.

b. Work with OSTA, COPMOBA, BLM, NPS, City of Grand Junction, Mesa County, Museum of the West, Visitor's Bureau, Interpretive Association of Western Colorado and other groups to make people aware of the Old Spanish Trail and Gunnison River Bluffs Trail and to promote the Old Spanish Trail as one of the reasons to visit Grand Junction.

Goal 3: A system of trails provides a network of connections throughout Orchard Mesa for pedestrians and bicyclists, with connections to the Riverfront Trail, the Redlands, and Whitewater.

ACTIONS

- a. Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated right-of-way, as links to existing trails and to the transportation system.
- b. Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.
- c. Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.
- d. Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.

Goal 4: Parks and recreation facilities serving the residents of Orchard Mesa are developed, maintained and operated through effective partnerships between the City of Grand Junction, Mesa County and Mesa County Valley School District #51.

ACTIONS

- a. Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.
- b. Encourage new partnerships among government agencies, non-profit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.
- c. Enter into a partnership with Mesa County Valley School District #51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.
- d. Continue the partnership with the City of Grand Junction, Mesa County and School District #51 to operate the Orchard Mesa Community Center Pool.

10. Mesa County Fairgrounds



Background

The Mesa County Fairgrounds at Veteran's Memorial Park is a 93-acre multi-purpose special event facility that was established in the 1940s. In addition to the annual county fair, it hosts numerous events and activities throughout the year and is the home campus for the Tri-River CSU Extension Office. The property includes the grandstand, equestrian center, buildings for indoor events, Little League ball fields, a BMX track, an arboretum and demonstration gardens. There are approximately 500 events each year, drawing more than 100,000 attendees.

Area residents also use the Fairgrounds as a neighborhood park; continued pedestrian access from B Road is important to the surrounding neighborhoods. In the future, as properties to the west develop, bike and pedestrian access B ¼ Road should be added, providing access to the Orchard Mesa Little League fields and Lions Park.



On December 10, 2012, the Mesa County Board of County Commissioners adopted the [Mesa County Fairgrounds Master Plan](#). The Plan is a road map for future development of the property. The proposed Master Plan includes a new primary circulation road connecting the

two Highway 50 Fairgrounds entries. Improvements at the west end of the site include upgrades to the Orchard Mesa Little League complex and parking area, relocation and expansion of the BMX venue to create a professional BMX course, relocated and enlarged Veteran's Park, relocated Veteran's Intermountain Memorial, and expanded paved parking. Improvements to the east end of the site include additional stall barns, a new covered arena, a permanent show office and restroom pavilion, and expanded RV sites. Improvements to the center of the site include a proposed 5,000 seat indoor event arena with attached 30,000 square foot divisible exhibition hall and expanded paved parking.

The Master Plan is proposed to be implemented in phases as funding becomes available (Figure 11). Work will occur first in the east and west sections, beginning in 2013. The more expensive event arena and exhibition hall will be the final phase of the project. The Master Plan includes an analysis of economic and fiscal impacts of fairground operations and development, as well as key benefits of the proposed improvements. The property is zoned Planned Unit Development (PUD); the development plan for the site will be updated in 2014 to reflect the new Master Plan.

With redevelopment of the Fairgrounds, the facility will continue to be an asset to the residents of Mesa County but will also become a regional attraction, providing a venue for expanded activities and events that will draw more visitors to the area. As such, it can serve as an anchor for the Orchard Mesa community and act as a catalyst for future development. The Future Land Use Map identifies the surrounding area as a Neighborhood Center. The Fairgrounds is an amenity to surrounding Orchard Mesa neighborhoods, but it can also have impacts, such as noise, traffic and dust. It will be important to address those impacts while continuing to provide neighborhood access.

Figure 11: Fairgrounds Master Plan



Mesa County Fairgrounds

Goal 1: The Mesa County Fairgrounds serves as a regional attraction and is an anchor for Orchard Mesa.

ACTIONS

- a. Plan for and develop land uses and services that will support implementation of the Mesa County Fairgrounds Master Plan.
- b. Encourage the formation of partnerships that will increase the quality and quantity of events, working with the Visitors and Convention Bureau and other local organizations.
- c. Encourage economic development efforts that will support and enhance usage of the Fairgrounds.
- d. Plan capital improvements that will enhance access to and use of the Fairgrounds. Include multi-modal transportation improvements.

Goal 2: Impacts of Fairgrounds activities on surrounding neighborhoods are reduced.

ACTIONS

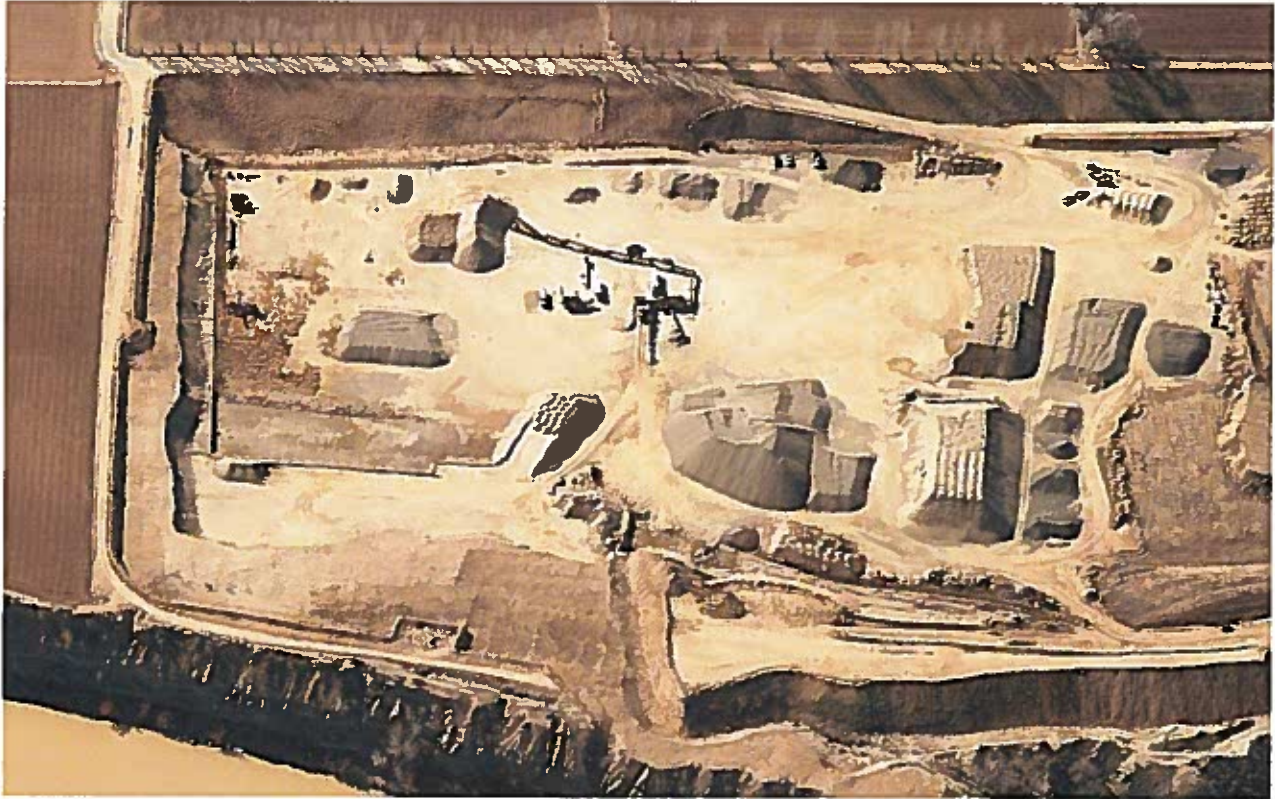
- a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.
- b. Support efforts of the Fairgrounds to do neighborhood outreach and notification of events that may affect area residents.

Goal 3: The Fairgrounds and Orchard Mesa Little League complex connects to the surrounding neighborhoods.

ACTIONS

- a. Maintain pedestrian access to the Fairgrounds from B Road.
- b. Provide pedestrian improvements along B Road so residents can safely access the Fairgrounds.
- c. As development occurs to the west, incorporate pedestrian access from B ¼ Road into site design.
- d. Improve Highway 50 cross-access for pedestrians and bicycles.

11. Natural Resources



Background

The Orchard Mesa planning area contains a wealth of natural resources and amenity values. Most of the neighborhoods benefit from great views of the Grand Mesa, Bookcliffs, and the Colorado National Monument. The area also includes mineral resources, historic and existing drainage channels, wetlands, wildlife habitat, and the Colorado and Gunnison River floodplains.

Mineral Resources

Mineral resources are predominantly upland gravel deposits on both the Colorado River and Gunnison River bluffs as well as floodplain deposits along both rivers. The current, five gravel pits in the area are all outside of the City limits. Some coal deposits exist along the Gunnison River near the Department of Energy facility. These resources are all identified in the County's [Mineral and Energy Resources Master Plan](#) and mapped in the *Mineral Resources Survey of Mesa County* (1978).

As Orchard Mesa grows, the potential for land use conflicts increase between gravel operations and other development. Mineral extraction is regulated by local development codes and the State of Colorado.

MESA COUNTY MINERAL & ENERGY RESOURCES MASTER PLAN

GUIDING GOAL

Create and maintain a balance between present and future Resource development and use.

GOALS (excerpts):

G1. Mesa County will be a leader in the stewardship of natural, social, environmental, and economic assets of Mesa County, which will assure prosperity and quality of life into the future while minimizing impacts of development and use of Resources.

G3. Minimize potential impacts from all exploration, development, and use of Resources on lands, land uses, residents, and communities, recognizing the location of the Resources and current land use patterns.

G4. Protect Resources and existing Resource-related facilities from incompatible land uses.

G5. Minimize potential conflicting land uses that may adversely impair or prevent the exploration, development, and use of commercially valuable Resources, recognizing the location of the Resources and current land use patterns.

G6. Permit Resource development in a safe and environmentally sound fashion.

Geologic Hazards

Evidence of unstable slopes, soil creep and slumping is easily seen along the bluffs of Colorado River. Numerous locations along the Colorado and Gunnison River bluff lines show signs of soil movement and unstable slopes, including some areas where residential development has occurred. In the 1980's several homes in the Lamplight Subdivision were damaged and ultimately removed due to earth movement sliding towards the Colorado River as shown below.



Steep Slopes

(2010 Grand Junction Comprehensive Plan)

... Steep slopes along the Colorado River have a demonstrated history of instability. Dramatic examples include the relocation of several houses on Orchard Mesa to avoid falling into the river...

City and County development codes set forth specific criteria for land use and development activities to avoid hazard areas or mitigate potential impacts. The codes also have standards for development along mapped ridgelines visible from major transportation corridors.

Visual Resources/Air Quality

The Highway 50 corridor is a major entryway to the Grand Junction area and offers visitors and residents their first view of the urban area. The image many people have of Orchard Mesa and the Grand Junction area is based on their experience along this corridor. Orchard Mesa is located above the majority of the urban area and boasts some of the best scenic views of the Grand Valley, the Uncompahgre Plateau, Colorado National Monument, the Bookcliffs and Grand Mesa.

Like much of Mesa County, the enjoyment of the night-sky is a high priority for residents of Orchard Mesa. Development codes include specific standards for outdoor lighting in and outside of the Grand Junction City limits.

The Mesa County Board of Health's advisory body, the Grand Valley Air Quality Planning Committee, studies and addresses air quality issues such as: oil burning furnaces, illegal trash burning, legally permitted open burning, visibility, wood stove use during winter months, vehicle emissions, fugitive dust complaints, neighborhood odor complaints, etc.

Visual Resources

(2010 Grand Junction Comprehensive Plan)

Scenic resources can be defined as areas of high visual quality. The City of Grand Junction is surrounded by striking environmental features and uncommon scenic quality: from open valleys and irrigated fields to unique and memorable (mesa) landforms..."

Air Quality

(2010 Grand Junction Comprehensive Plan)

An increase in growth brings an increase in factors that impact air quality: motorized vehicle emissions, blowing dust from cleared land, smoke from chimneys, power plants. In the Grand Junction area thermal inversions trap air pollutants in the valley, to some degree, approximately 300 days per year and are most severe during winter months. Comprehensive Plan measures that will help mitigate the air quality impacts of growth include:

- *Compact development patterns that reduce travel distances;*
- *Mixed-use centers that bring shopping closer to residential areas and encourage walking for some needs;*
- *Planning for transit;*
- *Expanding the trail system to encourage non-automobile travel; and*
- *Increasing connectivity to provide more efficient travel routes through the city.*

Mesa County Resolution MCM 2002-066, Mesa County Air Pollution Resolution on Open Burning, sets forth direction for air quality protection consistent with Section 25-7-128 of the Colorado Revised Statutes. The County's resolution provides specific direction for open burning in the designated air shed, prohibited materials, general practices, exemptions, permit requirements, local fire protection agency requirements, and season and timing of burning. Agricultural burning is generally exempt from regulation and the resolution prohibits open burning of residential household trash.

Wildlife

The 100-year floodplains of the Gunnison and Colorado Rivers are designated as critical wildlife habitat by the U.S. Fish and Wildlife Service for several endangered fish species: the Colorado pikeminnow, razorback sucker, bonytail chub, and humpback chub. The western yellow-billed cuckoo is proposed for threatened status. The Colorado hookless cactus, a listed threatened plant is also in the area. Local development codes require minimum setbacks from the Colorado and Gunnison Rivers and consultation with the Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service for input on development near drainages and other wildlife habitat.

2010 Comprehensive Plan Goals and Policies

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

Orchard Mesa Natural Resources

Goal 1: Mineral resources are used efficiently while minimizing the impacts to related natural resources and adjacent neighborhoods.

ACTIONS

- a. Use the Mesa County Mineral and Energy Resources Master Plan and local and state regulations to determine location of resources and manner of extraction and reclamation.
- b. Continue to regulate gravel operations using the Conditional Use Permit process.
- c. Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.

Goal 2: The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.

ACTIONS

- a. Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
- b. Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.
- c. Direct landowners of significant wetlands and drainages to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose

of formulating management plans. Direct landowners to the U.S. Army Corps of Engineers for determine permitting requirements prior to any construction activities.

d. Continue to use Colorado Parks and Wildlife and the U. S. Fish & Wildlife Service as review agencies for proposed development near potentially impacted riparian and other wildlife habitat.

e. Continue to enforce ridgeline and geologic hazard development standards

Goal 3: Visual resources and air quality are preserved.

ACTIONS

a. Develop/distribute Best Management Practices (BMP's) for mineral extraction, agricultural, and construction operations.

b. Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning, and dust minimization during high wind events, etc.

c. Enforce air emission permits (e.g., gravel operations, industrial uses).

d. Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.

e. Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.

f. Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.

g. Explore revising development codes to include protection of key view sheds and corridors.

h. Continue to enforce ridgeline development standards.

12. Historic Preservation

Background

Orchard Mesa is rich in history. (Appendix Map 24) Like all of Mesa County, Orchard Mesa was a Ute Indian territory until 1881 when the area was opened for settlement. In that year, George Crawford, the founder of Grand Junction, first viewed the Grand Valley from a point above what is now the Fifth Street Bridge on Orchard Mesa. Before George Crawford and the many pioneers that came to settle the Grand Valley, early Spanish traders and explorers passed through on the way to search for gold, silver and other riches. They came across Orchard Mesa on the Old Spanish Trail Northern Branch from 1829 to 1848. This trail made its way through Mesa County from Santa Fe, New Mexico to Green River, Utah, where it rejoined the main branch of the trail. It was used by early traders, trappers and explorers to trade with the Ute Indians.

The [Old Spanish Trail](#) crossed the Colorado River near the present day location of 28 ¾ Road. An historic marker is located along Unaweep Avenue. A seven-mile-long section of a public trail from Whitewater to Orchard Mesa has been designated as an official Retracement Route of the Old Spanish Trail by the National Park Service. The Old Spanish Trail was designated as a National Historic Trail by Congress in 2002.

The Sisters Trails (the Old Spanish Trail & Gunnison River Bluffs Trails) draft report was completed in 2012. Adoption and implementation of the Plan will help to recognize, promote and protect the Old Spanish Trail and Gunnison River Bluffs Trails area by:

- Developing a vision and goals for the area;
- Identifying, surveying and recording trail alignments through the area;
- Identifying trail standards to be used for construction and maintenance;
- Identifying signage standards;
- Identifying funding sources for trail and trailhead development and enhancements;
- Developing a Community Engagement Strategy; and
- Promoting long-term stewardship.



It was from the junction of the Gunnison River and the Grand River (now known as the Colorado River) that George Crawford stood and viewed the location of a new town site. This spot now referred to by locals as "Confluence Point" is under private ownership and has been mentioned for many years as a place that should be set aside with public access.

Orchard Mesa Heights, located at 26 ½ Road and C Road on 120 acres, was the earliest recorded subdivision on Orchard Mesa. It was recorded in 1890 and 1895 and created standard city lots (100 feet by 25 feet), organized on city blocks. There are several older houses remaining in the western portion of Orchard Mesa that characterize the architecture of the late 19th and early 20th centuries, with styles such as Queen Anne, Dutch Colonial, Gothic Revival and Craftsman, as well as simple vernacular farmhouses.

The first orchards were established during the late 1880s. The main crops in order of priority were apples, pears and peaches. The Orchard Mesa Land and Investment Company set out 240 acres with 50,000 fruit trees in 1891. Irrigation water was pumped from the rivers for private use and by the 1920s the US Bureau of Reclamation began a drainage project to solve alkali problems. In the 1920s the Rose Glen Dairy was established on the west end of the mesa by the Clymer family. It became known as Clymer's Dairy and remained open into the 1990s. The Clymer Residence at 1865 Clymer Way is listed on the Grand Junction Register of Historic Sites, Structures and Districts. In the rural areas, several old barns and agricultural buildings from original farms can still be found.



Modern access to Orchard Mesa has included three bridges spanning the Colorado and Gunnison Rivers. The Fifth Street Bridge was constructed in 1886 and was replaced by a two-lane bridge in 1933. This bridge lasted until 1989 when it was replaced to match the existing two lane southbound bridge constructed years earlier when the volume of traffic warranted four lanes of traffic. The old Black Bridge crossed the Gunnison River, connecting Orchard Mesa with the Redlands area and Glade Park. It was closed to traffic in 1983 due to damage to its stone foundations caused by flood waters and although it was listed on the National Register of Historic Places, it was taken down in September of 1988 by Mesa County. The third bridge, a bridge at 32 Road (State Highway 141) replaced the old Clifton Bridge.

Orchard Mesa's main road during the late 1800s and early 1900s followed Unawee Avenue (C Road) through the Four Corners area (29 Road and B ½ Road) and then ran parallel to the Gunnison River to Whitewater along the old Whitewater Hill Road (commonly believed to be part of the Salt Lake Wagon Road/Old Spanish Trail). This route became State Highway 340 until US Highway 50 across Orchard Mesa was established in the 1940s. Along Highway 50, properties such as the Artesian Hotel are typical of the mid-century auto-oriented development that served the traveling public.

Lincoln Orchard Mesa Elementary School, located on B ½ Road near 29 Road, was established in 1895 as the first school built to serve Orchard Mesa. The original building no longer stands, but was utilized as part of the elementary school as recently as the late 1980s.

The US Department of Energy's (DOE) site along the Gunnison River was originally established in the 1940s as part of the Manhattan Project. At one time, the site housed two pilot uranium ore milling plants. It later became a leading office involved in restoration of properties contaminated with uranium mill tails. After the Uranium Mill Tailings Remediation Action (UMTRA) was completed in the 1990s, the DOE no longer needed the entire 54-acre site and most of it was transferred to the City and County for use as a business incubator. The DOE continues to house their Legacy properties offices on the site and monitors the site's groundwater.



The Bannister Cemetery (now a part of the Orchard Mesa Cemetery) was the first cemetery on Orchard Mesa. Now Orchard Mesa is the site of several cemeteries, all of which are located adjacent to one another above the Gunnison River near the Fifth Street hill. They include Potter's Field, Calvary, Municipal, Orchard Mesa, Veterans, Ohr Shalom, the Oddfellows (I.O.O.F), and Masonic Cemeteries. George Crawford is buried on a hill above the cemeteries; the City continues to work to preserve and enhance the site.

2010 Comprehensive Plan Goals and Policies

Goal 6: Land Use decisions will encourage preservation of existing buildings and their appropriate reuse.

Policies:

A. In making land use and development decisions, the City and County will balance the needs of the community.

Orchard Mesa Historic Preservation

Goal 1: Paleontological, historic and cultural resources that symbolize the area's identity and uniqueness are retained and preserved.

ACTIONS

- a. Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.
- b. Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.

- c. Assist property owners in listing properties on the Grand Junction Register of Historic Sites, Structures and Districts and the Mesa County Register of Historic Landmarks. Provide guidance and technical assistance to help preserve or rehabilitate historic properties.
- d. Working in partnership with the Museum of Western Colorado, the Old Spanish Trail Association and other organizations, encourage and support efforts to provide interpretive materials that recognize the history and culture of Orchard Mesa.
- e. Include the Old Spanish Trail and other historic sites on Orchard Mesa when promoting the Grand Valley as a place to visit and recreate.

APPENDIX: MAPS

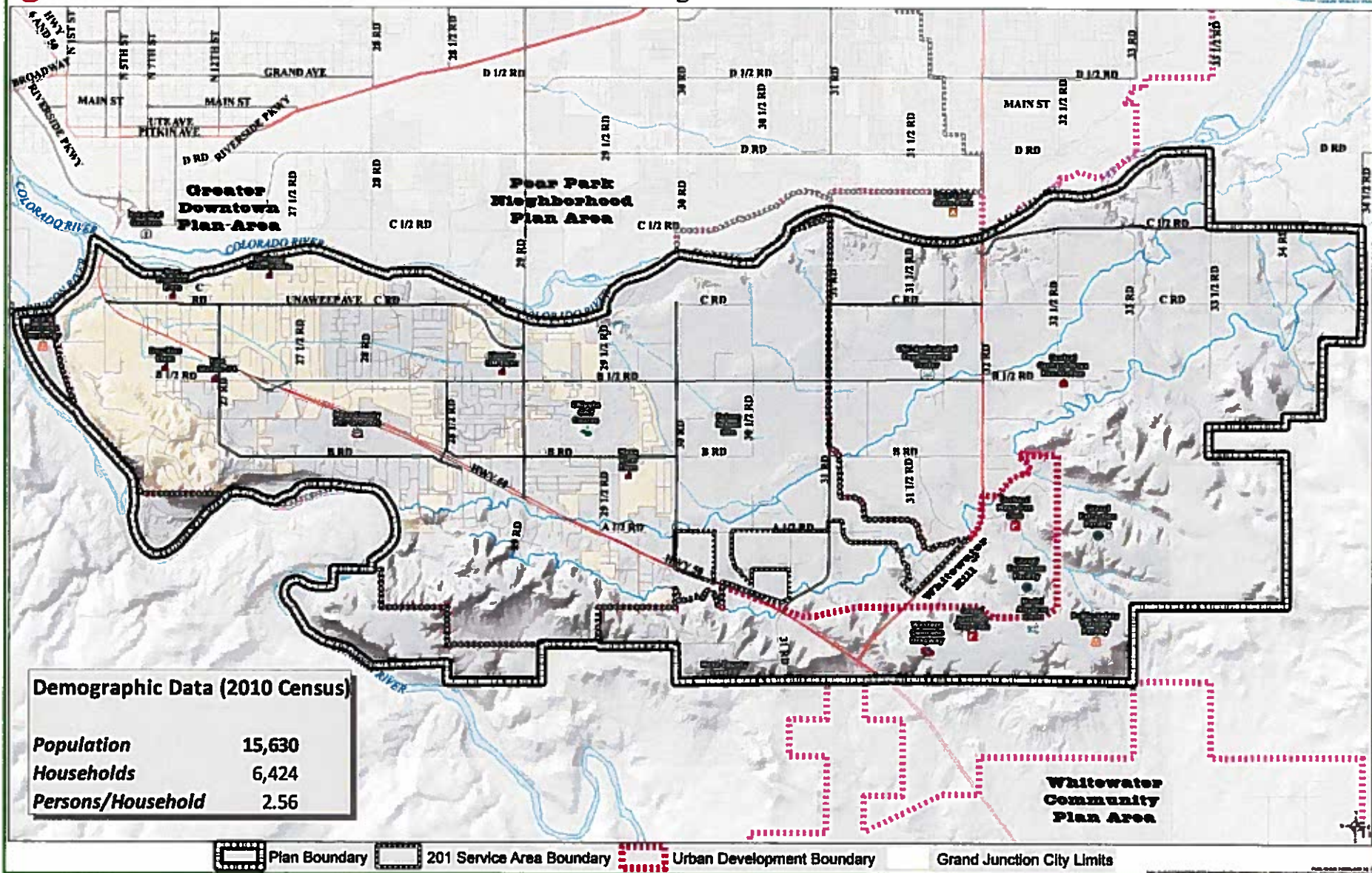
List Maps

1. Orchard Mesa Plan Area
2. Plan Area Air Photo
3. Commercial Industrial Property
4. 2010 Future Land Use (as amended, February 2013)
5. Zoning – City and County
6. Neighborhood Center Future Land Use Changes
7. Current Land Use
8. Open Lands Overlay District
9. Vacant Residential Property Inventory
10. Whitewater Hill Recreation and Training Facilities
11. Enterprise Zones
12. Grand Valley Circulation Plan
13. Existing Trails (Sidewalks, Trails, Bike Lanes, Bike Routes)
14. Neighborhood Center Circulation Concept Plan
15. Highway 50 Corridor Circulation Concept Plan
16. Utilities – Sewer Service
17. Utilities – Water Service
18. Orchard Mesa Irrigation District
19. Utilities – Electric
20. School attendance areas
21. Fire Districts
22. Flood Inundation Study – 100 Year area
23. Floodplain
24. Historic Resource Map



Orchard Mesa Neighborhood Plan Area

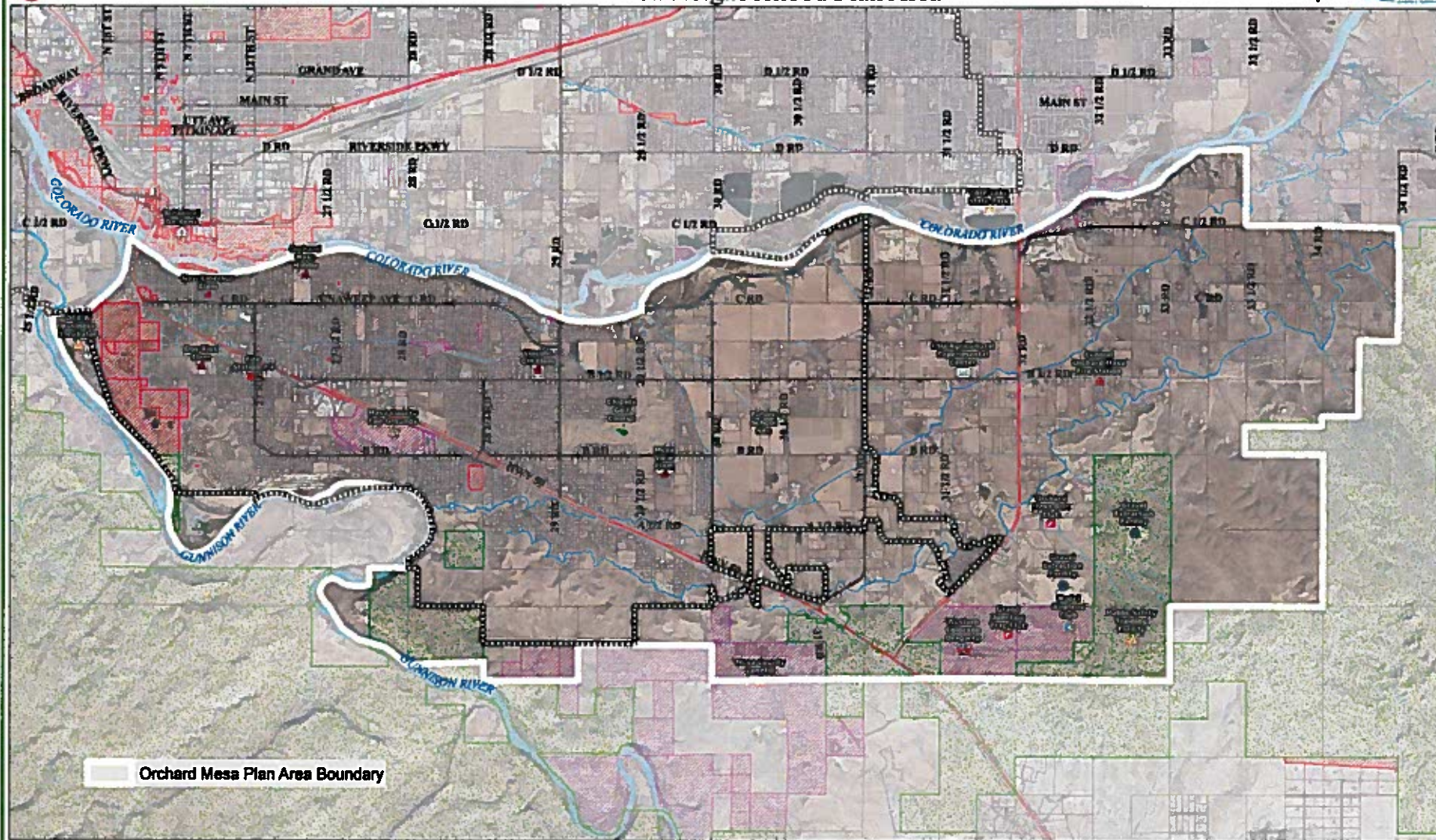
Map #1 Grand Junction





Orchard Mesa Neighborhood Plan Area

Map #2 Grand Junction



Orchard Mesa Plan Area Boundary



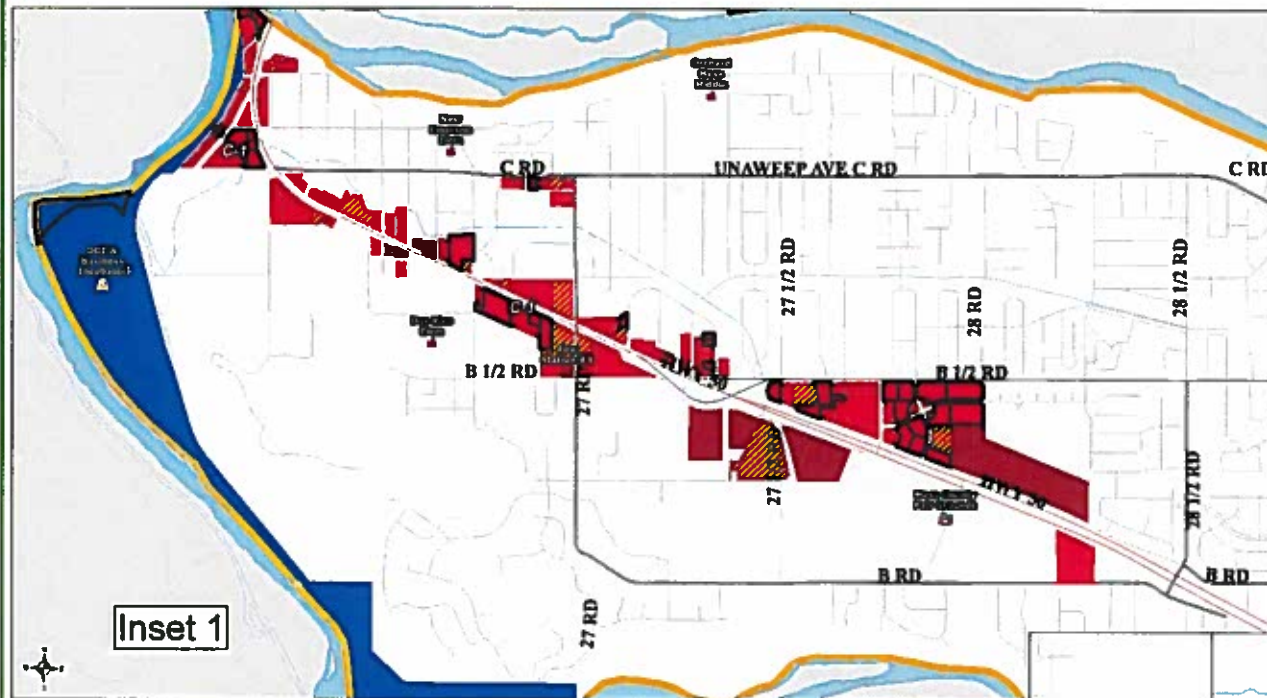
201 Service Area Boundary

City Property

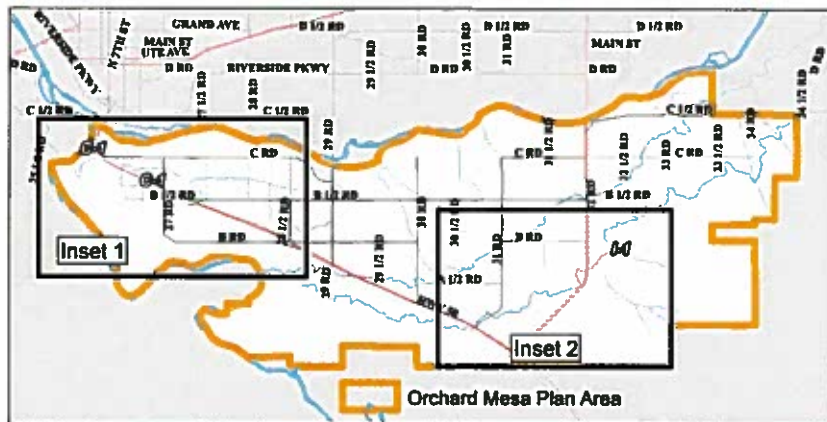
Mesa County Property

BLM





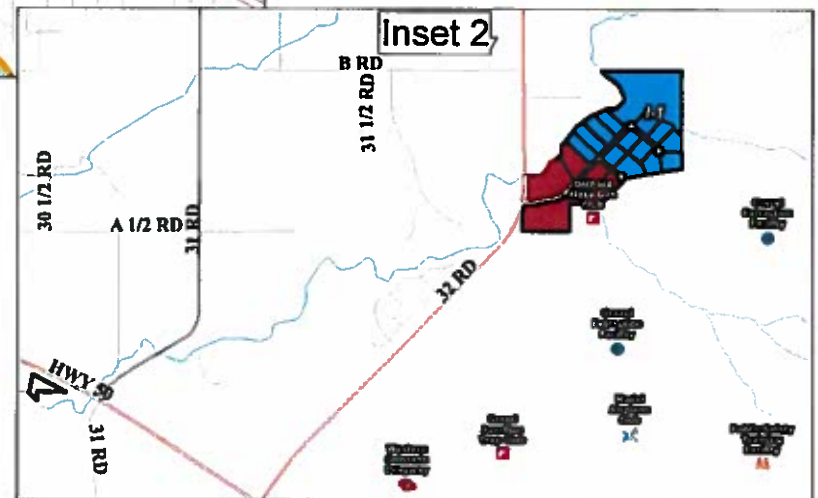
Inset 1



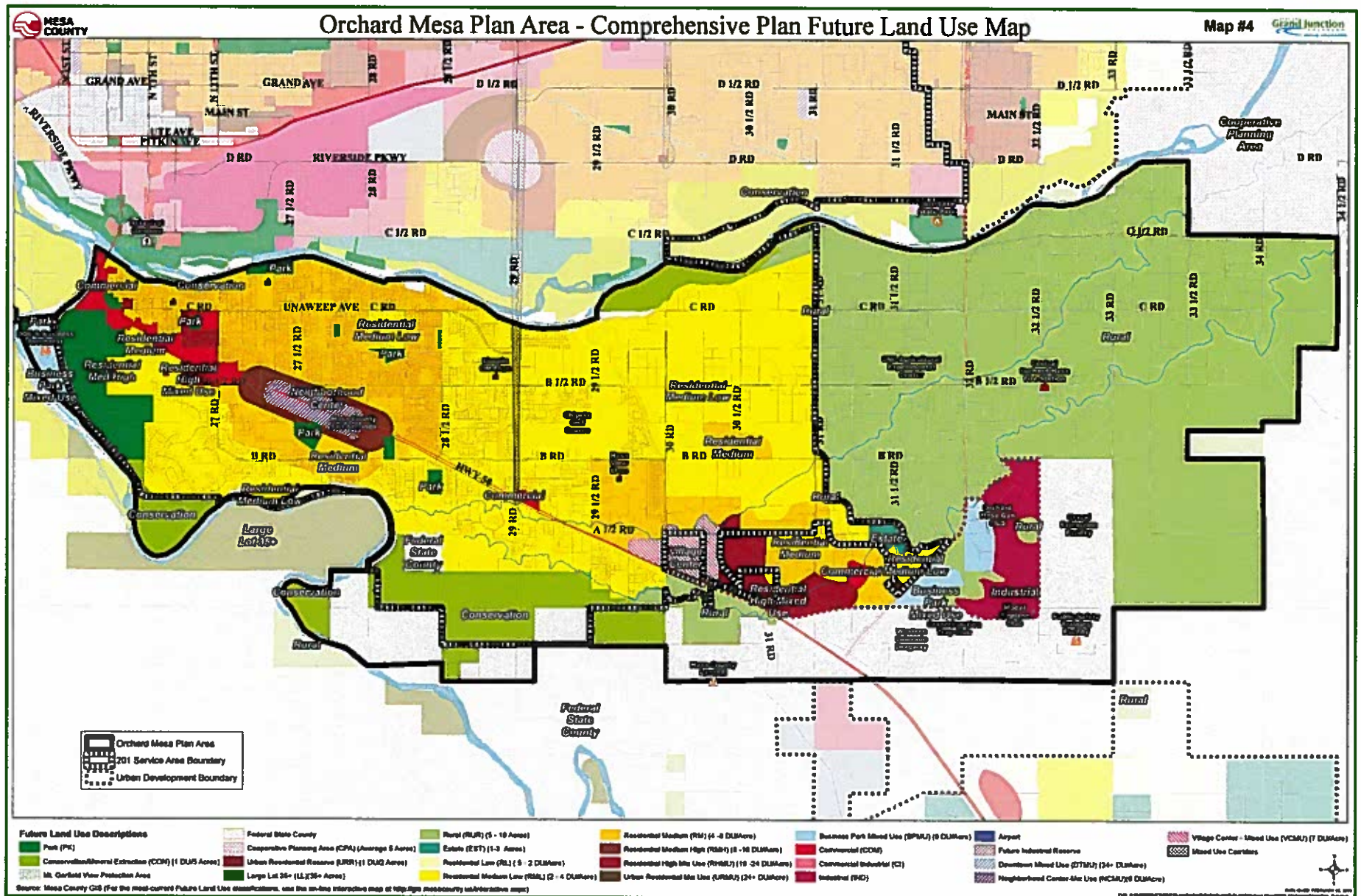
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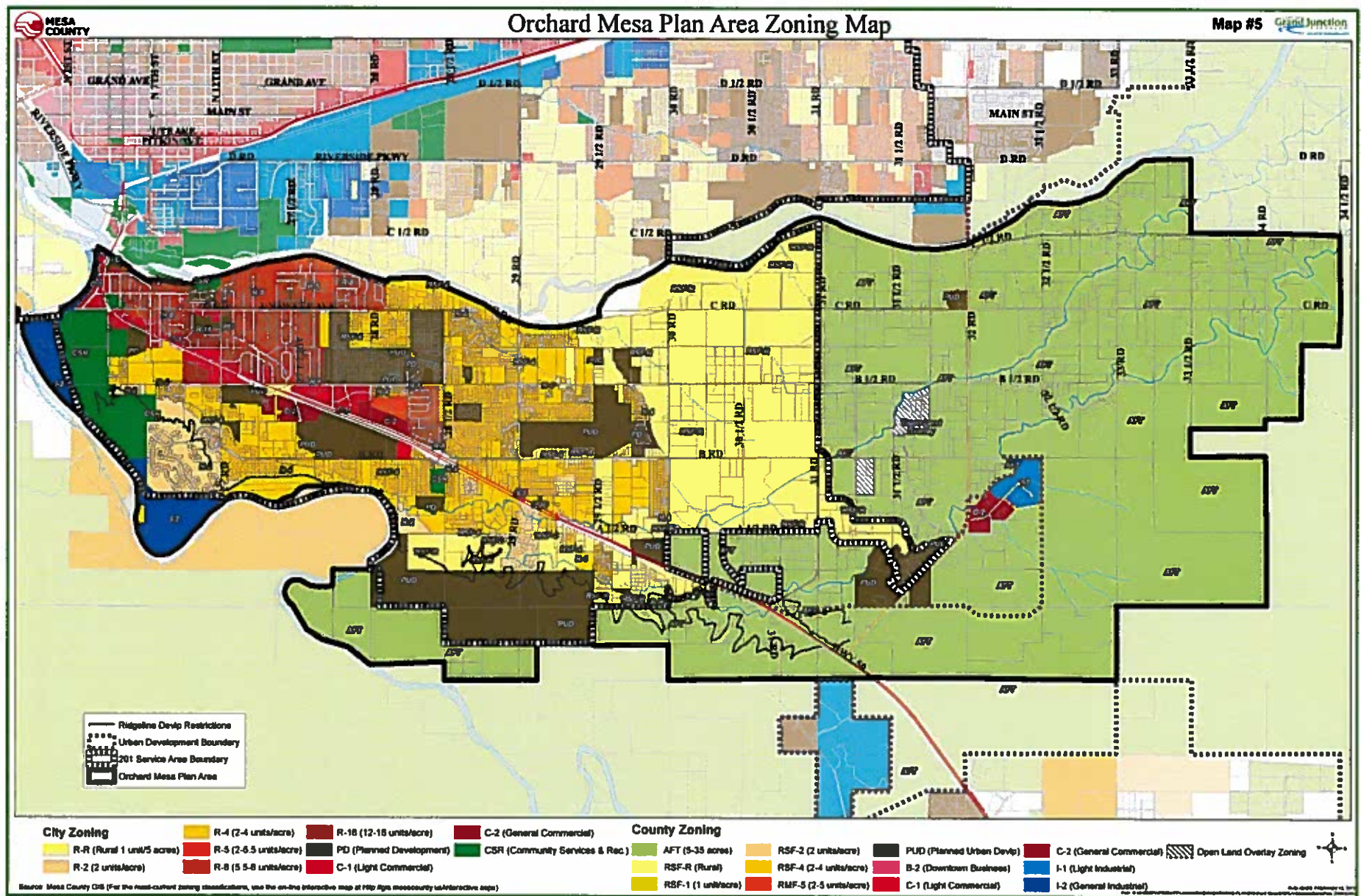
Inset 2

Orchard Mesa Plan Area

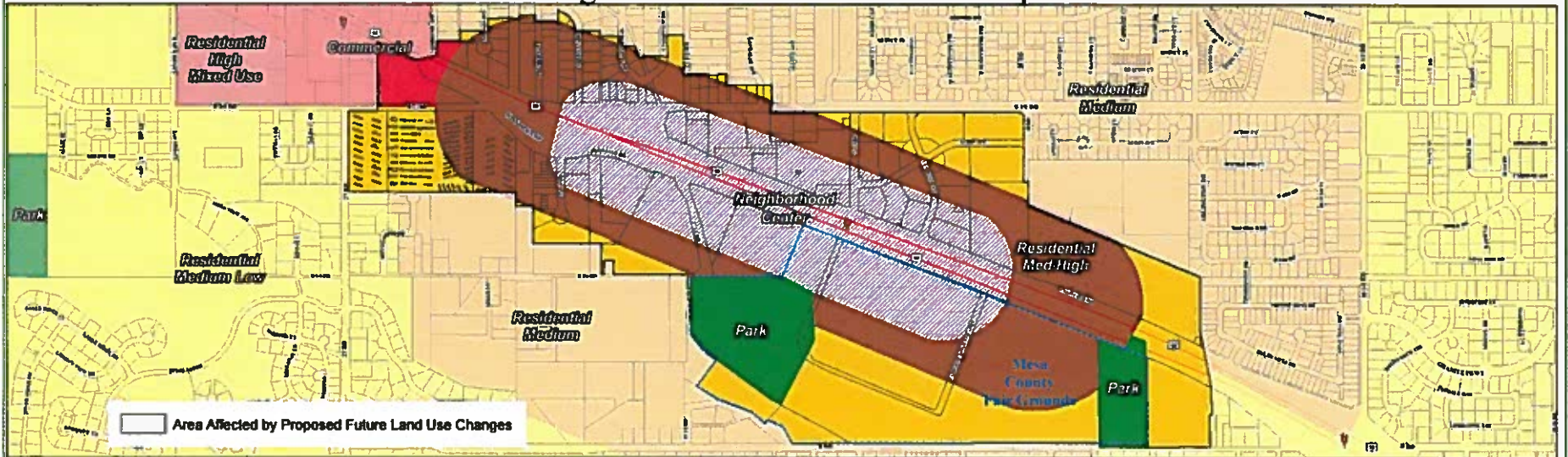


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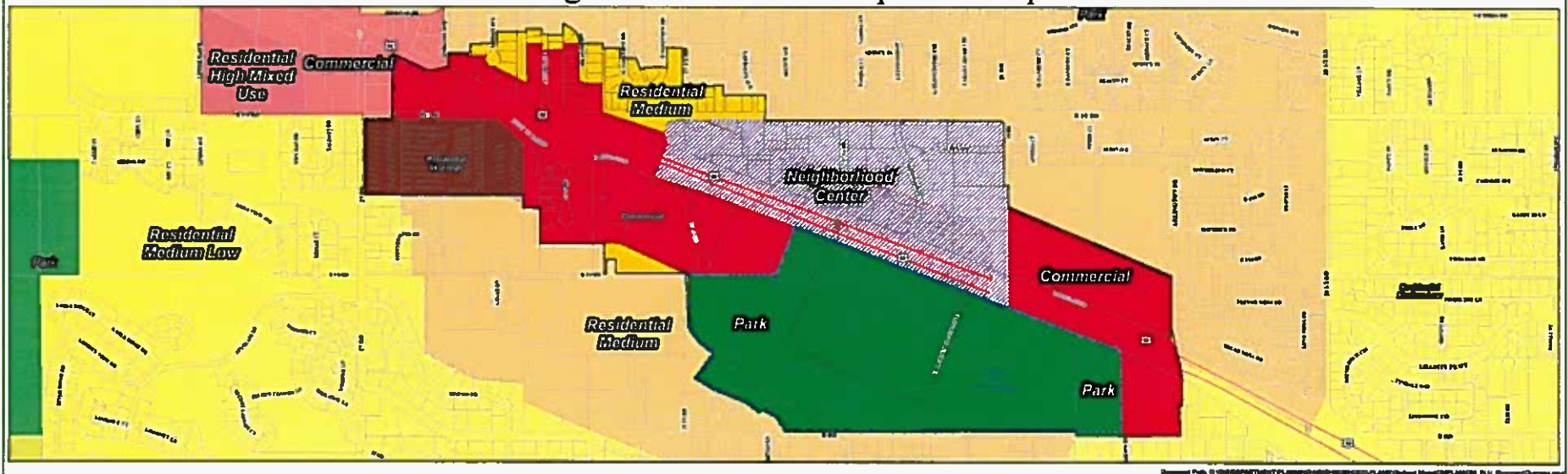


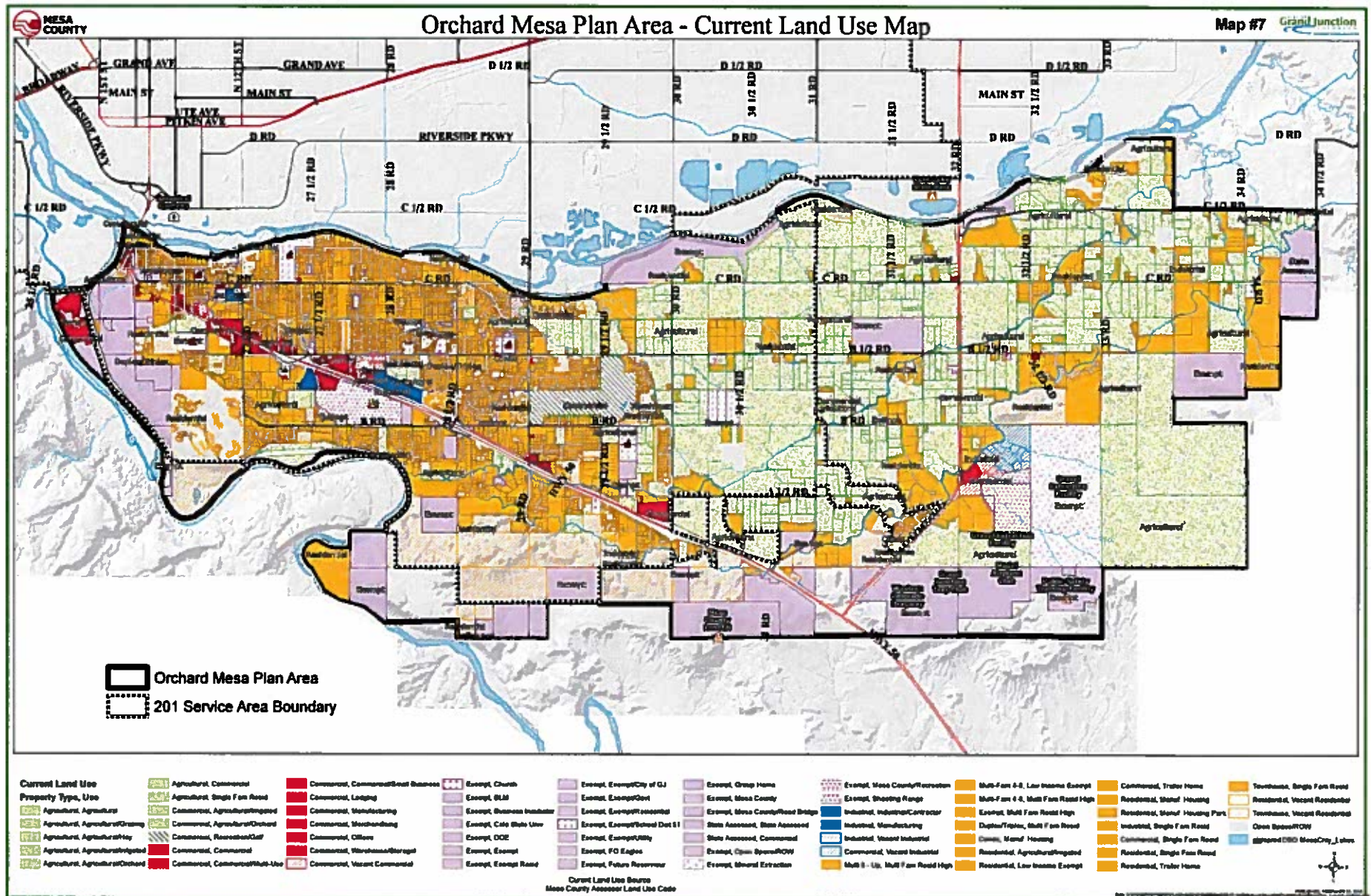


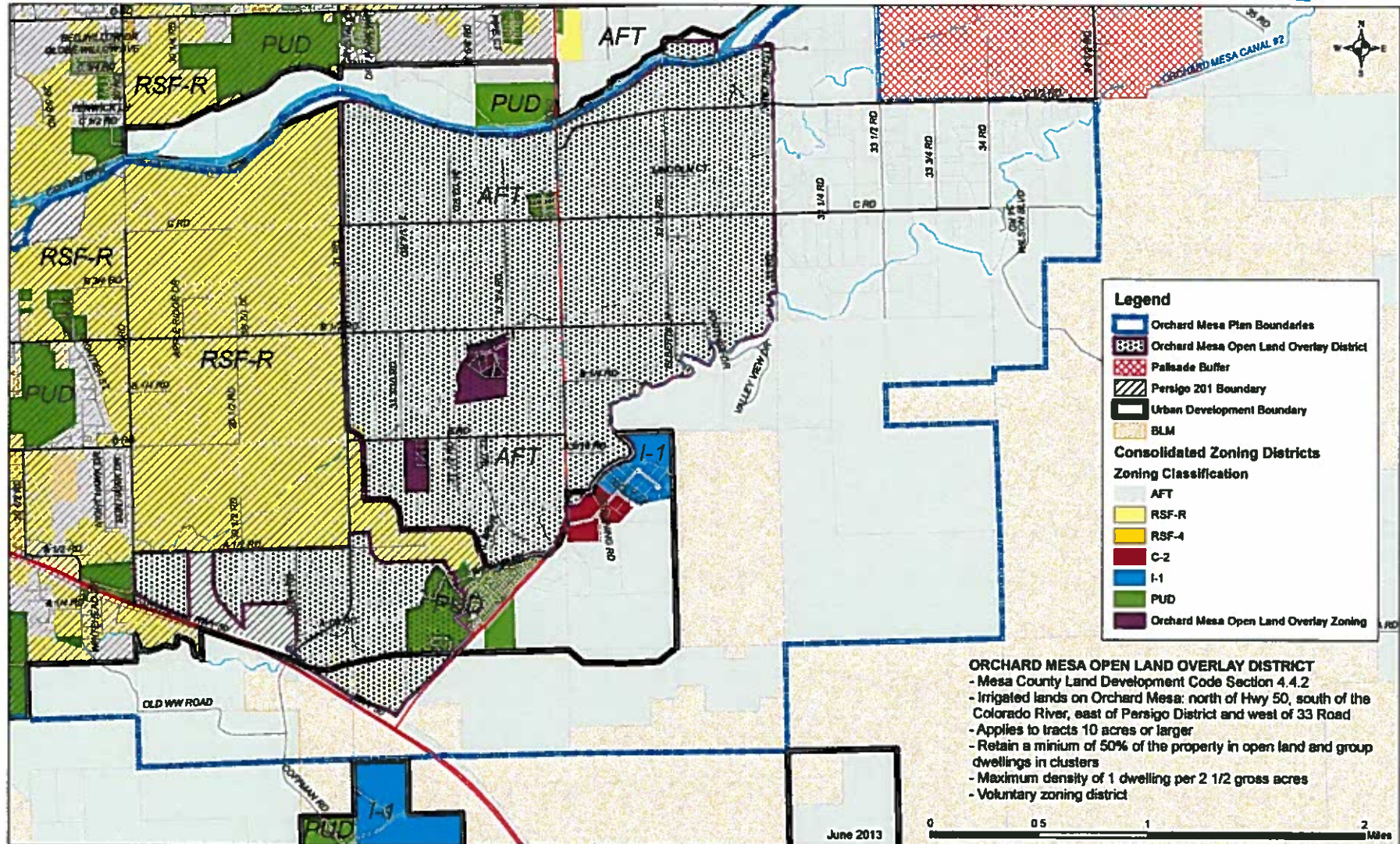
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use

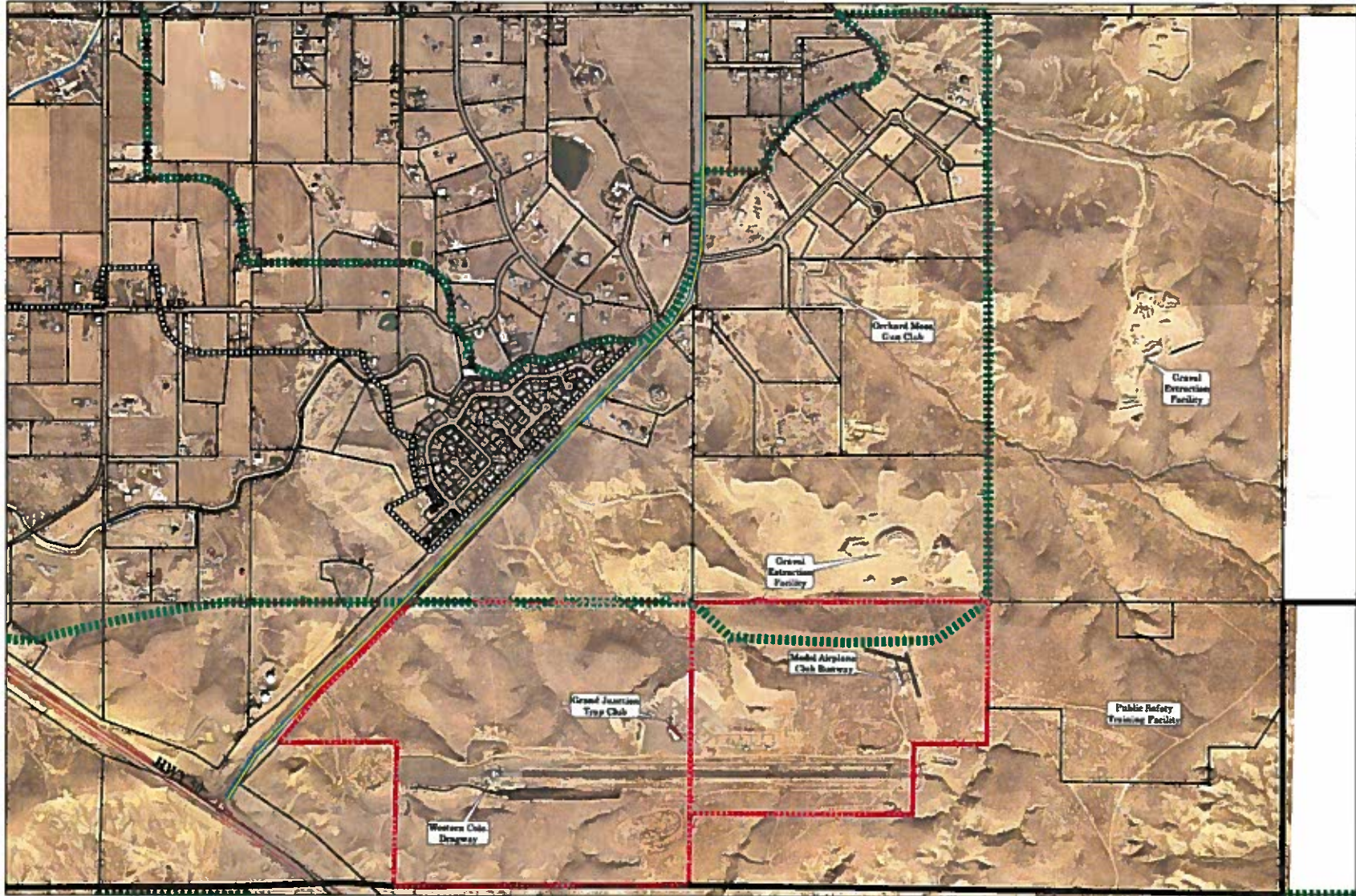


Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use







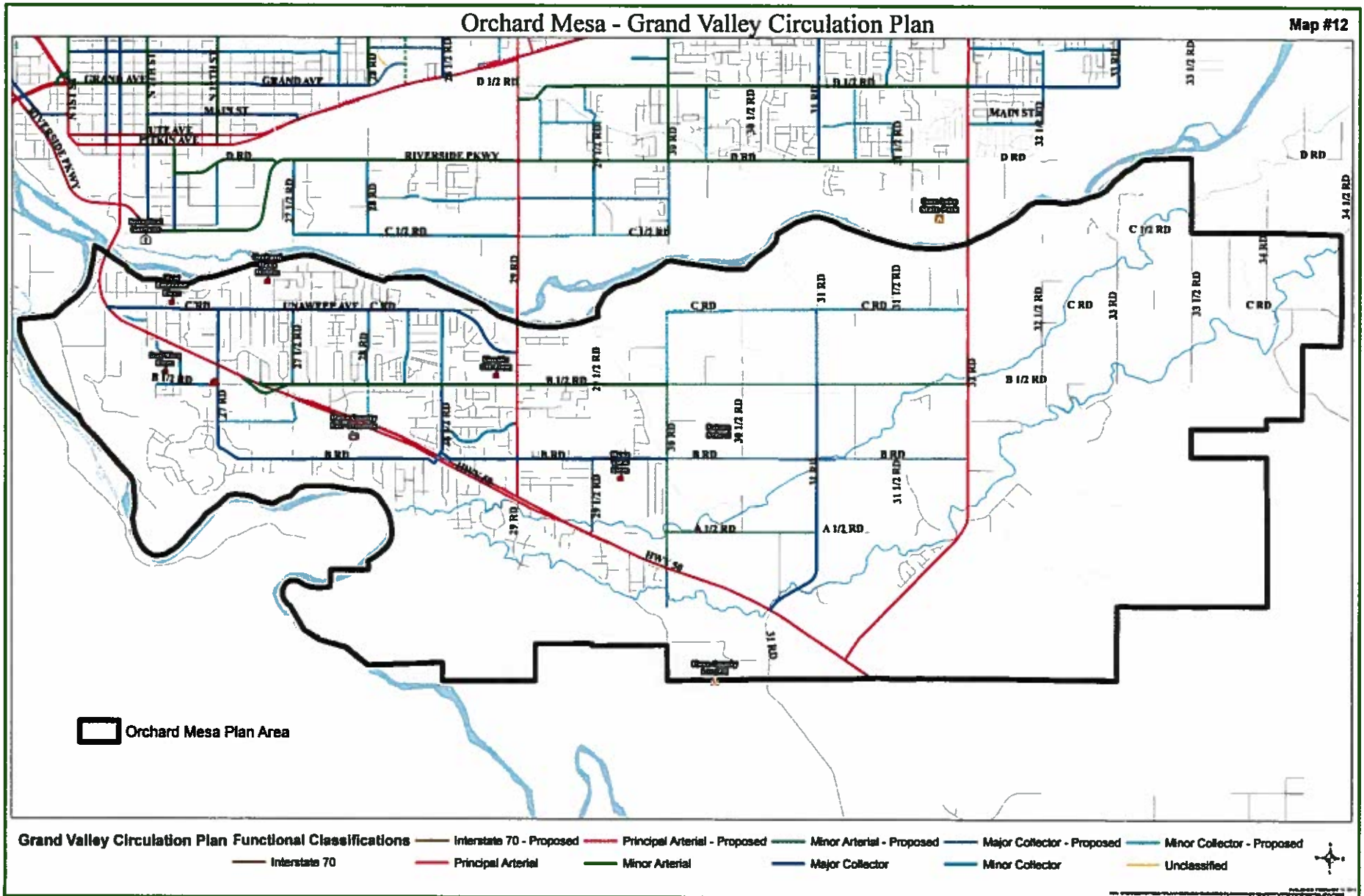


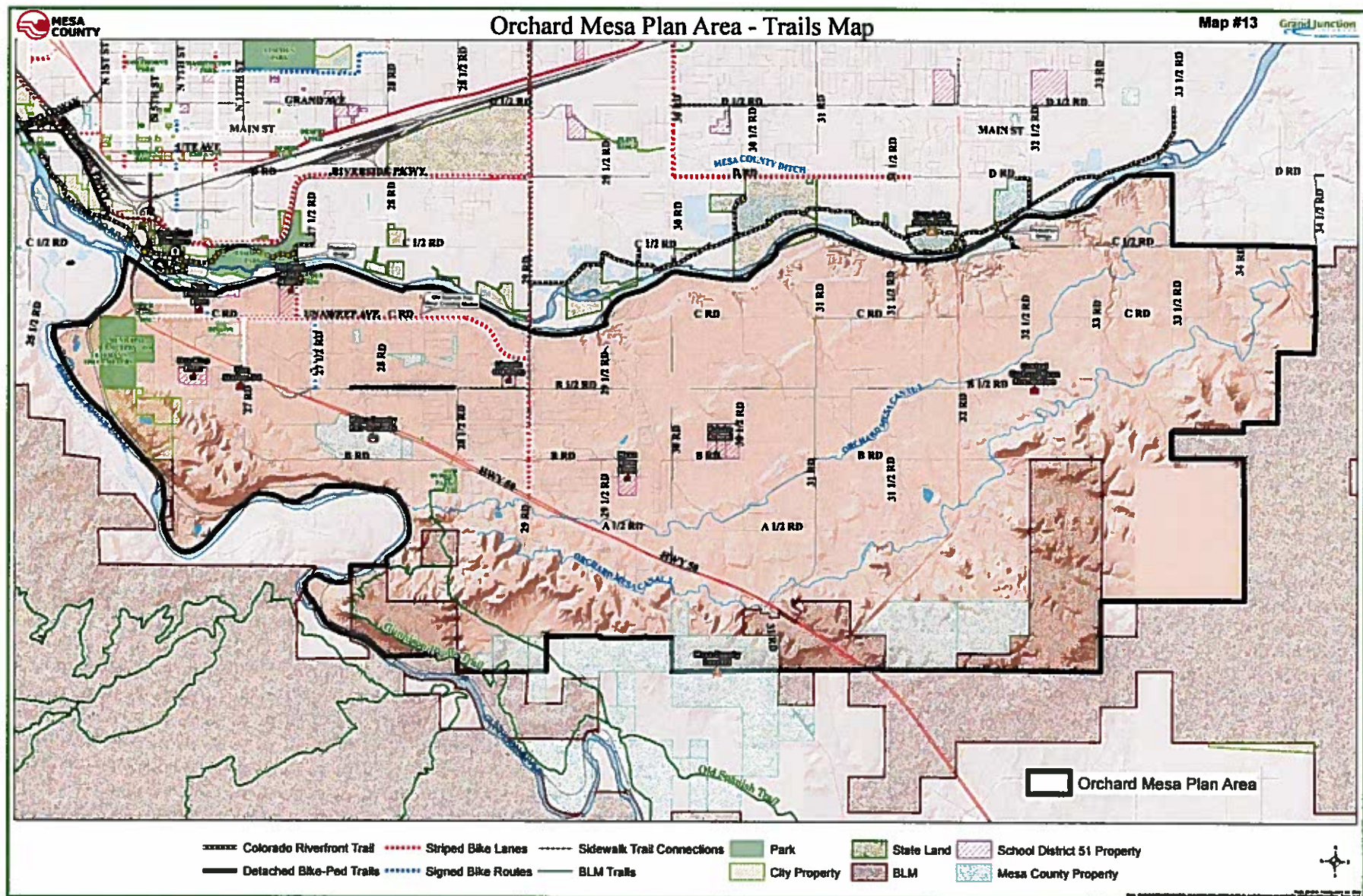
Orchard Mesa Plan Area
 201 Service Area Boundary
 Urban Development Boundary
 Mesa County Property
 Whitewater Sanitary Sewer Line

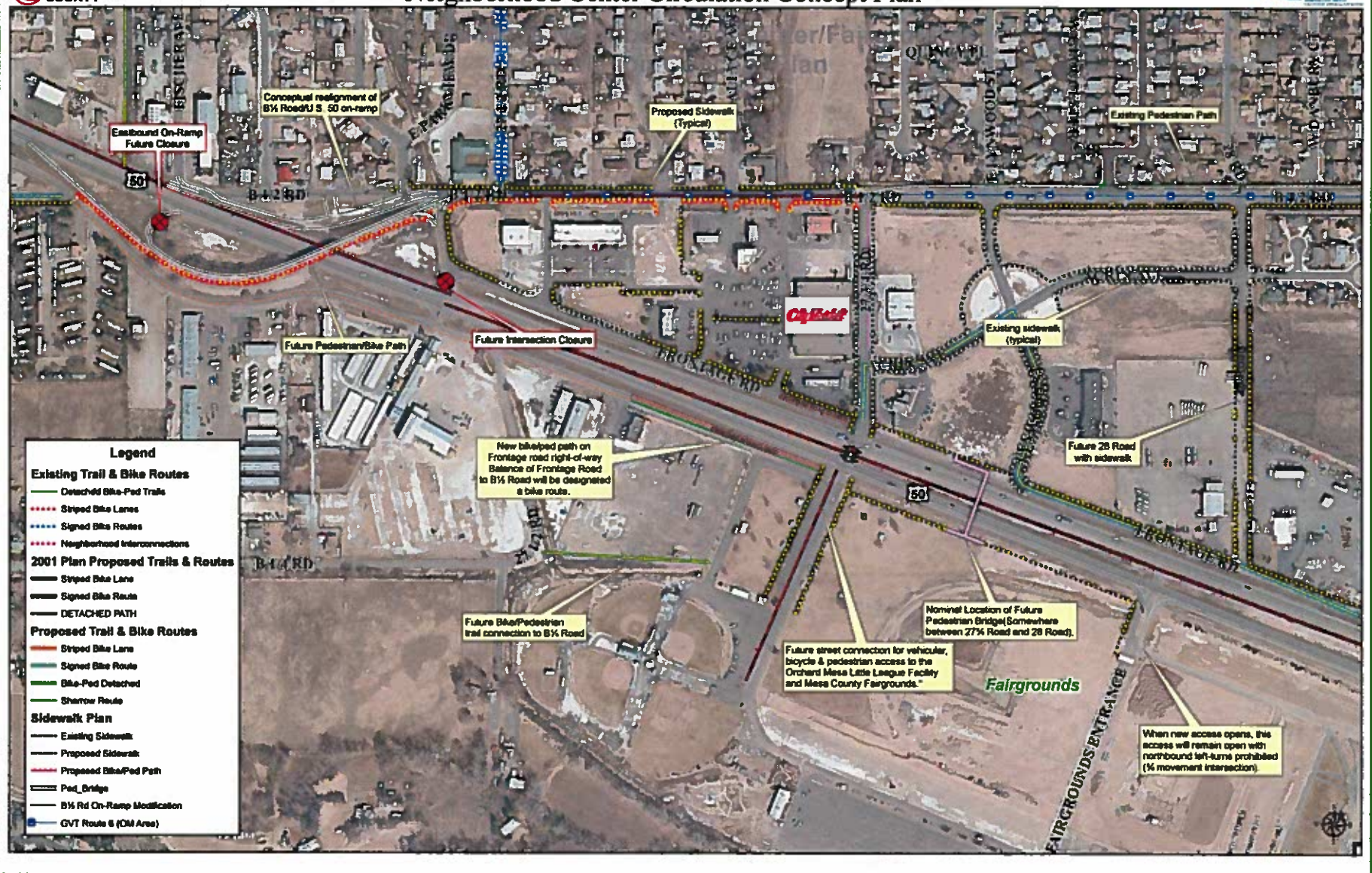


Orchard Mesa - Grand Valley Circulation Plan

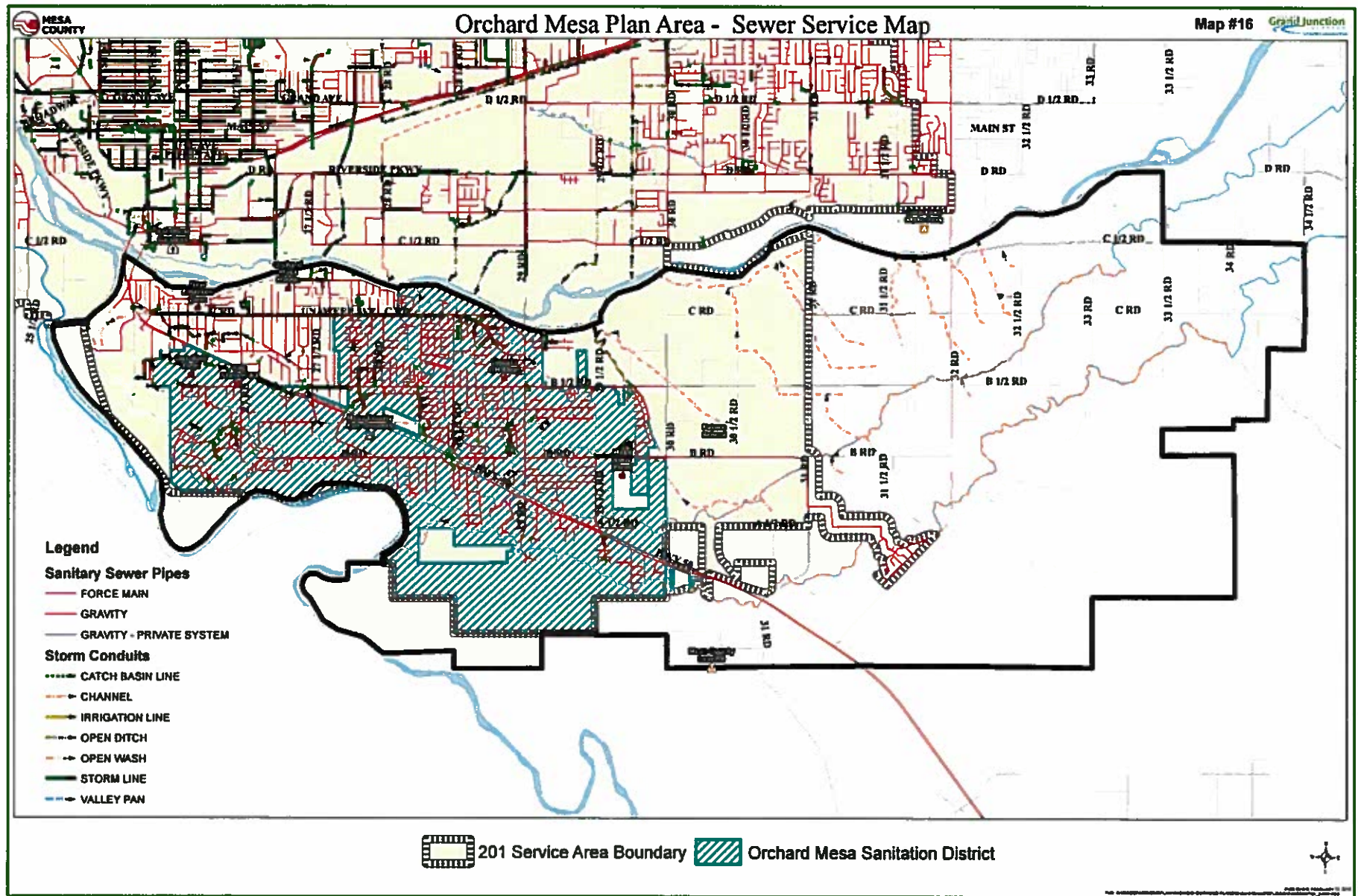
Map #12

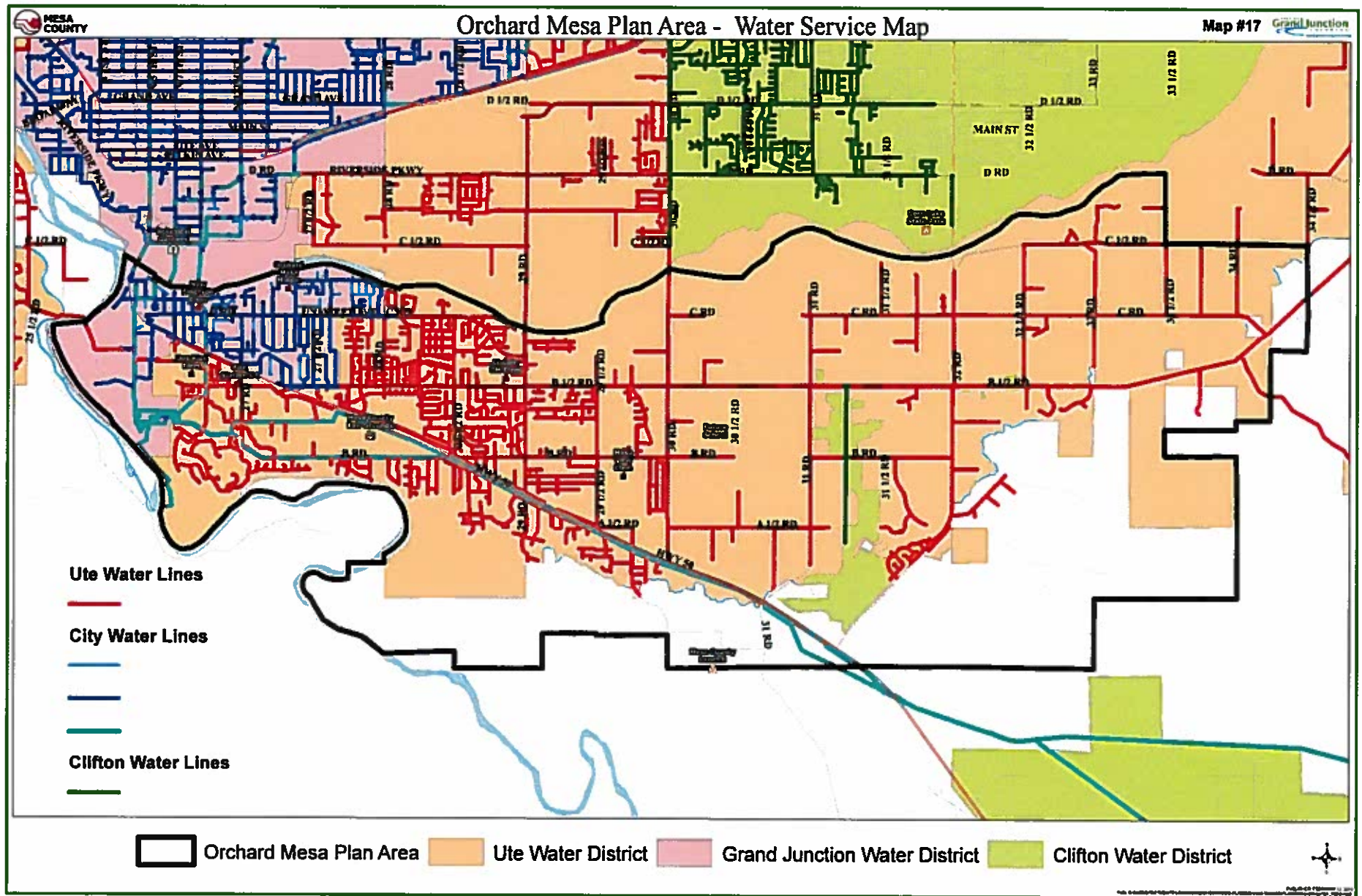


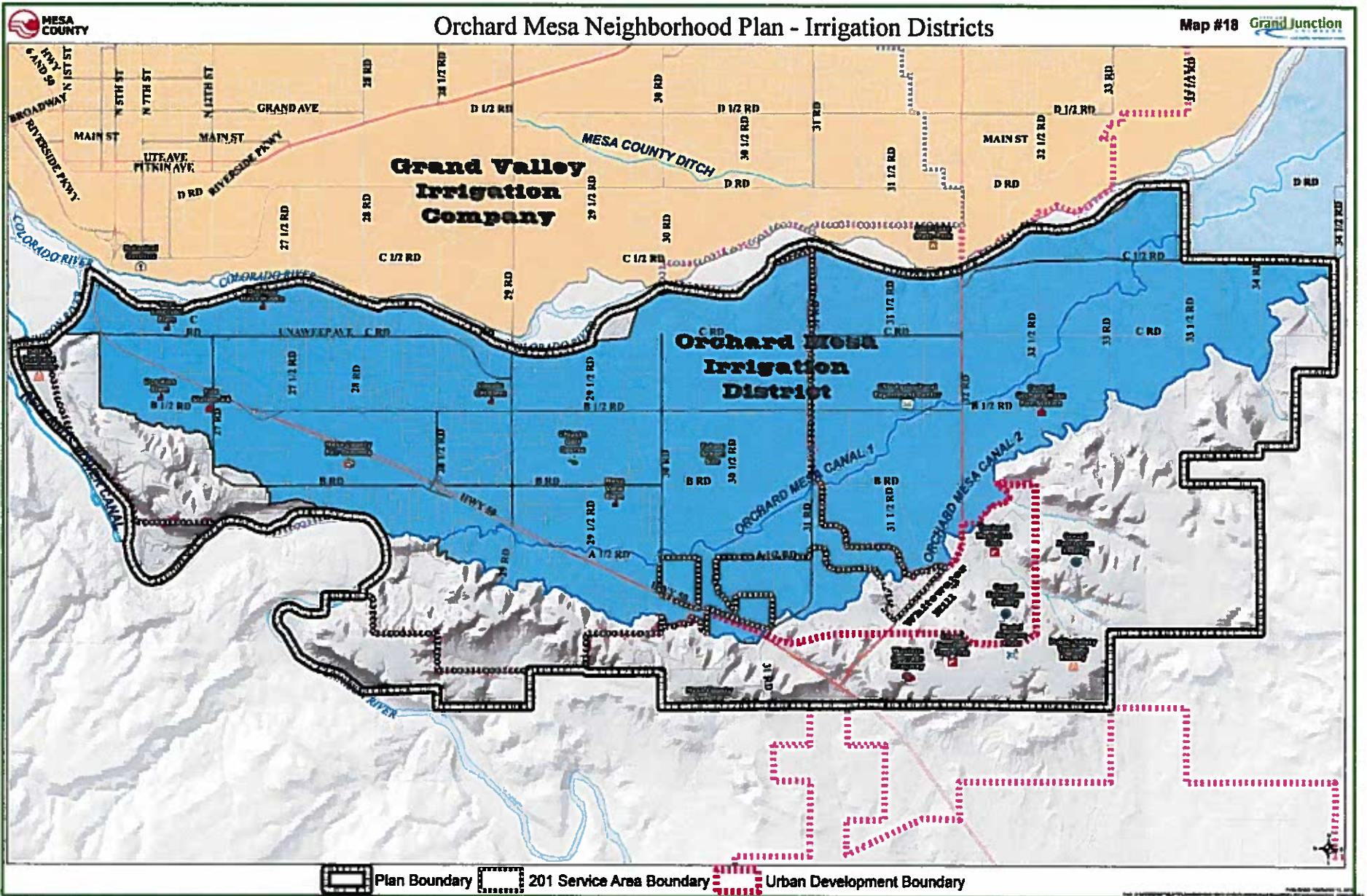


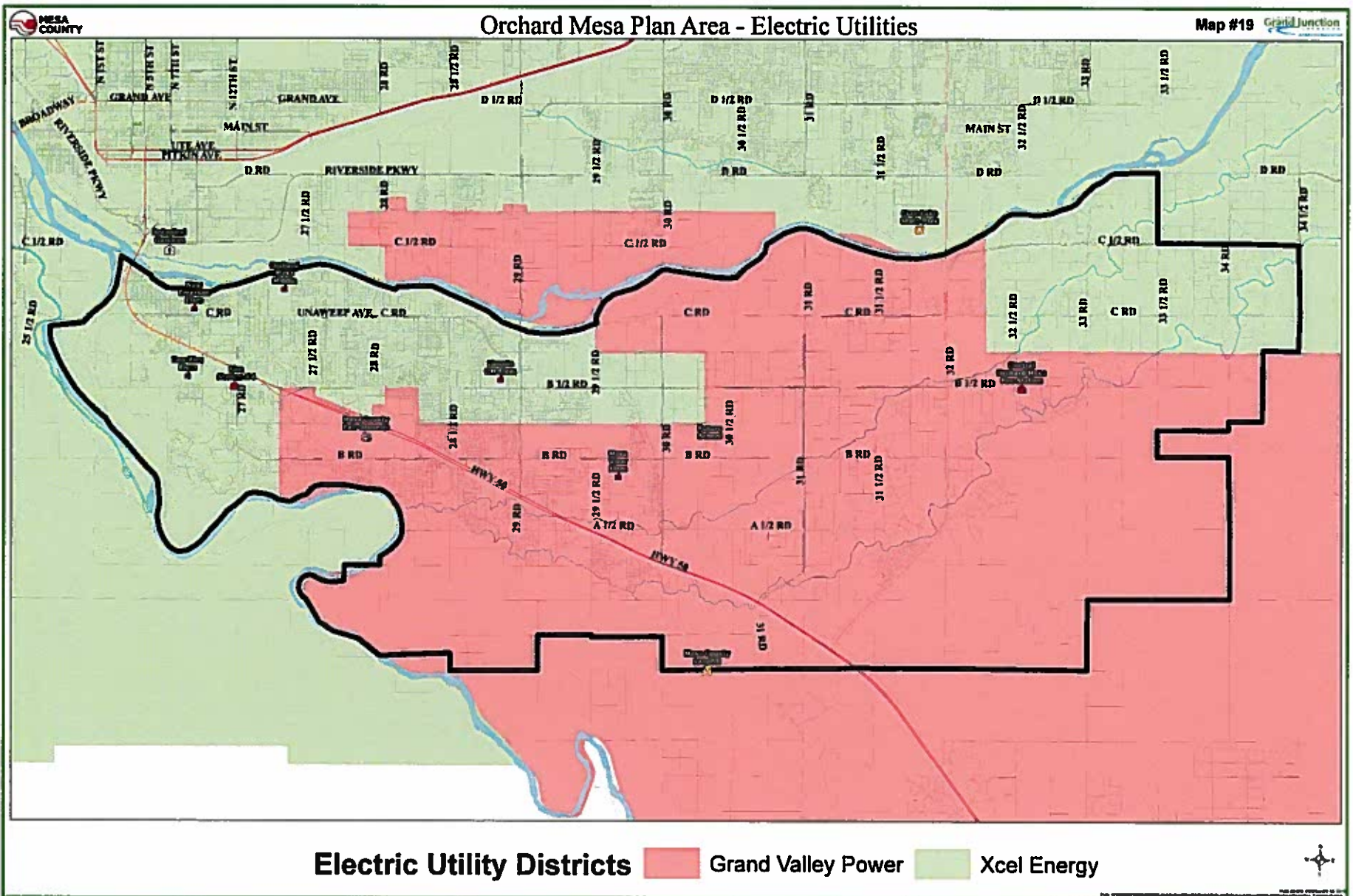


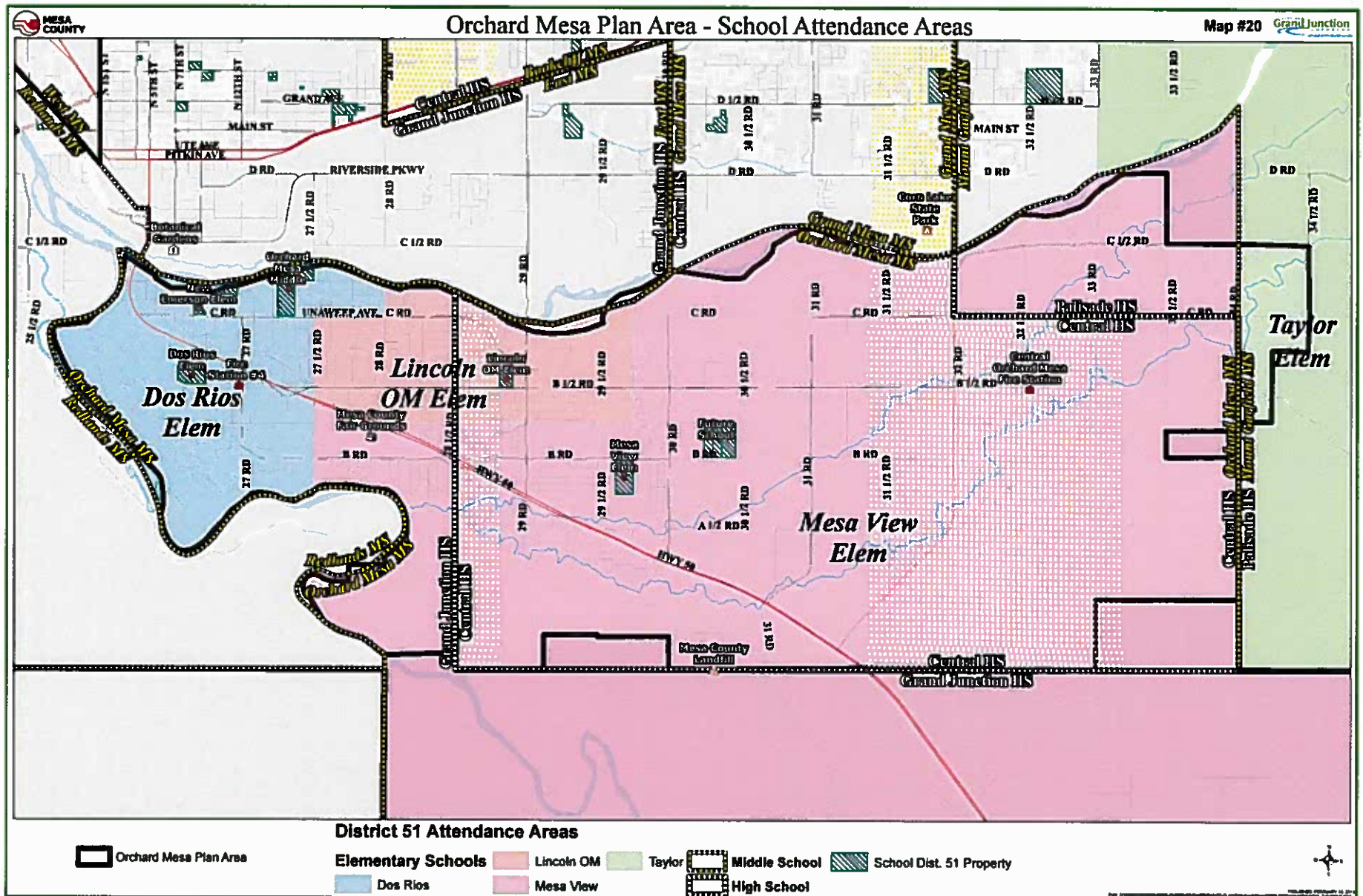


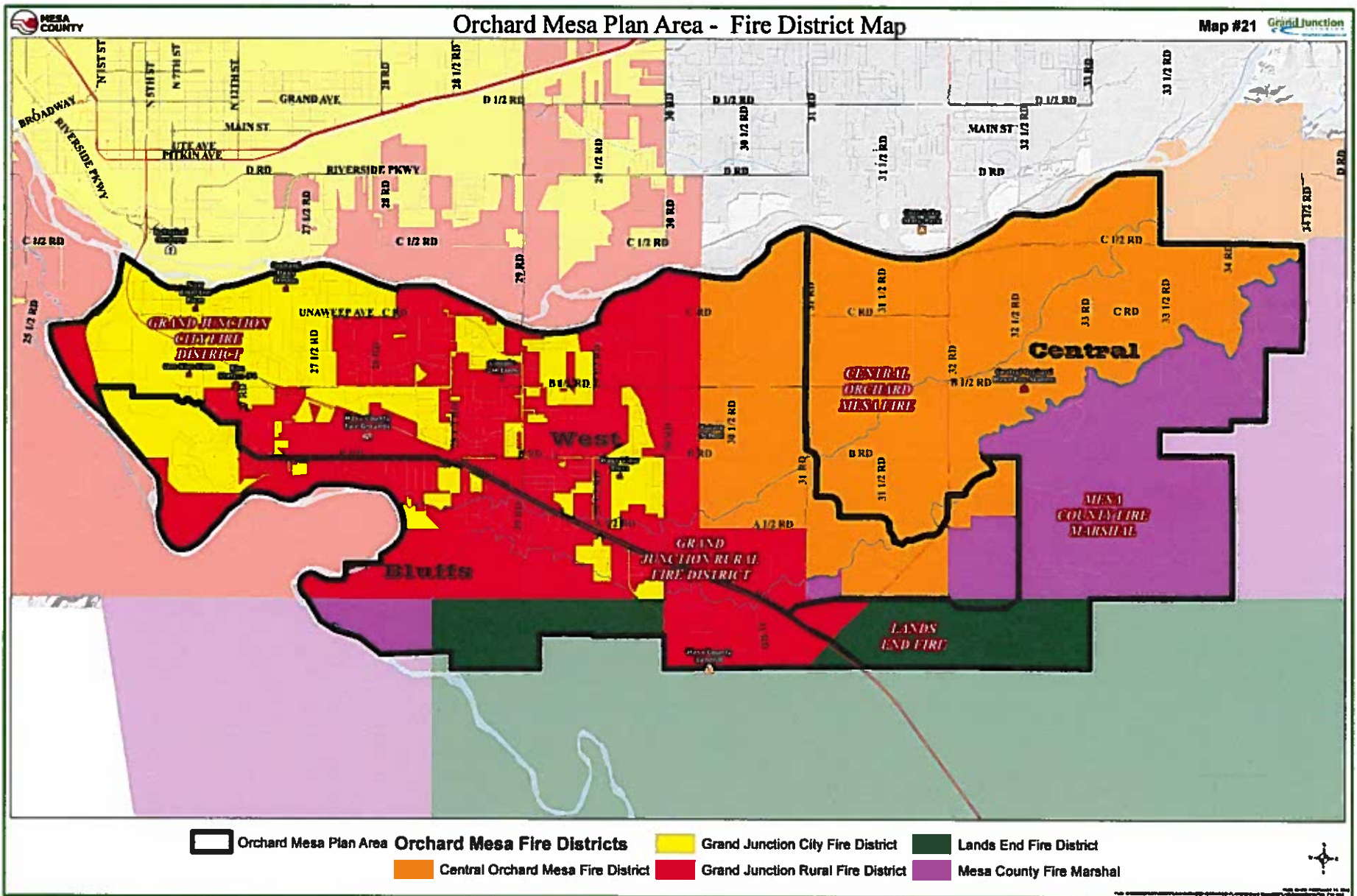


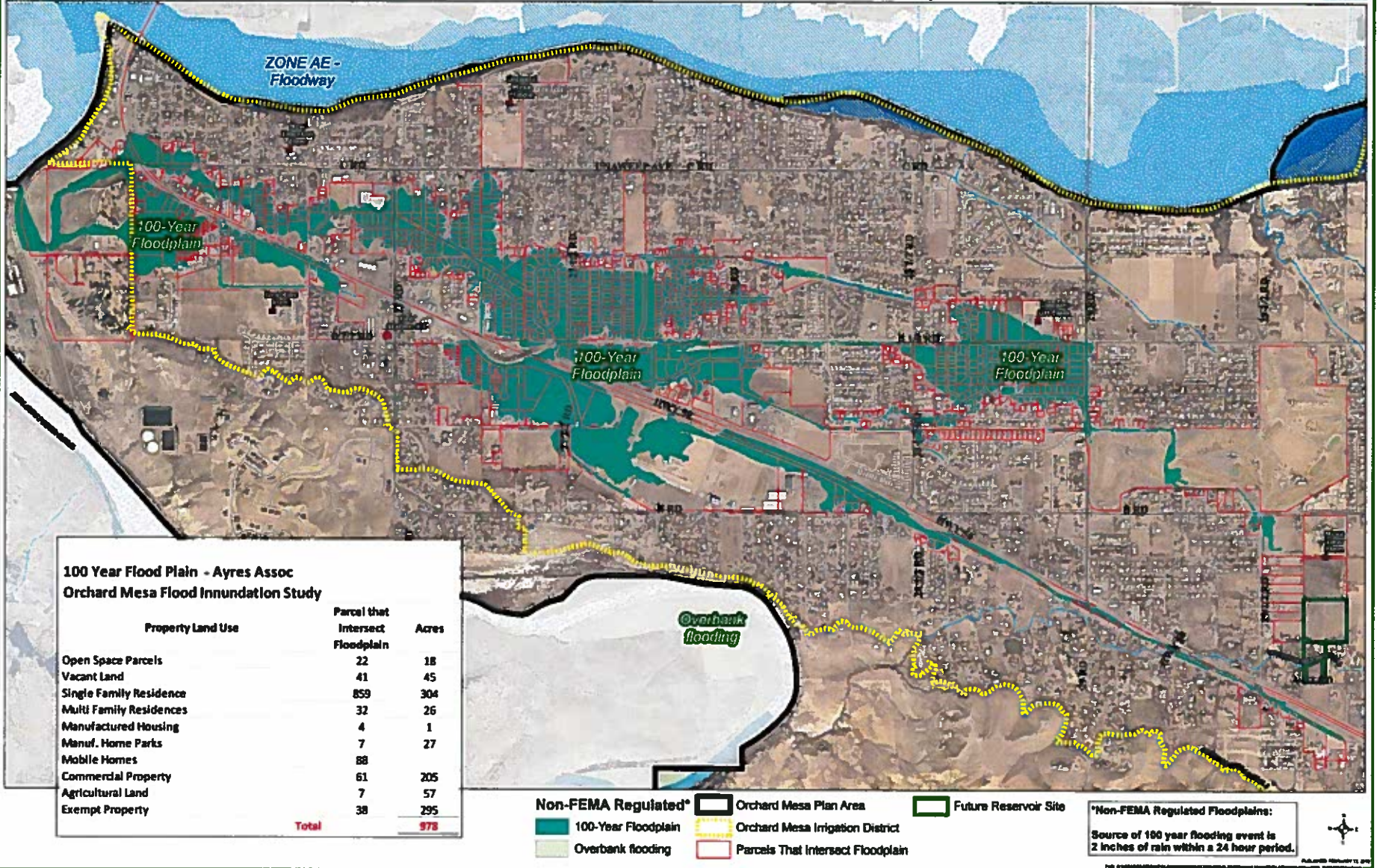


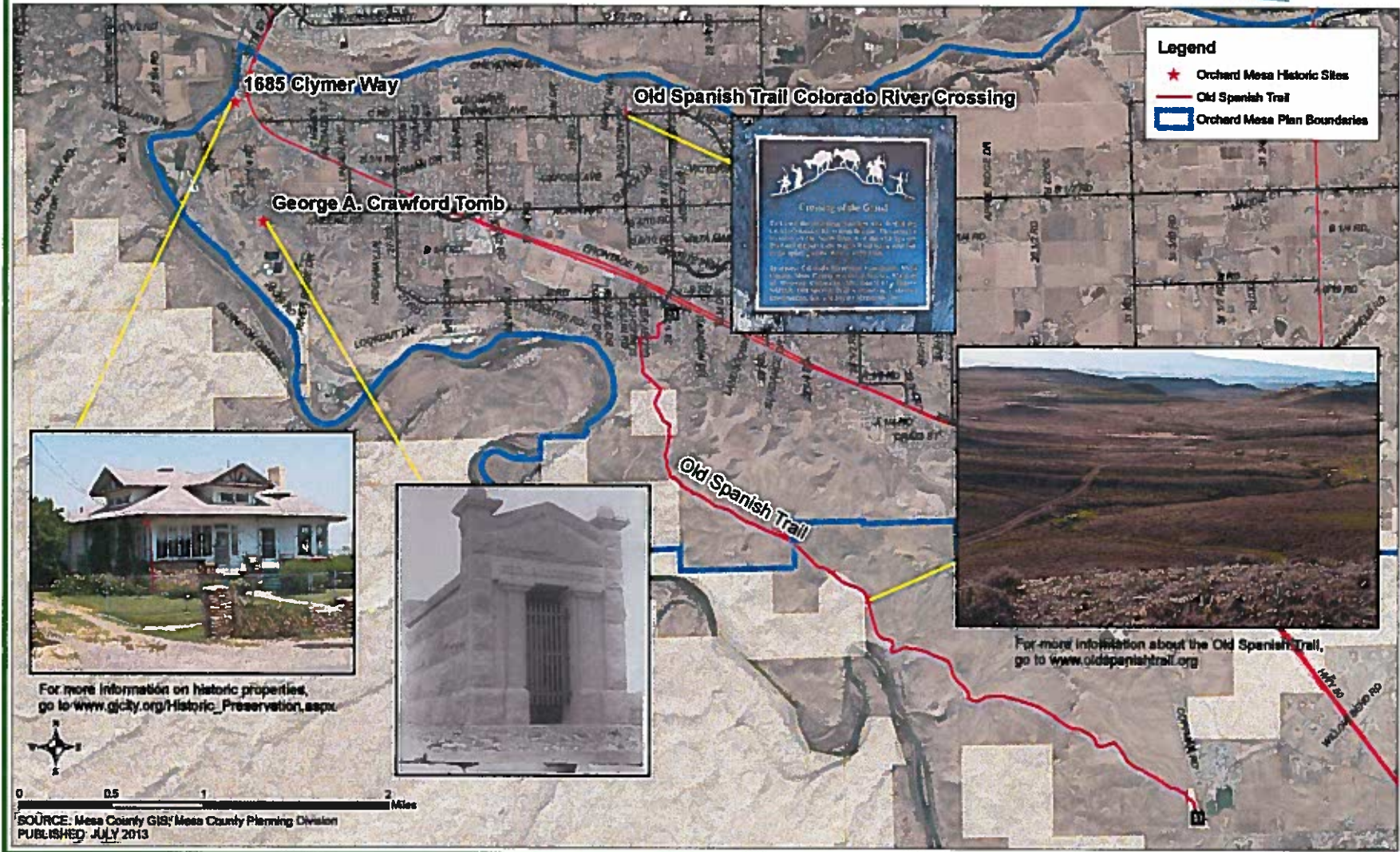








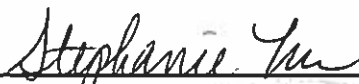


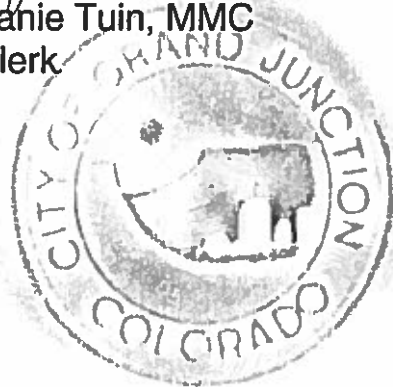


I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4629 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of April, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5th day of May, 2014, at which Ordinance No. 4629 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 12th day of May, 2014.


Stephanie Tuin, MMC
City Clerk



Published: April 18, 2014
Published: May 9, 2014
Effective: June 8, 2014

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4808

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
BY ADOPTING THE GRAND JUNCTION CIRCULATION PLAN, INCLUDING THE
NETWORK MAP, STREET PLAN FUNCTIONAL CLASSIFICATION MAP AND
ACTIVE TRANSPORTATION CORRIDOR MAP AND REPEALING AND REPLACING
THE GRAND VALLEY CIRCULATION PLAN AND URBAN TRAILS PLAN**

Recitals:

The proposed Grand Junction Circulation Plan ("Circulation Plan") establishes a comprehensive approach to transportation planning within the Urban Development Boundary and supports and builds on the transportation principles and goals of the Grand Valley 2040 Regional Transportation Plan as well as the City's adopted Comprehensive Plan. In general, the Plan supports a balanced, multi-modal approach to transportation planning, accommodating the safe and efficient movement of people and goods and providing for transportation options for all users. The Plan document includes a Network Map, the Street Functional Classification Map, the Active Transportation Corridor Map and Strategies and Policies.

The Planning Commission reviewed and considered the Grand Junction Circulation Plan in a public hearing on May 22, 2018, found and determined that it satisfies the criteria of Section 21.02.130(c)(2) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan, and recommended adoption of the Plan.

The City Council has reviewed and considered the Grand Junction Circulation Plan and determined that it satisfied the criteria of Section 21.02.130(c)(2) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan.

The full text of this Ordinance, including the attached text of the Circulation Plan, shall, in accordance with paragraph 51 of the Charter of the City of Grand Junction, be published in pamphlet form with notice published in accordance with the Charter.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND JUNCTION CIRCULATION PLAN IS ADOPTED AND SHALL REPEAL AND REPLACE THE GRAND VALLEY CIRCULATION PLAN AND URBAN TRAILS PLAN AND BECOME PART OF THE COMPREHENSIVE PLAN.

Introduced for first reading on this 18th day of June, 2018

PASSED on this 18th day of July, 2018.



President of Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4808 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of June 2018 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 18th day of July 2018, at which Ordinance No. 4808 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 18th day of July 2018.

W Winkelman

City Clerk

Published: June 20, 2018
Published: July 20, 2018
Effective: August 19, 2018



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4971

**AN ORDINANCE ADOPTING
THE 2020 ONE GRAND JUNCTION COMPREHENSIVE PLAN TO BE PUBLISHED IN
PAMPHLET FORM**

**THE COMPREHENSIVE PLAN IS FOR THE CITY AREA GENERALLY LOCATED
BETWEEN 21 ROAD ON THE WEST, J ROAD ON THE NORTH, 32 ROAD ON THE
EAST AND A SOUTH BOUNDARY APPROXIMATELY ONE-QUARTER OF A MILE
NORTH OF THE MESA COUNTY LANDFILL**

Recitals

The City of Grand Junction, a Comprehensive Plan Advisory Committee made up of 16 community members, Houseal Lavigne Associates, City staff and Planning Commission have diligently worked jointly and cooperatively to prepare a Comprehensive Plan for the urban growth area of the City of Grand Junction. This action follows more than 110 meetings and events during the planning process with hundreds of people participating.

After twenty-two months of extensive public involvement and deliberation, the City Planning Commission forwards its recommendation of adoption of a plan for the future growth of lands within the One Grand Junction Comprehensive Plan planning area.

The Comprehensive Planning area includes Grand Junction, Redlands, Fruitvale, Pear Park, Orchard Mesa and the Appleton Areas.

The Grand Junction Comprehensive Plan does the following:

1. Establishes a vision for the community with achievable goals.
2. Identifies eleven *Plan Principles* that will shape the community's growth. Those Principles are:
 - a. Collective Identity
 - b. Resilient and Diverse Economy
 - c. Responsible and Managed Growth
 - d. Downtown and University Districts
 - e. Strong Neighborhoods and Housing Choices
 - f. Efficient and Connected Transportation
 - g. Great Places and Recreation
 - h. Resource Stewardship
 - i. Quality Education and Facilities
 - j. Safe, Healthy, and Inclusive Community
 - k. Effective and Transparent Government

3. Establishes goals and implementation strategies for each of the eleven Plan Principles that will help the community achieve its' vision.
4. Recommends more efficient growth patterns within the urban area, emphasizing more compact growth and higher densities and more intense development within the City's core and preserving the outer edges of the Urban Development Boundary.
5. Reserves land for future urban development.
6. Creates a policy document to used by city officials, developers, business owners and citizens to provide certainty and vision for future growth and development, the economy, education needs, transportation, recreation, collective identity, establishing a safe, healthy and inclusive community, protecting the environment, and having a transparent government.
7. Protects valued community assets (such as neighborhoods, parks, open space, the rivers).
8. Respects individual property rights.
9. The Plan addresses recreation and tourism pursuant state statutory requirements for Master Plans.
10. The Plan will establish principles to facilitate and direct decision-making on land use and growth issues within the City.
11. The One Grand Junction Plan protects the public and preserves and creates opportunity to enhance quality of life.
12. The One Grand Junction Plan will serve as the City's three-mile plan as required by C.R.S. 31.12.101 *et. seq.*

The 2020 One Grand Junction Comprehensive Plan will supersede and replace the 2010 Grand Junction Comprehensive Plan.

The Comprehensive Plan will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g., the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2014 Orchard Mesa Neighborhood Plan).

The Grand Junction Comprehensive Plan will establish growth policy and direct decision making through the year 2040. Besides a statement of the community's vision for its own future, and a road map providing direction to achieve that vision, the

Comprehensive Plan is shaped by the community's values, ideals and aspirations about the management of the community's resources.

In addition to defining the community's view of its future, the Comprehensive Plan describes Plan principles and goals the community can implement to achieve the desired future. The Comprehensive Plan is a tool for managing community change to achieve the desired quality of life. The Comprehensive Plan is innovative in its use of delegated authority to review and approve uses.

The Planning Commission is charged with the legal duty to prepare and recommend for adoption to City Council master plans for the City.

The 2020 One Grand Junction Comprehensive Plan was heard in a public hearing on December 1, 2020 by the Grand Junction Planning Commission recommending that the City Council adopt the Comprehensive Plan.

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

That the 2020 One Grand Junction Comprehensive Plan, City of Grand Junction, Colorado, in the form of the document attached hereto, and as recommended for adoption by the Grand Junction Planning Commission is hereby adopted.

Furthermore, be it ordained that the 2010 Grand Junction Comprehensive Plan is hereby repealed.

The full text of this Ordinance, including the text of the Comprehensive Plan, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the 2nd day of December, 2020 and ordered published in pamphlet form.

ADOPTED on second reading the 16th day of December, 2020 and ordered published in pamphlet form.

ATTEST:



C.E. "Duke" Wortmann
President of the Council



Wanda Winkelmann
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4971 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of December 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 16th day of December 2020, at which Ordinance No. 4971 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 18th day of December 2020.


Deputy City Clerk

Published: December 4, 2020
Published: December 18, 2020
Effective: January 17, 2021



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE *ONE GRAND JUNCTION COMPREHENSIVE PLAN (COMPREHENSIVE PLAN)* BY RELOCATING MAPS, POLICIES, AND/OR INFORMATION FROM THE *REDLANDS AREA PLAN, PEAR PARK NEIGHBORHOOD PLAN, AND ORCHARD MESA NEIGHBORHOOD PLAN* TO THE *COMPREHENSIVE PLAN*, TITLE 31 OF THE *GRAND JUNCTION MUNICIPAL CODE (GJMC)* AND REPEALING GJMC TITLE 34 *REDLANDS AREA PLAN (RESOLUTION NO. 62-02)*, GJMC TITLE 37 *PEAR PARK NEIGHBORHOOD PLAN (RESOLUTION NO. 13-05)*, AND GJMC TITLE 39 *ORCHARD MESA NEIGHBORHOOD PLAN (ORDINANCE NO. 4629)*

RECITALS:

On June 26, 2002, the Grand Junction City Council adopted Resolution 62-02. That Resolution approved the *Redlands Area Plan* and adopted the plan as part of the *Grand Junction Growth Plan*. It was later incorporated into the 2010 *Grand Junction Comprehensive Plan* and then into the 2020 *One Grand Junction Comprehensive Plan*.

On January 5, 2005, the Grand Junction City Council adopted Resolution 13-05. That Resolution approved the *Pear Park Neighborhood Plan* and adopted the plan as part of the *Grand Junction Growth Plan*. It was later incorporated into the 2010 *Grand Junction Comprehensive Plan* and then into the 2020 *One Grand Junction Comprehensive Plan*.

On May 7, 2014, the Grand Junction City Council adopted Ordinance 4629. That Ordinance approved the *Orchard Mesa Neighborhood Plan* and adopted the plan as part of the 2010 *Grand Junction Comprehensive Plan* and was later incorporated into the 2020 *One Grand Junction Comprehensive Plan*.

On July 18, 2018, the Grand Junction City Council adopted Ordinance 4808. That Ordinance approved the *Grand Junction Circulation Plan* and adopted the plan as part of the 2010 *Grand Junction Comprehensive Plan* and was later incorporated into the 2020 *One Grand Junction Comprehensive Plan*.

On December 16, 2020, the Grand Junction City Council adopted Ordinance 4971. That Ordinance approved the 2020 *One Grand Junction Comprehensive Plan (Comprehensive Plan)*. By and with Ordinance 4971 the City council specified that the *Comprehensive Plan* “will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g., the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2014 Orchard Mesa Neighborhood Plan.)” Because the *Comprehensive Plan* is intended to serve as a guide to public and private growth decisions through the year 2040 and provide direction to achieve the City’s vision of its future and the *Comprehensive Plan* is shaped by the community’s values, ideals, and aspirations about the management of the community’s resources it is proper that it should fully reflect and define the community’s view of its future. The *Comprehensive Plan* includes Plan Principles, states goals and strategies, and maps intended uses, boundaries, opportunities, and constraints to help the community implement and achieve the desired future.

Furthermore, the *Comprehensive Plan* contemplates and provides that the existing neighborhood and subarea plans, as well as the *Circulation Plan*, are elements of the *Comprehensive Plan* and are reviewed with the *Comprehensive Plan* for vision and policy direction for development within the Urban Development Boundary (UDB) planning area.

As well, the *Comprehensive Plan* provides that subarea plans are to be reviewed and updated to ensure that continuing investment and maintenance of infrastructure and amenities are supportive of established neighborhoods and promote more opportunity for additional neighborhoods.

In 2023 the City began the review process of the subarea plans and is preparing amendments for adoption in 2024. During this first update, the 2002 *Redlands Area Plan*, the 2004 *Pear Park Neighborhood Plan*, and 2014 *Orchard Mesa Neighborhood Plan*, have been reviewed and determined that they may be retired as elements of the *Comprehensive Plan* with the following elements from those plans retained and relocated within the *Comprehensive Plan*.

1. Incorporating narrative summary language regarding ridgeline development and attaching the “Ridgeline Development” map into Appendix B following the Soils Map.
2. Incorporating narrative summary language regarding mineral resources and attaching the “Mineral Resources Map” into Appendix B following the Ridgeline Development map.

As a result, it is necessary that Appendix B: Technical Maps be updated to maintain and preserve these elements from the three retired neighborhood and subarea plans to remain a part of the *Comprehensive Plan*.

With the repeal of the specified neighborhood and subarea plans, it is further necessary to retain and incorporate the following elements from the Pear Park Neighborhood Plan within the *Circulation Plan*.

1. Add the Pear Park Transportation Access Management Plan map with the amendment from Ordinance 4160 as Figure 7, and
2. Add the Pear Park 2004 Conceptual Local Street Network Plan as Figure 8.

Additional amendments will occur throughout the *Comprehensive Plan* to indicate where necessary to clarify that the three neighborhood subarea plans have been repealed.

After due consideration the City Planning Commission and City staff recommend that the City Council amend the *One Grand Junction Comprehensive Plan* to relocate, summarize and clarify elements of the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, within the *Comprehensive Plan* and retire the plans by repealing Ordinance 4629, Resolution 13-05, and Resolution 62-02.

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

In consideration of and with the adoption of the foregoing Recitals the following amendments are made to the *Comprehensive Plan* (with additions underlined and deletions appearing with strikethroughs):

GJMC TITLE 31, *Comprehensive Plan* of the City of Grand Junction, Colorado is hereby amended as follows:

A. Chapter 31.04.010

Exhibit A-1 attached hereto and incorporated herein including language of the plans being repealed to Chapter 1 Introduction page 10.

Exhibit A-2 attached hereto and incorporated herein including language of the plans being repealed to Chapter 2 Plan Principle 5: Strong Neighborhoods and Housing Choices page 29.

Exhibit A-3 attached hereto and incorporated herein including language of the plans being repealed to Appendices, Appendix A pages 92 and 93.

Exhibit A-4 attached hereto and incorporated herein including additional language explaining the Ridgeline Development Map and the Mineral Resources Map in Appendix B page on 95 with the Ridgeline Development Map added after the “Soils Map” page 117 and the Mineral Resource Map following the Ridgeline Development Map page 118. The Ridgeline Development Map and the Mineral Resource Map are added as additional Technical Maps.

B. Chapter 31.08

Exhibit B-1 attached hereto and incorporated herein includes changes to Background 31.08.070(d)(4), (5), and (6) replacing the references in parenthesis for each title of the repealed plans with language indicating the plans were repealed by this Ord. , August 2024.

Exhibit B – 2 attached hereto and incorporated herein includes changes to Section B: Strategies/ Policies 31.08.110(a)(3), (4), and (6) by inserting immediately after reference to a plan that is repealed by this Ordinance the following: (repealed by this Ord. , August 2024).

Exhibit B-3 attached hereto and incorporated herein includes additions to) Appendix A – Maps 31.08.150(g) Figure 7 – Pear Park Transportation Access Management Plan and amendment thereto by Ord. 4690 and (h) Figure 8 - Pear Park 2004 Conceptual Local Street Network Plan.

Exhibit B-4 attached hereto and incorporated herein includes changes to 31.08.160(d), (e), and (f) by inserting immediately after reference to a plan that is repealed by this Ordinance the following: (repealed by this Ord. , August 2024).

With the relocation of information/policies/maps from the Redlands Area Plan, the Orchard Mesa Neighborhood Plan and the Pear Park Neighborhood Plan to the Chapters referenced above, the remainder of the information and policies included within the plans are superfluous or have otherwise been superseded by the adoption of the 2020 Comprehensive Plan and

amendments thereto such that the Neighborhood and Area Plans are hereby repealed and no longer of effect.

1. Resolution No. 62-02, GJMC Title 34 is hereby repealed - *Redlands Area Plan* is retired and removed as an element of the *Comprehensive Plan*.
2. Resolution No. 13-05, GJMC Title 37 is hereby repealed - the *Pear Park Neighborhood Plan* is retired and removed as an element of the *Comprehensive Plan*.
3. Ordinance No. 4629, GJMC Title 39 is hereby repealed - the *Orchard Mesa Neighborhood Plan* is retired and removed as an element of the *Comprehensive Plan*.

The full text of this Ordinance, including the amended One Grand Junction Comprehensive Plan, including the Grand Junction Circulation Plan, as hereby adopted in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter and ordinances of the City.

INTRODUCED on first reading the _____ day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of August 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

Exhibit A-1

EXHIBIT A-1



Comprehensive Plan in Context

Relationship between the Comprehensive Plan and Zoning

The Zoning and Development Code ("Code"), Title 21 of the Grand Junction Municipal Code, regulates and directs the development of property. The Code provides that zoning and development actions shall be consistent with the Comprehensive Plan. The requirement for consistency between the Comprehensive Plan and the City's Code should be maintained. In doing so, the Code, including the Official Zone District Map, should be reviewed to ensure that it effectively implements the vision of the Comprehensive plan or be amended to do so. Absent action by the property owner or the City, existing zoning remains in place.

Relationship between the Comprehensive Plan and the Municipal Code

Further, the City's Municipal Code should be reviewed to ensure consistency with the vision and recommendations of the Comprehensive Plan.

Relationship to Other Plans

Previously adopted plans, studies, and reports completed by or for the City of Grand Junction are important to the current comprehensive planning process. The 2010 Comprehensive Plan is first among these as it contains many guiding principles and information that have remained relevant to the City's vision a decade later. In addition, many of the 2010 Comprehensive Plan policies and recommendations remain consistent with the One Grand Junction Plan. Where this consistency occurs, policies and recommendations from the previous plan have been incorporated into the One Grand Junction Plan.

Other plans such as neighborhood or "subarea plans," downtown plans, and other community plans also remain important for City long-term planning and provide for a more granular assessment and recommendations for specific areas (e.g. Redlands Area Plan [\[repealed by Ordinance August 2024\]](#), Pear Park Neighborhood Plan [\[proposed by Ordinance August 2024\]](#)) or specific services (e.g. Parks and Recreation Master Plan, Circulation Plan, and Wireless Master Plan). These plans remain guiding documents to the City and should be reviewed for consistency with One Grand Junction Comprehensive Plan and updated periodically.

Relationship to Three-Mile Plan

Colorado law (C.R.S. §31-12-101, et seq.) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The law does not expressly establish whether the entire three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan. However, and as is the case in Grand Junction, because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such and pursuant to C.R.S. §31-12-101, et seq., the City recognizes this Comprehensive Plan and its Urban Development Boundary as the City's Three-Mile Plan.

Exhibit A-2

EXHIBIT A-2

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

a. NEIGHBORHOOD

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

b. CONNECTIVITY AND ACCESS.

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

c. MISSING LINKS.

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

d. INFRASTRUCTURE IMPROVEMENTS.

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

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

a. NEIGHBORHOOD

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

b. CONNECTEDNESS.

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

c. INNOVATIVE DESIGN.

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

Neighborhood and Subarea Plans

The **Greater Downtown Plan (2013)** includes three subdistricts: Downtown, Rail, and River, and provides goals and policies for each district. Each was analyzed separately due to its unique characteristics, and each includes specific recommendations and implementation actions. The plan incorporates an overlay district as part of the recommendations and guides zoning and streetscape design for primary corridors in the Downtown area. Recommendations and implementation strategies are provided, including proposed zoning, future land use recommendations, policies around traffic analysis, and identification of major street corridors.

The **Orchard Mesa Neighborhood Plan (2014)** *(repealed by Ordinance _____ August 2024)* focuses on managing growth in the Orchard Mesa neighborhood with specific emphasis on community image, rural resources, housing trends, economic development, public services, stormwater, future land use and zoning, and open space and trails. The plan implements a blended residential land use map to provide additional housing opportunities within the Orchard Mesa Plan area.

The **Pear Park Neighborhood Plan (2004)** *(repealed by Ordinance _____ August 2024)* focuses on managing and directing growth and development as this largely unincorporated area on the southeast side of the City becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan; providing adequate schools and other community facilities and services; and establishing higher density residential and neighborhood commercial uses are goals of this Plan.

The **Redlands Neighborhood Plan (2002)** *(repealed by Ordinance _____ August 2024)* the Redlands Neighborhood Plan creates a growth management plan to remove inconsistencies in the future land use map. Created for the Redlands Planning Area on the west side of the City, the plan examines geological hazards, mineral resources, potential impacts to wildlife, and open space and trailhead access. The goals for the plan include character preservation, maintaining the Fruita-Grand Junction buffer zone, and natural area conservation.

The **North Avenue Corridor Plan (2007; 2011)** promotes the revitalization of the North Avenue thoroughfare from the Interstate 70 Business Loop to 29 Road. Components include a Student and Entertainment District, a mixed use Neighborhood Center, higher-density residential neighborhoods, civic gathering spaces throughout, and a regional retail anchor on the east end of the corridor. In 2011 a corresponding zoning overlay district was established.

The **H Road/Northwest Area Plan (2006)** addresses the development of a 250-acre area around the 21st Road and H Road intersection. It includes the reclassification of rural land uses to commercial and industrial. The plan's policies and performance standards mitigate impacts on residential neighborhoods and establish a street network to accommodate potential growth.

The **Horizon Drive District (2020)** incorporated consistent standards for the Horizon Drive Business Improvement District area. These standards include achieving high quality development and distinctive character for the area.

Exhibit A-3

EXHIBIT A-3

Appendix A: Issues and Opportunities Report

Issues and Opportunities Report

The Issues and Opportunities Report (IOR) provided a snapshot of existing conditions in Grand Junction in 2019 at the outset of the planning process. It established an understanding of the current characteristics, challenges, and aspirations of the City and its residents. The IOR presented existing conditions, and when relevant, identified issues and opportunities relating to the community outreach process, zoning and development controls, existing land use and development, community facilities and infrastructure, transportation and mobility, parks, open space, and environmental features, and growth areas.

The report reviewed existing Grand Junction studies, plans, and reports to recognize the amount of time and resources invested in these plans and to discern the information that remains useful and relevant to the planning process. The IOR methodically examined existing conditions for purposes of explanation and interpretation. It laid the foundation for the vision, goals, and strategies within the One Grand Junction Comprehensive Plan by identifying issues to be addressed and opportunities that should be maximized. The IOR was an interim deliverable within the planning process, containing information and analysis conducted in the early steps of the project.

The IOR is available on the City's website at www.gcity.org

The IOR includes information about past planning efforts and adopted plans. A review of these adopted plans and policies was essential for understanding the community and areas of specific past planning efforts. A summary of these plans is included for ease of access and reference in this appendix.

2010 Comprehensive Plan

In 2010 the City of Grand Junction adopted the Comprehensive Plan to provide a basis for making decisions concerning the future growth and development in the community and surrounding planning area, to coordinate and give direction to public and private development, and to protect the public interest. The Plan is founded on six Guiding Principles that influence all goals, policies, and recommendations. They are Concentrated Centers, Sustainable Growth Patterns, Housing Variety, A Grand Green System of Connected Recreational Opportunities, Balanced Transportation, and A Regional Center. To further implement the Guiding Principles, the plan includes 15 Key Concepts focusing on land use and development, growth, density concentration and transitioning, public facilities, parks and other open space amenities, water management, public transit, community character, and river access. The Comprehensive Plan also incorporated components of several subarea plans which are summarized in this section.

Many of the subareas represent more recent planning efforts which will be recognized and referenced in the One Grand Junction Comprehensive Plan. The 2010 Plan introduced the concept of future growth projected around concentrated centers. Centers of various sizes and at various locations around the region are envisioned as mixed-use, combining housing, working, and shopping. The plan identified these centers to reduce driving for shopping while accommodating projected growth. City, village, and neighborhood centers were included; the Plan also established mixed-use opportunity corridors along certain major roads. The goal of encouraging mixed-use development and reducing driving for shopping and other errands by focusing on centers and corridors will be evaluated, and if appropriate, certain elements may be updated and incorporated into the new Comprehensive Plan. Infill and enhancement of the City Center is a high priority of the 2010 Plan. Much of the future growth is focused inward, with an emphasis on infill and redevelopment of underutilized land. Growing inward utilizes existing services, reduces sprawl, and reinvests and revitalizes the City Center which includes downtown.

Future Land Use and the Blended Map

The 2010 Comprehensive Plan utilized a dual approach to articulating future land use, incorporating both a future land use map and a unique blended land use map to plan for residential density. The Blended Map is discussed further in the Land Use and Development section.

24 Road Corridor Subarea Plan

The 24 Road Corridor Subarea Plan was completed in 2000 and revisited in 2018 to evaluate various land use and development alternatives along the corridor and identify a preferred pattern for future development. It is further supported with an implementation strategy for procuring developments as well as design standards and guidelines for those developments.

Greater Downtown Plan

The Greater Downtown Plan (2013) includes three subdistricts: Downtown, Rail, and River, and provides goals and policies for each district. Each was analyzed separately due to its unique characteristics, and each includes specific recommendations and implementation actions. The Plan incorporates an overlay district as part of the recommendations, and guides zoning and streetscape design for primary corridors in the downtown area. Recommendations and implementation strategies were provided, including proposed zoning, future land use recommendations, policies around traffic analysis, and identification of major street corridors.

Orchard Mesa Neighborhood Plan

(repealed by Ordinance August 2024)

The Orchard Mesa Neighborhood Plan was adopted in 2014 and focused on managing growth in the Orchard Mesa neighborhood with specific focus on community image, rural resources, housing trends, economic development, public services, stormwater, future land use and zoning, and open space and trails. The subarea implemented a blended residential future land use categories map to provide additional housing opportunities within the Orchard Mesa Plan area.

Pear Park Neighborhood Plan

(repealed by Ordinance August 2024)

The 2004 Pear Park Neighborhood Plan focused on managing and directing growth and development as this largely unincorporated area on the southeast side of the city becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan, providing adequate schools and other community facilities and services, and establishing higher-density residential and neighborhood commercial uses were goals of this Plan.

EXHIBIT A-3

Redlands Neighborhood Plan

(repealed by Ordinance August 2024)

Completed in 2002, the Redlands Neighborhood Plan created a growth management plan to remove inconsistencies in the future land use map. Created for the Redlands Planning Area on the west side of the city, the Neighborhood Plan examined geological hazards, mineral resources, potential impacts to wildlife, and open space and trail head access. The goals for this Plan include character preservation, maintaining the Fruta-Grand Junction buffer zone, and natural area conservation.

Horizon Drive District Plan

Horizon Drive District Plan was completed in 2020 and incorporates consistent standards for the Horizon Drive Business District Area through an overlay zone. These standards include achieving high-quality development and distinctive character within this important gateway to Grand Junction. The zoning overlay district was established with the Horizon Drive District Plan.

North Avenue Corridor Plan

The North Avenue Corridor Plan was completed from 12th Street east in 2007 and from 12th Street west in 2011. The Plan promotes the revitalization of the main North Avenue thoroughfare from the Interstate 70 Business Loop on the west to Interstate 70 Business Loop on the east. Components include developing a Student and Entertainment District, mixed-use Neighborhood Center, higher-density residential neighborhood, civic gathering spaces throughout, and a regional retail anchor on the east end of the corridor. In 2011 a zoning overlay district was established.

H Road/Northwest Area Plan

The H Road/Northwest Area Plan was completed in 2006 and addresses the development of a 250-acre area around the 21st Road and H Road intersection. It includes reclassification of rural land uses in these areas to commercial and industrial, policies and performance standards to mitigate impacts on residential neighborhoods, and the establishment of a street network to accommodate potential future growth.

Location Assessment Report

The Location Assessment Report was developed in 2015 by Chabin Concepts and OSS Advisors as a marketing tool for the City of Grand Junction and Mesa County to attract new business. It summarizes the advantages and weaknesses and provides strategies to capitalize upon. The five focus areas are:

- Product Improvement - improving the "product" that is Grand Junction and Mesa County
- Packaging - creating a marketing suite to sell the product
- Operational Effectiveness - developing a broad term strategy for success and creating a consistent brand
- Tactical Targeting - creating cohesiveness across marketing strategies
- Brand Identity - creating consistent branding

The Report also categorizes economic development assets, challenges, and opportunities, with an overall goal of finding economic prosperity at the intersection of various industries and sectors. This report has also been reviewed in relation to the demographic and market component of the existing conditions analysis.

Downtown Grand Junction Housing Study

A study of Downtown housing potential was conducted in 2015 for the Grand Junction Downtown Development Authority (DDA). The study was conducted in response to continuing discussions and indications of the need for market rate housing in the Downtown. The report concluded that downtown stand alone residential buildings and mixed-use development would not only address an unmet demand for housing, it would also serve as a catalyst for additional development and investment. The study indicated that the primary buyers and renters of Downtown housing would be young professionals and "empty-nesters". The report further identified specific locations where development may be best suited, but also indicated that it may be necessary to incentivize the first projects in order to catalyze future investment. The recommendations and assessment contained in the report are consistent with the initial observations and analysis conducted by this consulting team for the Comprehensive Plan update. There is an absence of mixed-use development in the City and the Downtown would be a prime location. Opportunities for Downtown multifamily housing and mixed-use development will be specifically addressed in the Comprehensive Plan.

Grand Junction Strategic Plan

The Strategic Plan, completed in 2019, is a near-term guide for City officials and staff to prioritize resources over the course of two years. It includes two guiding principles: Partnership and Inter-governmental Responsibility and Fiscal Responsibility, along with four strategic directives: Public Safety, Planning and Infrastructure, Diversification of Our Economic Base, and Communication, Outreach and Engagement. Each directive includes its own set of initiatives to implement as well as success metrics to track progress. The Strategic Plan is consistent with initial observation and input received in focus groups and meetings. The final implementation section of the plan will address many of the same topics.

Park Inventory and Future Needs Assessment

The Park Inventory and Future Needs Assessment was developed in 2017 as an addendum and update to the 2001 Parks Master Plan. The assessment is intended to address the current and future needs of the City and the Parks and Recreation Department. The Assessment is further examined in the Parks and Recreation Facilities section of the IOR.

Vibrant Together: A Downtown

This 2019 plan was adopted in 2019 by the Downtown Development Authority (DDA) and the City of Grand Junction. The plan references the 2013 Greater Downtown Plan and provides five updated goals for the area, including:

- Goal 1: Vibrancy - Downtown is the "heart of it all," a center of activity 18 hour/7 days a week for all ages and income levels.
- Goal 2: Downtown Living - Downtown offers a diversity of quality housing choices for all price points to bring more people to live, work and play downtown.
- Goal 3: Identity - Downtown is recognized as the hub of regional culture for the western slope.
- Goal 4: Connectivity - Downtown is connected to local destinations and outdoor amenities through safe pathways for bikes and pedestrians.
- Goal 5: Safety and Comfort - Downtown is a safe and comfortable environment that is welcoming to all.

This document recognizes that Grand Junction's Downtown is a hub for the region, a central place for culture, commerce, and activity. As noted in other plans that include an assessment of the Downtown, this study is consistent with initial observations of the potential for Downtown redevelopment and investment. While the Comprehensive Plan is looking at the entire planning area and other subareas, the important role that Downtown will play during the next 20 years will be an important focus.

2019 Grand Junction Municipal 3-Mile Plan

Under Colorado statutes, municipalities have the authority to execute annexations in the City's three-mile extrajurisdictional jurisdiction, or urban growth area and boundary. The updated resolution approving the 2019 3-Mile Plan is examined in the Growth Area section of the IOR.

Exhibit A-4

EXHIBIT A-4

Relocated Text

Broadband Wireline and Fixed Wireless Maps

A large majority of the City is served by high-speed broadband coverage, with speeds between 100 mbps and 1 gbps. Portions of Northwest Grand Junction, especially agricultural areas near the UDB, and portions of the Redlands with topographical constraints have the lowest broadband coverage in the city, with many areas having less than 10 mbps maximum download speed. Expanding high-quality broadband throughout the city is important to securing equitable internet access and to fostering business development in most sectors, given increasing reliance on high-speed internet for technology, manufacturing, healthcare, government, and other industries.

Wildfire Risk Map

As a community with an extensive urban-wildland interface and relatively low precipitation, Grand Junction faces wildfire risks concentrated in several areas. Wildfire risk is minimal in the urbanized areas of the city, and it is very low in most of the city's low-density residential and industrial areas. Risk is generally highest proximate to public lands, particularly in areas of the Redlands neighboring Colorado National Monument. Other areas of wildfire risk are concentrated along the Colorado and Gunnison Rivers where large areas are occupied by trees and brush. Areas of high wildfire risk also exist outside of the city, such as in the Colorado National Monument and Bookcliffs, where fires are relatively unlikely to threaten properties in the city but may generate other wildfire impacts including wildlife displacement and smoke.

Grand Junction Fire Map

Included here are maps providing information from the Fire Department drive time analysis using 4-minute and 8-minute drive times. One map displays current conditions with five existing fire stations and a second map projects drive times utilizing the existing stations along with the proposed three new fire stations.

Proposed BRT Corridors Map

Bus Rapid Transit (BRT) has not yet been deployed in Grand Junction, but implementing BRT is seen as desirable to provide access throughout the community and to accelerate the viability of public transit in the city. BRT is characterized by the use of dedicated bus lanes along major transportation corridors, as well as by short (10-20 minute) wait times, off-board fare collection, and special intersection treatments to decrease transit times. This map identifies four primary candidate corridors for BRT in Grand Junction: the north-south 12th Street corridor; and the east-west corridors of North Avenue, I-70B, and Patterson Avenue. Further study will be required to evaluate and implement BRT on one or all of these corridors.

Neighborhood Connections Map

Grand Junction has natural barriers such as the Colorado River and manmade barriers including Interstate 70 that crisscross the community creating gaps between neighborhoods. Bridging these gaps and barriers with multi-modal grade separated crossings utilizing both overpasses and underpasses is needed to connect neighborhoods and provide better multi-modal transportation circulation throughout the city.

Rail Lines and Spurs Map

Grand Junction is served by robust rail facilities for a city of its size, and this asset has helped the city to develop and maintain a strong economic base in industry and natural resources. The railway mainstem, operated by the Union Pacific Railroad Company, runs east to west across the city at an angle that tracks the Colorado River, with an additional line running south along the Gunnison River. A number of spurs, or branch lines, link into the mainstem and serve properties in the city's industrial core. While railroad lines and spurs may create conflicts with other transportation modes in some locations, they are vital to the continued success of industry in the city and should remain in use wherever possible.

Bike and Pedestrian Transportation Priorities Map

The City has invested increasingly in multimodal transportation improvements in recent decades and now boasts a network of bicycle and pedestrian facilities. This network is comprised of multiuse paths, bicycle and pedestrian bridges, on-street bicycle facilities and sidewalks. The long-term success of the bicycle and pedestrian network will depend on the continued development of new multimodal corridors, smaller connections within neighborhoods, and existing facilities that require upgrades or expansion.

Truck and Hauling Routes Map

I-70 is a major freight corridor that accommodates a large daily volume of semitrucks. Many of these freight vehicles also change course in Grand Junction, accessing Highway 50 to Delta-Montrose or vice versa. Many freight vehicles also make stops in Grand Junction for deliveries and pickups, given Grand Junction's role as a regional center and manufacturing hub. To minimize negative impacts of freight traffic on local traffic, the City designates a set of dedicated truck and hauling routes in and around the city. These primary truck routes are I-70, I-70B, Highway 50, and portions of 24 Road. Secondary truck routes include many of the city's arterials and other state highways within City limits.

Historic Resources Map

Nearly a century and a half of urbanization in Grand Junction has produced a plethora of historic structures that evoke various historical periods, architectural styles, and cultural contributions. The historic resources map identifies some of the most prominent historical resources in the city, including National, State, and Local Historic Districts and sites on the National Register of Historic Resources. Further investigations should be carried out to improve the City's understanding of its historic resources and its ability to capitalize on these cultural and economic assets.

Airport Hazard Zones Map

The Grand Junction Regional Airport is a commercial and general aviation airport serving the Grand Valley and surrounding communities. Within the 25-square-mile Airport Area of Influence, certain areas are designated as particularly hazardous due to the flight path of airplanes at takeoff and landing. Clear Zones are located nearest to the runways. Due to the relatively high risk of debris landing within Clear Zones in the event of an accident, no structures are permitted to be built or occupied within a Clear Zone. Around and beyond the Clear Zones are areas designated as Critical Zones. Very low-density residential construction may occur in Critical Zones, as can some non-residential uses subject to Conditional Use Permitting.

Ridgeline Development Map

Hills and bluffs with key ridgelines have been identified along US Highway 50 in Orchard Mesa and in the Redlands along Monument Road, South Camp Road, and South Broadway. Monument Road has been identified as a visually important corridor providing access to the Tañogüacha trailhead and a gateway to the Colorado National Monument. New development in these areas should maintain sufficient setbacks as to not be visible on the horizon or provide mitigation through design to minimize the visibility of development along the corridors. This map identifies the

locations of these areas, supporting ridgeline development standards that preserve the character of the identified ridgelines and minimize soil and slope instability and erosion.

Mineral Resources Map

Gravel is a necessary resource for a community. It is needed for construction projects to serve a growing population and is essential to the local economy. Sand and gravel extraction must comply with State law (C.R.S. § 34-3-301, 2022), which has policies that protect undeveloped, commercially valuable mineral resources from other types of development and require new extraction operations in residential areas to mitigate impacts on existing development. According to the Mineral Resources Survey of Mesa County (1978), "gravel deposits of the greatest economic importance in Mesa County lie along the Colorado River between the mouth of the canyon east of Palisade and the point near Loma at which the river enters canyon country of the Uncompaghe Plateau. Only a small portion exposed along the river can be considered economically viable." Gravel extraction occurs along the north side of the river where access is available and practical. Much of the gravel is used for building materials and highway projects. Reclamation of sites after the resources are removed is important and may include areas reclaimed for residential, public, open space, wildlife areas, or other permitted uses.

One Grand Junction Comprehensive Plan - City of Grand Junction

Appendix - 95

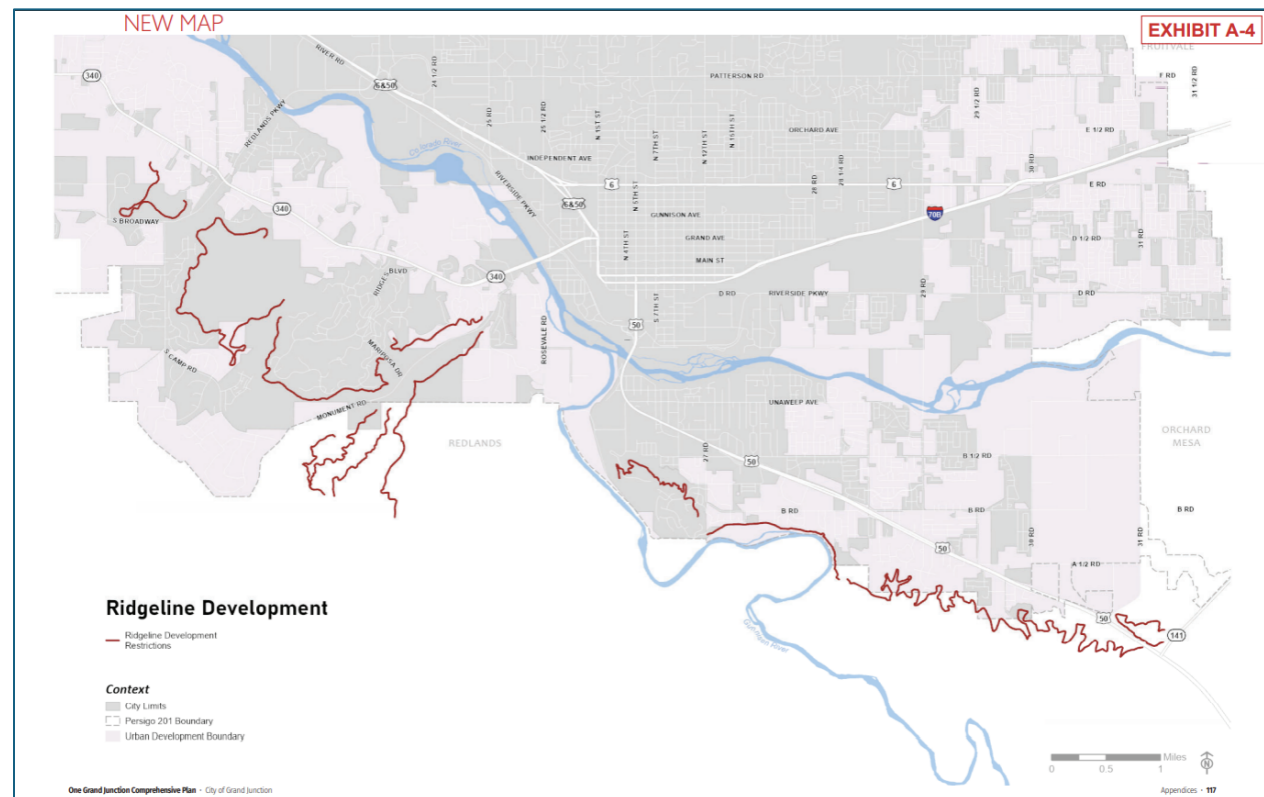


EXHIBIT A-4

Exhibit A-4 (Continued)

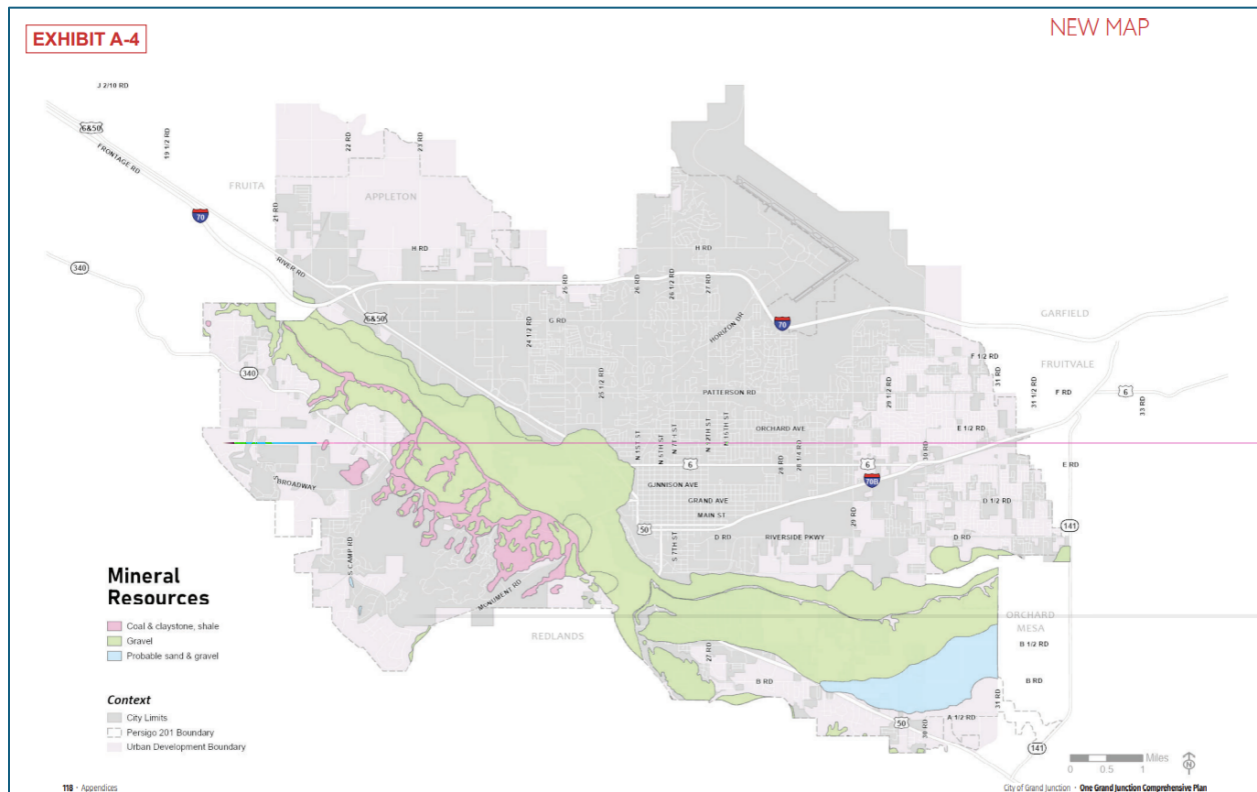


Exhibit B-1

Section 31.08.070 **Background**

...

(d) The following adopted plans have shaped the transportation planning in the community and have been adopted by one or both, the City of Grand Junction and Mesa County, and can be found at www.mesacounty.us/planning and/or at <http://www.gjcity.org>. These plans serve as the foundation for the updated Circulation Plan.

- (1) 2010 Grand Junction Comprehensive Plan (GJMC Title 31);
- (2) Grand Valley 2040 Regional Transportation Plan;
- (3) 2001 Urban Trails Master Plan;
- (4) 2002 Redlands Area Transportation Plan (~~Chapter 34.28 GJMC~~ repealed by Ordinance _____, August 2024);
- (5) 2004 Pear Park Neighborhood Plan (~~GJMC Title 37~~ repealed by Ordinance _____, August 2024);
- (6) 2014 Orchard Mesa Neighborhood Plan (~~GJMC Title 39~~ repealed by Ordinance _____, August 2024);
- (7) 2011 Clifton/Fruitvale Community Plan;
- (8) 2007/2011 North Avenue Corridor Plans and Zoning Overlay (GJMC Title 32);
- (9) 24 Road Subarea Plan and Overlay (GJMC Title 33).

...

Exhibit B-2

Section 31.08.070 **Section B: Strategies/Policies – Incorporate sub-area maps (Strategy).**

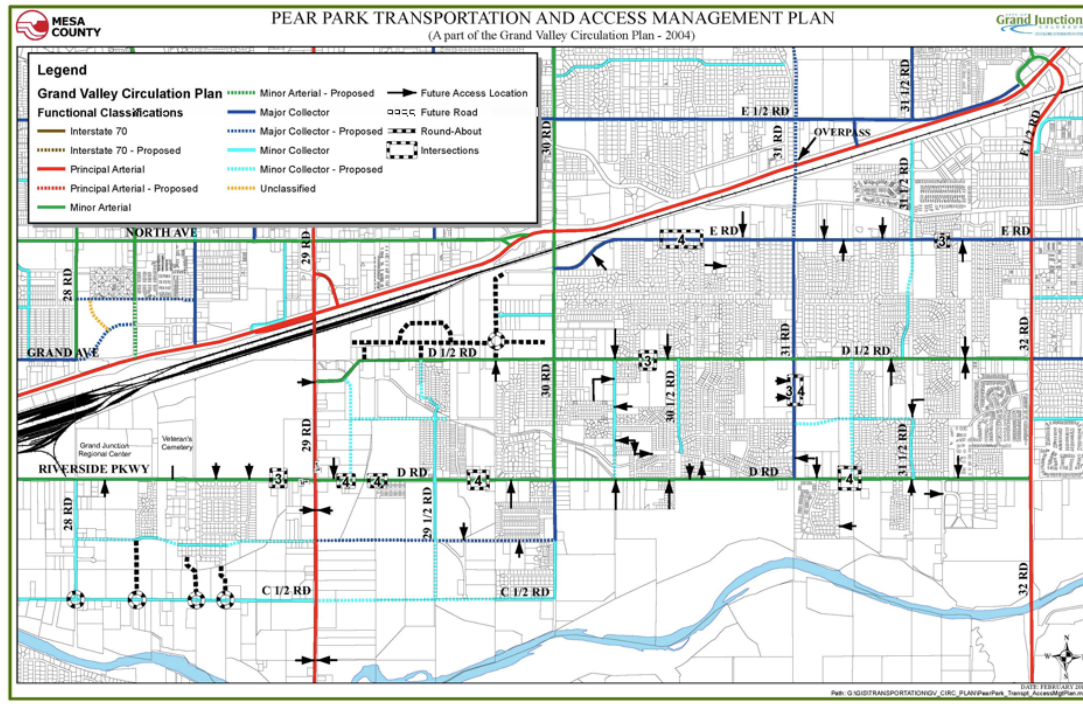
- (a) Various plans have been developed for some areas (sub-areas) within the urban development boundary while many other areas still need specific plans. The following list recognizes planning efforts to date that are incorporated into this Circulation Plan.
- (1) Safe Routes to Schools. Studies to improve safety for children between existing neighborhoods and schools continue with projects planned, funded and constructed for Nisley Elementary, Clifton Elementary and West Middle School. Other planning has occurred and will continue to occur for all schools in School District 51.
 - (2) Clifton Pedestrian Plan – refer to Clifton/Fruitvale Community Plan.
 - (3) Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to Orchard Mesa Neighborhood Plan (~~GJMC Title 39~~ repealed by Ordinance _____, August 2024);).
 - (4) Redlands area – refer to the Redlands Area Plan (~~GJMC Title 34~~ repealed by Ordinance _____, August 2024).
 - (5) North Avenue Corridor Plans (GJMC Title 32).
 - (6) Pear Park – refer to the Pear Park Neighborhood Plan (~~GJMC Title 37~~ repealed by Ordinance _____, August 2024).
 - (7) Horizon Business District – refer to (future) Horizon Business District Overlay.
 - (8) Mesa Mall Environs – (future).
 - (9) Safe Routes to Parks and Open Space – (future).

...

Exhibit B-3

Section 31.08.150 Appendix A – Maps

(g) Figure 7 – Pear Park Transportation Access Management Plan



(h) Figure 8 – Pear Park 2004 Conceptual Local Street Network Plan

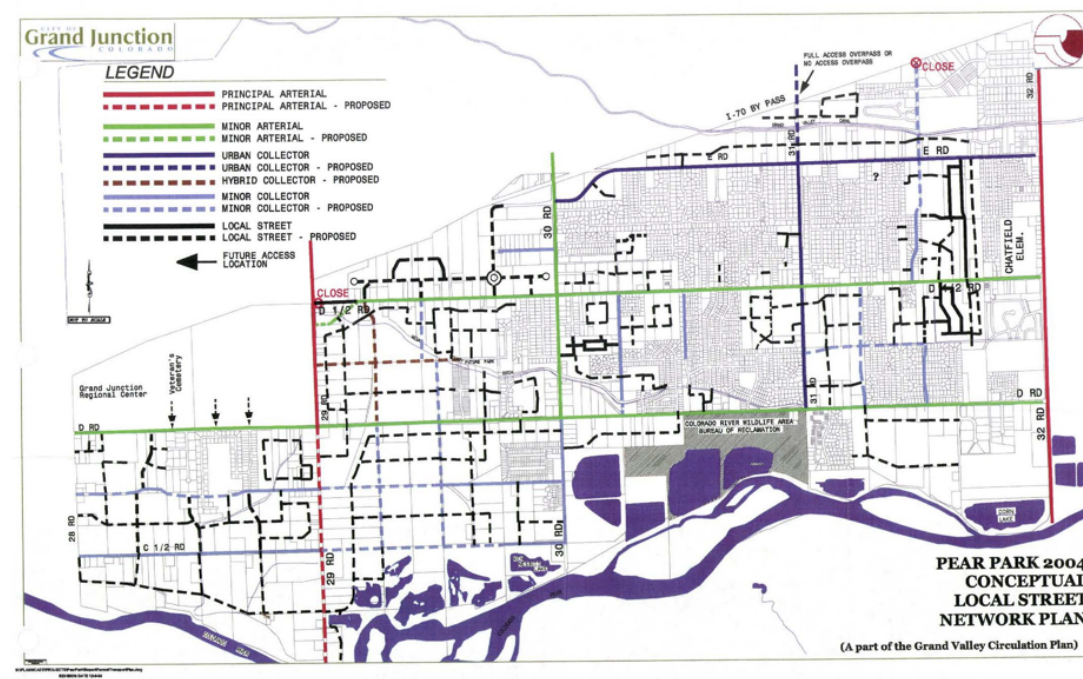


Exhibit B-4

Section 31.08.160 **Appendix B: Background on previous adopted transportation plans.**

...

(d) **2002 Redlands Area Transportation Plan** (repealed by Ordinance _____, August 2024). Includes a transportation section that was adopted as part of the Circulation Plan in 2002. There were four key elements of the planning effort: (1) State Highway 340 Access Control Plan; (2) capacity improvements on existing routes; (3) new roadways and neighborhood connections; and (4) multi-modal accommodations.

(e) **2004 Pear Park Neighborhood Plan** (repealed by Ordinance _____, August 2024). Includes a Transportation and Access Management Plan for the Pear Park neighborhood and was adopted as part of the Circulation Plan in 2004. It remains a part of the Circulation Plan today and its detail at a neighborhood level guides development access and street cross sections for major corridors in Pear Park.

(f) **2014 Orchard Mesa Neighborhood Plan** (repealed by Ordinance _____, August 2024). Includes a transportation planning section supporting complete street improvements, multi-modal enhancements for all major corridors on Orchard Mesa including US Highway 50, establishing nonmotorized crossings of U.S. Highway 50 (including the eastbound conversion of the B ½ Road overpass to a pedestrian/bicycle path), and creating safe nonmotorized routes to area attractions, schools, the riverfront, and centers.

...



Grand Junction Planning Commission

Regular Session

Item #2.a.ii.

Meeting Date: July 17, 2024

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities and Setting a Public Hearing for August 7, 2024

RECOMMENDATION:

The Planning Commission heard this request at its July 9, 2024 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Zoning and Development Code requires that any existing overhead utilities be installed underground except when the development has less than 700 feet of frontage, in which case the director can accept cash payment in lieu. The burden of undergrounding an overhead utility line is borne fully by the property owner on which the power poles have been installed, and it is generally perceived by the development industry that the requirement to underground along frontages less than 700 feet puts an unfair burden on development that happens to have overhead utilities along the property frontage. For development with frontage less than 700 feet, with the option to pay the in-lieu fee, the rate was established in 2005 and is set at \$25.65 per linear foot. The actual estimated average cost for undergrounding utilities is approximately \$300 per linear foot.

In 2018, participants in the City's ad hoc Development Roundtable identified the issue of existing overhead utility undergrounding requirements as a development challenge to staff. Over the course of the past five years, staff have worked intermittently with the roundtable to identify an approach that would address the community's needs. Discussion continued on this topic until as recently as June 2022, when the Code Committee took up this issue as a part of the Zoning and Development Code update. As expected, the Code Committee recommended the requirement be removed from the

Code. This recommendation was supported during the review and recommendation process by the Planning Commission and Community Development staff, while the consultant team (Clarion Associates) recommended “maintaining the current undergrounding requirement while pursuing a policy discussion at the City Council level to determine whether City participation in the undergrounding costs for some projects would provide an overall benefit to the community.” Ultimately, the City Council’s adopted code update maintained the requirement to underground existing overhead utility lines. Staff was directed to bring the topic of electric utility undergrounding to a City Council workshop for additional policy discussion and direction in early 2024.

In 2024 a series of workshops with City Council and meetings with the roundtable were held to work through a range of policy options. This proposed ordinance brings forward a final recommendation to remove the requirement from the Zoning and Development Code.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Existing Overhead Utility Underground Requirement

The Zoning and Development Code requires that all new electric utility lines be undergrounded and that any existing overhead utilities be installed underground except when the development has less than 700 feet of frontage, in which case the Director can accept cash payment in lieu. The requirement to underground, as currently written, applies only to streets and does not include alleys. More specifically, the code provides:

Section 21.05.020(d)(3) Utilities. All new electric utilities shall be provided and paid for by the developer and shall be installed underground. Above-ground facilities associated with new installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director. All existing overhead utilities along streets contiguous with the development shall be installed underground prior to street construction. When the development has less than 700 feet of frontage along a street, the Director has discretion to accept a payment of cash-in-lieu of requiring the developer to underground the existing overhead utilities. The payment amount shall be determined as outlined in the adopted fee schedule.

Undergrounding Or Payment In Lieu Fee

The burden of undergrounding an overhead utility line is borne fully by the property owner, who has installed the power poles in an easement or right of way adjacent to a property. It is generally perceived that the requirement to underground overhead utility lines along frontages of 700 feet or more puts a disproportionate burden on development that happens to have overhead utilities along their property frontage. For example, if a property has a large frontage with a significant voltage line overhead, they are required to cover the full cost of the undergrounding. Meanwhile, the property across the street or down the road is not required to participate in this oftentimes significant expense of which the adjacent properties are beneficiaries due to the improved aesthetic.

Meanwhile, if a property has overhead utility lines but has a frontage of less than 700 feet, the property owner may pay a fee in lieu of the actual undergrounding. The current fee in lieu of undergrounding is set at \$25.65. This fee was established at least 20 years ago (~1997) and was intended to pay for the cost for the City to underground utility lines in conjunction with major street projects. The current fee is inadequate to cover the cost of undergrounding. Xcel Energy estimates the cost for undergrounding lines at an approximate average of \$250 to \$300 per lineal foot for Secondary lines, \$350 to \$500 per lineal foot for Primary lines and \$600 to \$800 per foot for Feeder lines. The cost can be variable, dependent upon the size of the line and the related voltage the lines carry.

Engineering revisited the 700-foot threshold with both Xcel and Grand Valley Power (GVP) in 2022. The input received from both entities advised that 700 feet, or roughly one city block, is an appropriate threshold as the intent is to avoid unsightly piecemeal segments of underground and overhead lines that increase costs for converting short segments of overhead to underground later. Termination points from the overhead to the new underground (called terminal poles) are costly and unsightly due to all the termination equipment, switching, and guy wiring. The companies noted that it can be very difficult to find suitable locations for these poles that allow enough room for guy wiring while providing accessibility for crews and do not adversely impact the property owner due to pole placement. In general, longer distances also allow for increased cost savings on a per lineal foot basis.

Relationship To Franchise Agreements

Franchises for service providers are voter-approved. Voters passed the current franchise agreements for both Xcel and GVP in April 2011 as People's Ordinance 37, and they are in effect until May 31, 2031. It is possible, with an affirmative vote by the People, that the agreements could be amended in the next municipal election. The current franchise requires that all newly constructed electrical distribution lines in newly developed areas of the city underground their utilities. The agreement does not speak to existing overhead utility lines.

Article 11 of the franchise agreements (GVP and Xcel) includes a provision for an underground fund ("Fund") in which Xcel and GVP are required to budget and allocate an annual amount equal to one percent of the preceding year's electric gross revenues for the purpose of burying overhead utility lines as requested by the City. The Fund can only be used for facilities that are located in the public right-of-way and are public projects. The franchise agreements also allow for the City to require Xcel or Grand Valley Power to underground above-ground facilities at the City's expense. The one percent Fund has historically been used in conjunction with the City's capital projects. The one percent allocation is customary across Colorado.

GVP, whose service area covers about 10 percent of the City area, collects approximately \$90,000 per year, while Xcel, whose service area covers the remainder of the City, collects approximately \$560,000 per year. Both Xcel and GVP draw on

these funds for eligible projects upon request from the City.

If the City is interested in completing underground for a significant project, the City, through the Franchise agreements, can draw on future revenues up to three years in advance to complete a project. Recent projects that the City has drawn on these funds include Orchard Avenue between Cannell and 12th Street, 1st Street from North Ave to Ouray, 7th Street from Center Ave to Tope Elementary, and 24 Road from Mojo south to F ½ Rd. Older projects that utilized these funds include I-70B from 24 Road to Rimrock and the Riverside Parkway.

Relationship To Transportation Capacity Payment Program

The undergrounding policy was developed prior to the most recent revisions of the City's Development Standards, at a time when developers were responsible for the construction of all half-street improvements adjacent to the property being developed. The development standards now only require the developer to pay for the improvements necessary for access and the safe ingress and/or egress of traffic to the development and do not require the developer to construct all the adjacent half on-street improvements (including curb, gutter, and sidewalk). Staff reached out to several communities in Colorado and found a handful of communities have a similar program that requires undergrounding of existing overhead utility lines, including Pueblo and Fort Collins. Both Pueblo and Fort Collins exempt higher voltage lines (30 kV and 40 kV, and Fort Collins exempts short runs of less than 400 feet). All communities contacted require the undergrounding of new utilities. Most cities require new development to improve/construct the street and, at the same time, underground all overhead utilities.

Why Underground Utilities?

There are many drawbacks to having overhead distribution lines. Most importantly, they are susceptible to outages from falling trees and limbs, especially during storms. The poles are a roadway safety concern as they are a non-forgiving obstacle for drivers to avoid. The aesthetics of overhead lines are also often a concern to the public.

Underground distribution lines offer some notable benefits. While underground outages do occur, they are rare. In addition, lines provide better public safety since there are no exposed lines or falling poles. Underground systems are also hidden from view, and according to an American Planning Association publication, property values tend to be higher in neighborhoods with underground lines than in comparable neighborhoods with overhead lines. There are, however, inherent issues with lines that are undergrounded, mainly because they may be less visible and more susceptible to being hit while digging/boring and, in some cases, are more difficult to maintain. Xcel staff concur with the issues identified above.

Policy Options Explored

Over the past several years, staff along with various members of the development community have explored numerous options for policy changes including concepts such as increasing the lieu fee, requiring only undergrounding of secondary lines,

requiring cost share agreements, creating reimbursement agreements, forming an Underground Conversion Local Improvement District, among others.

The City Council held several workshops on this item with the last being held on June 17, During discussion at this workshop, following written communication from the Housing & Building Association of Western Colorado and the Grand Junction Area Realtor Association as well as communication from Habitat for Humanity and Housing Resources of Western Colorado, Staff was given direction to proceed with an amendment to the Zoning & Development Code. The draft ordinance removes all language in Section 21.05.020(d)(3) that requires existing overhead electric utilities to be placed underground.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on June 30, 2024 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between July 2 and July 8, 2024 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

Undergrounding of overhead utility lines is mentioned in several places within the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth, Strategy 3.e. ELECTRICAL SERVICE. Evaluate current policy for undergrounding overhead utility lines and in lieu of payments. Continue to require new and existing electrical lines to be buried.

Principle 5: Strong Neighborhoods and Housing Choice, Goal 4.d. INFRASTRUCTURE IMPROVEMENTS. Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

Chapter 4, Area Specific Policies, Commercial Areas/Employment Centers/Streetscape: Streetscape elements should include pedestrian signage, benches, and street trees. A high priority should be placed on the undergrounding of utilities, wayfinding signage, sidewalk connectivity, and other improvements that enhance the streetscape functionality and safety.

While there is certainly a priority placed on undergrounding utility lines for aesthetic

purposes and to encourage greater safety, the method by which this is accomplished is not prescribed by the Comprehensive Plan. The City can still implement the second half of the strategy by requiring overhead utilities to be installed underground at the time of a capital or public project that qualifies for the use of Xcel undergrounding funds instead of at the time of subdivision or other associated land development activity.

Plan Principle 3: Responsible and Managed Growth, Where We Are Today, Housing and Services. Concerns related to new development include increased demand for housing and a waning supply of attainable housing.

Plan Principle 3, Goal 2. Encourage infill and redevelopment to leverage existing infrastructure.

The Comprehensive Plan provides a strong emphasis on the need for housing within the community, especially at attainable and affordable levels. There is also a high priority is placed on infill development and redevelopment through strategies that focus on this as well as the creation of the Tiered Growth Plan for annexation. Leveraging existing infrastructure, especially when referring to above-ground electric utilities, can assist in keeping the cost of development low. Requiring these facilities to be relocated underground can preclude the provision of additional units at values that facilitate or implement these goals.

Plan Principle 11, Goal 3, Strategy e. Equitable Considerations. Include considerations for equity in decision-making processes across the City organization to ensure that the benefits and/or burdens of City actions or investments are shared fairly and do not disproportionately affect a particular group or geographic location over others.

Plan Principle 11, Goal 4, Strategy b. Service Providers. Coordinate closely with – and promote coordination among - service providers in needs assessments, facility siting, and other matters to ensure continuous delivery of effective, equitable, and efficient services.

One of the concerns that has been raised consistently throughout the discussions on this topic has been the equitability of the provisions. For example, if an overhead line exists on one of a road, one property owner is burden with the cost to bury the line while the other reaps the benefit of the undergrounding without any financial investment in the work. Plan Principle 11 encourages an effective and transparent government through collaboration and regular evaluation of policies to ensure that regulations do not cause undue burden to one user over another

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendments to the Zoning & Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code. New utilities will still be required to be placed underground. Staff finds this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

- a. To address trends in development or regulatory practices;
- b. To expand, modify, or add requirements for development in general or to address specific development issues;
- c. To add, modify or expand zone districts; or
- d. To clarify or modify procedures for processing development applications.

The removal of the requirement to underground existing utilities modifies a requirement that addresses a specific development issue. The requirement to underground existing utilities can be cost-prohibitive and may create inequities in its application methods. By removing the requirement, the burden is removed from the individual property owners and will instead be borne at time of undergrounding at a citywide level. Staff finds this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the proposed amendments, the following findings of fact have been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

Therefore, the Planning Commission recommended approval of this request.

SUGGESTED MOTION:

I move to introduce an ordinance amending Title 21 Zoning and Development Code to remove the requirement for new development to underground existing utilities, pass the Ordinance for publication in pamphlet form, and set a public hearing for August 7, 2024.

Attachments

- 1. Public Comment Combined -7.01.2024
- 2. Planning Commission Minutes - 2024 - July 9 - DRAFT
- 3. ORD-Undergrounding ZDC Amendment 20240710

From: Jane Quimby <jquimby@laplatallc.com>

Sent: Sunday, April 14, 2024 8:54 PM

To: Randall Reitz <randallr@gjcity.org>; Anna Stout <annas@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>; Dennis Simpson <denniss@gjcity.org>; Jason Nguyen <jasonn@gjcity.org>; Abe Herman <abeh@gjcity.org>

Subject: Monday work session on undergrounding

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

I understand there is a Council work session on Monday regarding the undergrounding of existing powerlines. As you know – this is an important issue to the development community, and it has major implications for Redlands 360. Unfortunately (or fortunately) I will be heading to New Zealand on Monday for 3 weeks, so I will miss the Council work session. I appreciate several of you going on a Redlands 360 site visit back in December - I just wanted to share some of my more recent thoughts in advance for your consideration in preparation for Monday's discussion.

I included my historical email below which outlines many of the issues we discussed during previous site visits. We did have a Developer's Roundtable meeting on the 27th where Xcel was present. They seemed to share many of our concerns – and they clearly have challenges regarding the undergrounding framework set forth in the current code as recently adopted. The new code kept the old code intact – Underground lines are more difficult to service and maintain.

It was clear from the Roundtable discussion that the preferred alternative is to eliminate the undergrounding requirement across the board. There was discussion about having different standards for different types of lines (primary vs secondary vs feeder etc) – but ultimately this creates further uncertainty and confusion about which lines do/don't need to be undergrounded and what are the associated costs. I think it is important to note that the Development Code Committee AND STAFF both recommended the undergrounding requirement be eliminated. There was consensus on this issue. This got lost during the Council's discussion and subsequent adoption of the Code back in December. The Committee was incredibly disappointed and perplexed when Staff failed to clearly CONFIRM Staff's recommendation to Council. The consultant was the lone supporter of keeping the undergrounding requirement. This is a key question for the work session – What was STAFF's original recommendation regarding changing the previous undergrounding policy in the (OLD) Code ? Any response other than "We supported elimination of the requirement" is disingenuous and inaccurate. The issue of undergrounding has repeatedly been characterized as worthy of a "policy discussion" - which is where we appear to be currently.

Just the analysis alone for undergrounding adds one more layer of review (and DELAY) in the City planning process, not to mention in the development process. For example, it already takes over a year to get a subdivision project approved, and if undergrounding is required Xcel will typically not do it until the subdivision has been platted. The plat is required by the lender, and that presumes development will proceed IMMEDIATELY, which allows for timely repayment of the loan as houses are built. If I get my subdivision platted, and then have to wait for Xcel to get around to doing the undergrounding – my actual construction could be delayed for weeks/months???? We do not control the scheduling of Xcel and are already subject to their whims as far as when they show up, how quickly they work, and how

much it ultimately costs. In our most recent filing at Redlands 360 – it took Xcel TWO MONTHS to complete the required internal undergrounding. Adding the time for planning, alignment and construction for additional undergrounding of adjacent lines will create even further delay before the subdivision even gets started – and could jeopardize funding from a lender. This is the type of real world impact this policy creates. . .

On a small subdivision in the middle of nowhere with no adjacent impacts – it might be more straightforward, but the reality is that many of the existing infill sites are surrounded by already developed parcels, or adjacent to County parcels that are NOT subject to the City code. As noted on our site visit – undergrounding lines adjacent to parts of our project would be for short stretches, only to go above ground at our boundaries because those poles are in the County. This actually creates an even more undesirable aesthetic as the lines would potentially go down then up then back down then back up. This also creates a maintenance headache for Xcel.

The idea that there are ever going to be City “funds” available for undergrounding of a private development is a pipe dream. Greg Caton made it clear to us that the only time the franchise fee funds will be used is for PUBLIC PROJECTS (like 24 Road). Totally understandable. The idea that any other adjacent (future or former) development that benefits from undergrounding would ever contribute to the initial undergrounding costs by the original developer is completely unrealistic. In addition, paying a “fee in lieu” of undergrounding EXISTING lines puts a disproportionate burden on the developer who is unlucky enough to have those historical power lines installed through no fault of their own. Raising the current fee may seem like a reasonable compromise - but again, that added fee will contribute to increased housing costs.

In many cases the existing lines were established long ago without regard to parcel boundaries or City vs County ownership. A great example is the power line running on the north side of Redlands Parkway at S. Camp. It runs for several hundred yards along S. Broadway (Redlands Parkway) until making an arbitrary crossing to the south side (which borders our property), then travels several hundred feet to the northeast before crossing onto Redlands Water and Power property and then continuing back across S. Broadway to the north, with a separate extension southeast up and over Redlands 360. The arbitrary nature of the alignment creates an undue burden on the parcel owner. Technically under the current code, we would be required to underground that section of line along Redlands Parkway/S. Broadway adjacent to our development – which would require mitigation of wetlands that are present PLUS the elimination or realignment of the existing bike path – which is already situated on our property via an easement granted to the City. This is but one illustration of how a policy has unintended or unforeseen consequences and implications for future development. And in this particular case, Xcel has already told us they have absolutely no desire or intention to underground due to all of those considerations.

A second example is the powerline currently running along the west side of 23 Road from Highway 340 to the south. This is a County Road that they desperately want the City to annex. This road is NOT adjacent to our property for much of 23 Road, but it extends beyond S. Broadway to the south on 23 Road (which does border our property) until the road dead ends, then extends onto adjacent (non-R360) property. If those poles had been on the other side of the street – we would not be required to underground. Those poles currently feed county residents with above ground lines connecting to the east. If those poles are buried – how do those residents get served ? Are we then expected to dig lateral undergrounding to those (County) residents across the street ? At what cost ? And the length of that stretch is likely under the required distance for Xcel – so we could essentially be stuck with above

ground lines anyway. Another example of the real world repercussions of a policy that hampers development.

Do I think it is fair to make developers underground NEW lines within their developments ? Yes- absolutely. Do I think undergrounding of the existing powerlines is aesthetically desirable ? Yes. If the aesthetics of undergrounding are a priority for Council – then the City should find the funding to do it in appropriate circumstances. Do I think voters would be willing to support a tax increase to help fund undergrounding of existing powerlines ? NOOooooo.

I want to stress that this has never been about just the added expense of undergrounding. It goes far beyond the expense. It is the uncertainty of that cost, the added layer of review by planning and the subsequent delay in the approval process, the lack of control or influence over Xcel – their scheduling, quality of work, costs, unpredictability of construction and completion – ALL of which contribute to additional burdens and costs of development – which WILL BE PASSED ON to the eventual commercial tenant or home buyer.

I will summarize my key takeaways with the following bullet points regarding EXISTING power lines:

- After extensive review and analysis, the recommendation by the Code Committee AND staff was to eliminate the undergrounding requirement.
- The added expense of undergrounding is significant – and in some cases may kill a potential project – and in all cases adds to the cost of housing
- Developers are required to underground all NEW lines; IF there is a “benefit” to undergrounding the existing lines – that should be at the discretion of the developer
- The unpredictability of Xcel regarding scheduling, alignment, costs and completion of construction is problematic; The City and developer have no control over the timing and costs associated with undergrounding by Xcel.
- Operation and maintenance of overhead lines is easier for Xcel, despite the “safety issue” of overhead powerlines frequently cited by those that prefer undergrounding; the clay/rocky soils in many infill areas make undergrounding particularly challenging (and prohibitively expensive)
- The development process is already painfully slow – the undergrounding requirement creates another layer of review and coordination with Xcel which will create additional delays that impact the economic feasibility of a project.
- Infill sites have additional complications because the surrounding properties often do not have undergrounding requirements (City adjacent to County)
- Existing powerlines were established without regard to parcel boundaries and City/County location; this creates a disparate impact on the developer that happens to have power lines on his side of the road – which may benefit existing and future development without any means for cost recovery.
- As a policy matter – how important is “undergrounding” to the quality of life ? Particularly in outlying areas that are surrounded by existing powerlines that will NEVER be undergrounded ? IF this is something the Council deems is essential to the quality of life – they should be willing to pay for it.

I appreciate the opportunity to share my thoughts prior to your discussion. This is a multi-faceted issue that has far reaching implications for responsible future development projects. . . Thank you for your consideration. JQ



Jane Quimby, Project Manager—Redlands 360
jqumby@laplatallc.com

LA PLATA COMMUNITIES, INC.
9540 Federal Drive, Suite 200 | Colorado Springs, CO 80921
m: 970.712.0006 | laplatahome.com

From: Jane Quimby
Sent: Thursday, December 21, 2023 4:57 PM
To:
Subject: Zoning Code - undergrounding of power lines

As a follow up to comments last night re: the zoning code as it relates to the under grounding of existing power lines, I am reaching out to see if you would be interested in a site visit to our Redlands 360 project. I would welcome the opportunity to provide you with actual data as it relates to the parcel(s) we are currently in the process of trying to develop. One of the things missing in the discussion last night was what I consider the “elephant in the room” - Xcel Energy. We have had extensive discussion with Xcel Energy regarding the technical, practical and economic aspects of under grounding the power lines surrounding our property - and I would love to share that information with you.

In addition, we have already had internal discussions with City staff and the City Manager regarding the potential for (future) cost sharing on the under grounding of power lines related to our development. The primary Redlands feeder line runs directly through the northern portion of Redlands 360. As you may or may not know, there is an under grounding fee collected by Xcel as part of every City utility bill. This fund is available to the City for under grounding projects within the City. My understanding is that this fund has been used for “public projects” throughout the City (24 Road for example), and that the balance of these funds are already allocated for future City projects. As Redlands 360 is not a “public project”, and under grounding would primarily serve our (future) residents, reimbursement or cost sharing was not an option based on our informal conversation with the City.

During the initial stages of our development, our desire was to underground all of the existing power lines - we recognize the aesthetics and potential impact(s) on future lot sales. In a perfect world - the absence of visible power lines is highly desirable from a development perspective. However - the economics and technical feasibility of under grounding existing lines that run across our property would essentially be a dealbreaker for a project of our magnitude. The cost estimate provided by Xcel for minor **realignment** of a limited number of existing poles is over \$750k. Under grounding was quoted (approximately 2 years ago) at \$600-900 **per foot** - and that was based on normal (not rocky) soil conditions. In addition, phasing would not be permitted - the entire line would have to be undergrounded up front - before we have any lot sales to offset that initial cost.

The other reality is that as a “rural” City infill project located adjacent to the County, our development is currently surrounded by County roads and residences. The vast majority of these lines are all above ground. Power lines at the boundary of our property will all remain above ground, which creates a funky aesthetic as the lines would transition from above to below back to above - all within the same

view shed. This is another unanticipated consequence of a policy that has “good intentions” but real world practical limitations.

The under grounding issue received significant attention during the zoning code committee process, and based on the fact that staff supported the change in the code (as recommended by the DCC), I was taken aback by the direction of the Council to reject the proposed change to the code. However, I do respect your decision and justification. In retrospect, I should have taken the opportunity to address the Council specifically regarding this issue during the comment period of the public hearing. I especially appreciate your thoughtful perspective and willingness to continue the conversation on an expedited schedule as part of the “adjacent issues” list. I hope to be a participant in those future policy conversations, which will inform future decision making by the Council.

I know we are in the throes of the holiday season, but I am available at your convenience in the coming days/weeks should you be willing to take me up on the offer of a site visit. I will offer the same opportunity to your fellow Council members. I look forward to a response at your earliest convenience. Thank you for your consideration and Happy Holidays to you and your family.

Respectfully,
Jane Quimby



June 17, 2024

Grand Junction City Council
Via email

Dear Councilmembers -

On behalf of Housing Resources of Western Colorado and Habitat for Humanity of Mesa County, we are writing to share our thoughts on the question of undergrounding power lines.

The current policy and many of the options for revision raise concerns about the impact on costs of construction and the fairness of that cost burden. Both of our organizations agree with the general concept that developments should "pay their way", meaning they should mitigate negative impacts *caused by* the new development. However, undergrounding of existing lines does not fit this concept. Overhead power lines are existing conditions, not newly created negative impacts of development. Development projects neither cause the overhead lines to be installed, nor benefit uniquely from their undergrounding.

The biggest challenge to affordable housing in the current market is the cost of construction. As a rule of thumb, we estimate \$350,000 per new unit in hard costs (not including a developer fee), and some developments are coming in far higher. This leaves a massive gap to fill and there is not enough public subsidy to fill that gap at the scale needed to address the community's shortage of housing units. We will not get ahead of this problem unless we can get back to a market in which traditional builders can construct new units at prices affordable to the typical resident.

Requiring the undergrounding of longer lines and the fee-in-lieu for shorter lines adds significant cost to developing new units, exacerbating the existing problem. The fee-in-lieu is particularly galling in that it requires developments to pay into a fund which will eventually be used to underground lines on someone else's property.

Housing crises are not felt equally across the community. Those who are already homeowners or have higher incomes are insulated from the pain. The crisis is borne by the

most vulnerable: renters, low-income households, new homebuyers, and newcomers. Requiring new developments to pay for the undergrounding of lines, directly or via a fee-in-lieu, unfairly places the burden of a community-wide benefit on a small portion of residents who did not cause the problem.

If the community as a whole feels strongly enough about burying these lines, the community should pay for this work via their general taxes. If the community balks at using tax funds to bury the lines, it indicates that this is not a high enough community priority. A small group of residents should not then be asked to carry that burden for community members who would benefit but are unwilling to pay.

The City Council has consistently reiterated its desire to improve housing affordability and we are grateful for the support both of our organizations have received. Please consider the negative impacts of the undergrounding policy on housing affordability and search for a solution that fairly spreads the costs across all beneficiaries.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emilee Powell', with a long horizontal stroke extending to the right.

Emilee Powell
Executive Director
Housing Resources of Western Colorado

A handwritten signature in blue ink, appearing to read 'Laurel Cole', with a stylized, cursive script.

Laurel Cole
Executive Director
Habitat for Humanity of Mesa County



6/3/2024

RE: City Undergrounding Policy

Mayor Herman and Members of City Council,

The Housing and Building Association of Western Colorado(HBA) wishes to share our perspective regarding the existing and proposed undergrounding policy alternatives. We appreciate the City's narrow focus on this item, as this has been an ongoing issue for many years. The HBA supports the existing policy regarding the undergrounding of new electrical and communication distribution facilities within the City of Grand Junction.

We believe the policy of requiring new developments to underground EXISTING facilities 1)negatively affects housing affordability, 2)limits housing supply, 3)decreases predictability in the delivery of new housing 4)is contrary to the City's comprehensive plan, and 5) is illegal.

City staff has done a great job of compiling the many years of the history and issues of the with the existing policy in the January 23, 2024 summary which is attached for reference. In regards to this summary, we believe the section Relationship to the Comprehensive plan is missing reference to the Comprehensive Plan Principle 11.3.e Equitable Considerations:

*"Include considerations for equity in decision-making processes across the City organization to ensure that the benefits and/or burdens of City actions or investments **are shared fairly and do not disproportionately affect a particular group or geographic location over others.**"*

To put in the context of housing, development should pay its own way, a standard that we agree with.

Its also important to note that while the referenced plan principles may support requiring or prioritizing the undergrounding of existing utilities, they do no specify that new housing must pay for them. We recognize there are benefits to undergrounding utilities, especially aesthetics, but this is a broader public benefit and a "public burden which, in all fairness and justice, should

be borne by the public as a whole”. It is either unfair or unfeasible to square this cost on only a small minority.

Another important point that is reiterated in the staff summary is that the Zoning and Development Code Committee AND Staff recommendation was to remove the requirement to underground existing utilities.

We’d also like to share with the you attached memo dated May 28th by Shelly Dackonish of Dufford Waldeck Law(“Undergrounding Memo”) considering the legality of both the undergrounding requirements as well as the fee-in-lieu requirement. Its is the HBA’s opinion, based on the Undergrounding Memo, that both the requirement and its fee in-lieu do is “an improper exercise of the City’s land-use police power because governmental interest is not sufficiently linked to development impacts.”

As the staff summary recognized, this has been an issue for our housing providers for many, many years. With no current alternative that addresses the legality, fairness, and the high-cost on housing of this policy, we are asking that you consider amending the code per City of Grand Junction Staff and Zoning and Development Code Committee recommendation to remove the undergrounding requirement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shayna Heiney', with a stylized, overlapping loop at the end.

Shayna Heiney, Executive Officer

MEMORANDUM

Partners

Barbara R. Butler
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TO: Hogan Peterson
Western Colorado Housing and Building Association (“HBA”)

FROM: Shelly S. Dackonish
Dufford Waldeck Law

RE: Utility Undergrounding Fees / Requirements

DATE: May 28, 2024

ISSUE

The City of Grand Junction requires all new utilities to be installed underground within new developments and, in addition, the City requires developers to underground, at the developer’s expense, existing overhead utility lines that are “along streets contiguous with the development.” When the “development has less than 700 feet of frontage along a street,” the Director can accept a payment of “cash in lieu” of undergrounding.

HBA members are concerned about the economic impact of this requirement on home building within the City and are wondering whether the undergrounding requirement comports with applicable law.

APPLICABLE LAW AND ANALYSIS

1. Undergrounding Requirements for Development

The Grand Junction Zoning and Development Code (Code) requires as follows:

(3) Utilities

All new electric utilities shall be provided and paid for by the developer and shall be installed underground. Above-ground facilities associated with new installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director. All existing overhead utilities along streets contiguous with the development shall be installed underground prior to street construction. When the development has less than 700 feet of frontage along a street, the Director has discretion to accept a payment of cash in lieu of requiring the developer to underground the

existing overhead utilities. The payment amount shall be determined as set forth in the adopted fee schedule.

Code, Section 21.05.020(d)(3). The level of the fee is established by the City Council from time to time.

2. **Development Exactions and Constitutional Protections**¹

Development exactions (fees and other conditions which impact private property) must comply with the constitutional standards articulated by the courts regarding taking of private property. A development “exaction” occurs when a local government conditions the approval of a development permit on:

- the dedication of land (including fee simple interests, easements, licenses, leases, or other interests in land), or
- the payment of money (such as impact fees and fees in lieu), or
- the provision of materials or services (such as construction of public improvements whether on- or off-site).

Exactions by local governments in connection with land use regulations, whether such exactions are *ad hoc* or legislative in nature, are subject to the Fifth Amendment of the U.S. Constitution (“Takings Clause” or “Fifth Amendment”). *Sheetz v. County of El Dorado, California*, 2024 WL 1588707. The Fifth Amendment provides:

“[...] nor shall private property be taken for public use, without just compensation.”
The Fifth Amendment of the U.S. Constitution is extended to the states and local governments by virtue of the Fourteenth Amendment, which provides:

“ [...] nor shall any State deprive any person of life, liberty, or property, without due process of law...”

Development exactions are also subject to the Colorado Constitution, which provides in pertinent part:

Private Property shall not be taken or damaged, for public or private use, without just compensation.

Colorado Constitution: Article II, Section 15.

¹ Both the U.S. and the Colorado Constitutions protect private property from takings by the government without just compensation. This Memo only addresses federal constitutional jurisprudence, primarily because I think it is more protective of private property rights in this context. However, if a claim is brought under the Fifth Amendment, a state constitutional law claim should be brought simultaneously; so if you would like to know more about the extent of Colorado’s constitutional protections against development exactions, let me know and I will supplement this Memo.

A local government can take private property for a public purpose as long as the property owner is compensated at fair market value for the property taken. U.S. Const. Amend. 5. A local government also exercises its general police power in the context of development by adopting and enforcing regulations in relation to the development of property within its jurisdiction. The property owner's right of just compensation and the government's power of land-use planning co-exist and are interpreted together to give effect to both. *Sheetz v. County of El Dorado* 2024 WL 1588707 (U.S. Sup. Ct. 2024).

The Takings Clause saves individual property owners from bearing "public burdens which, in all fairness and justice, should be borne by the public as a whole." *Armstrong v. United States*, 364 U.S. 40, 49.

A development exaction is authorized where it is "reasonably necessary to the effectuation of a substantial government purpose;" however, it rises to the level of a taking where it saps too much of the property's value or frustrates the owner's investment-backed expectations. *Penn Central Transportation Co. v. New York City*, 438 U.S. 104, 123, 127 (1978). In other words, the Fifth Amendment is violated when land use regulation does not substantially advance legitimate state interests or denies an owner economically viable use of his land. *Lucas v. South Carolina Coastal Council* 055 U.S. 1003, 1016 (1992)

Although I am unaware of any case exactly on point, undergrounding of overhead utility lines almost certainly furthers a legitimate governmental interest, and so meets the threshold standard which allows government to "take" property at all. To name just a couple of the public benefits of the policy, it reduces visual clutter and promotes fire safety.

However, in the specific context of development exactions, the governmental purpose must be related to the impacts of the development on which the exaction is to be imposed. "When the government withholds or conditions a building permit for reasons unrelated to its legitimate *land-use interests*, those actions amount to extortion." *Sheetz* (emphasis added).

So, in addition to a legitimate governmental purpose, a development exaction must meet two additional standards. First, it must have an "essential nexus" to the government's land-use interest, ensuring that the government is acting to further its stated purpose, not leveraging its permitting monopoly to exact private property without paying for it. *Nollan v. California Coastal Comm'n*, 483 U.S. 825, 841. Second, it must have "rough proportionality to the development's impact on the land use interest and may not require a landowner to give up (or pay) more than is necessary to mitigate harms **resulting from the new development**." *Dolan v. City of Tigard*, 512 U.S. 374, 391, 393 (emphasis added). This is known as the *Nollan-Dolan* test for the constitutionality of development exactions.

The existence of overhead utility lines **does not in any way** result from the new development. It is an existing condition that the development does not cause or impact the overhead utilities. Therefore, based on Fifth Amendment jurisprudence, the undergrounding of existing overhead

utilities is, to quote the U.S. Supreme Court, a “public burden which, in all fairness and justice, should be borne by the public as a whole.” *Armstrong v. United States*, 364 U.S. 40, 49.

In *Sheetz*, the government argued that impact fees are not subject to the *Nollan-Dolan* test because they are legislative and not ad hoc, and the U.S. Supreme Court rejected that argument, specifically holding that impact fees must pass the *Nollan-Dolan* test. The *Sheetz* decision did not, however, evaluate the validity of the impact fee in question in that case, nor did it decide whether a permit condition imposed on a class of properties must be tailored with the same degree of specificity as a permit condition that targets a particular development. (*Sheetz*, Kavanaugh dissent.) For that, we look at Colorado’s Impact Fee Statute.

3. Development Fees and Statutory Protections

In Colorado, any impact fee and “other similar development charge” by a municipality must comply with C.R.S. §29-20-104.5 (“Impact Fee Statute”).² Impact fees and other similar development charges are authorized by the Colorado legislature “to fund expenditures . . . on capital facilities needed to serve new development.” C.R.S. §29-20-104.5(1). The fee must be legislatively adopted, generally applicable to a board class of property, and intended to defray the projected impacts on capital facilities ***caused by proposed development***. C.R.S. 29-20-104.5(1).

In addition, the local government must “quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts *directly related to proposed development*.” C.R.S. 29-20-104.5(2)(a).

Moreover:

No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

C.R.S. 29-20-104.5(2)(a).

As mentioned above, the new development has no causal relationship with the fact that existing utility lines are overhead. Moreover, the fact that existing utility lines are overhead is by definition a deficiency in existing capital facilities. The City can remedy that deficiency, but it must do so out of the general fund, and not by extorting developers.

4. Landowner Remedies.

² While the City is calling the fee a “fee in lieu” and not calling it an impact fee, I think that the Impact Fee Statute still applies to the undergrounding fee because of its broad language and failure to define “impact fee” in any limiting way.

Local governments impose conditions on development that lack a sufficient connection to a legitimate land-use interest, even though the conditions amount to “an out-and-out plan of extortion.” *Nollan* at 837. This is primarily because landowners have not had any reasonable recourse or means to enforce the constitutional limitations on development exactions. They have been “likely to accede to the government’s demand, no matter how unreasonable,” just to be able to complete their project. *Koontz v. St. Johns River Water Management Dist.*, 570 U.S. 595, 605. However, some strides toward balancing the scales have been made within the last few years, at least in terms of federal constitutional jurisprudence.

In 2018, for example, *Knick v. Township of Scott*, the U.S. Supreme Court held that someone whose property has been taken by a local government has a claim under 42 U.S.C. §1983³ for deprivation of a right secured by the Constitution (namely, the 5th Amendment) that can be brought in federal court. Prior to *Knick* (decided in 2018) a property owner had to first exhaust remedies available for inverse condemnation in state court proceedings. After *Knick*, this is no longer required. A landowner can pay a fee or perform the exaction under protest so that the development project can move forward, and maintain the federal court action without it being mooted by the pursuit or completion of the development.

Additionally, because the cause of action is pursuant to §1983, the landowner can recover its attorneys fees under 42 U.S.C. §1988 if it prevails on the taking claim. These tip the scales slightly and make it somewhat more possible for a landowner to challenge this form of governmental overreach.

5. Conclusion

I think it is more likely than not that a court would find that the undergrounding requirement and fee in lieu are an improper exercise of the City’s land-use police power because governmental interest is not sufficiently linked to development impacts.

³ 42 U.S.C. §1983 provides that:

“Every person who, under color of any statute, ordinance, regulation, custom, or usage, of any State or Territory or the District of Columbia, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law”

APPENDIX 1 Case Law Summaries

Summary of the Facts of U.S. Supreme Court Cases on Development Exactions

Nollan v. California Coastal Commission, 483 U.S. 825 (1987). The Nollans owned beach-front property, and sought a permit to rebuild a home that had been damaged. The California Coastal Commission required, as a condition of the permit, a public easement over their private beach. The U.S. Supreme Court held that the condition was invalid and violated the taking clause because it lacked an “essential nexus” to the alleged harmful impact. The impact was an increase in blockage of the view of the ocean, contributing to a “wall” of residential structures that would prevent the public “psychologically” from realizing a stretch of coastline exists nearby that they had a right to visit.

Dolan v. City of Tigard, 512 U. S. 374, 392 (1994). Florence Dolan sought a permit to expand her plumbing and electrical supply store. The City required her to dedicate some of her land for flood-control and a bicycle path. The U.S. Supreme Court held that even though there was an essential nexus, there was no proportionality between the required exaction and the nature and extent of the impact of the proposed development, so the condition of approval was a taking in violation of the 5th Amendment.

Koontz v. St. Johns River Water Management District 570 U.S. 595 (2013). Florida law protecting wetlands; Koontz owned 14.7 acres and he proposed to develop 3.7 acres of it and to give the District a conservation easement over the remaining 11 acres. The District rejected his offer and instead required Koontz to either (1) give a conservation easement over a larger area of his property or (2) pay for improvements to District wetlands miles away.

Knick v. Township of Scott, 139 S.Ct. 2162 (2019). Burial plots on Knick’s property. Town passed an ordinance requiring cemeteries to be open to the public during the day, and defining a cemetery as place or area of ground on public or private property utilized as a burial place for deceased human beings. Court found that the landowner could bring a takings claim in federal court under §1983 and receive compensation for a taking of their property.

Sheetz v. County of El Dorado, California, 2024 WL 1588707. George Sheetz wanted to construct a modest modular home on property in El Dorado County. The County had a traffic impact fee that was based on a rate schedule that took into account the type of development and its location within the County. The fee was \$23,420 for Mr. Sheetz’ property. Sheetz paid the fee under protest and filed a lawsuit in state court, claiming the fee was an unlawful exaction in violation of the Takings Clause and the *Nollan-Dolan* test. The County claimed that the fee was not subject to the *Nollan-Dolan* test because it was a legislative program rather than an ad hoc exaction. The Supreme Court disagreed with the County, held that the impact fee is subject to the *Nollan-Dolan* test, and remanded.

Summary of the Facts of Regulatory Takings Cases

Lucas v. South Carolina Coastal Council, 505 U.S. 1003 (1992) - A state law prohibited the plaintiff from building residential structures on two beachfront lots. The court held that, if a regulation results in either a "physical invasion" or a "total taking (a denial of all economic use of the land)," the owner has suffered a per se taking and is entitled to just compensation regardless of the public interest advanced in support of the restraint, unless the government can

identify "background principles of nuisance and property law" that prohibit the uses the owner intends under the circumstances in which the property is presently found.

City of Monterey v. Del Monte Dunes, 526 U.S. 687 (1999) - The city denied a permit application for an oceanfront development based on environmental impacts and access issues. The developer claimed that the city's permit denial had deprived it of all economic use of its property. The Court recognized the right to a jury trial in a regulatory takings case, and it upheld a \$1.45 million jury award to the landowner based on loss of economically viable use of its property. The Court characterized the Dolan test of rough proportionality as inapplicable to a takings claim based on unconditional denial of a development permit.

Agins v. Tiburon, 447 U.S. 255 (1980) - In a challenge to a city ordinance that limited development of the Agins' five-acre lot to between one and five homes, the Court adopted a two-part test for regulatory takings challenges. The application of a general zoning law to particular property is not a taking if the regulation substantially advances legitimate state interests and does not deny an owner economically viable use of his land.

Physical occupation of property

Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 (1982) - A state law required that landlords allow the installation of cable television on their property and limited the payment from the cable company to no more than an amount determined by a state commission to be reasonable. The Court ruled the statute unconstitutional, holding that a permanent physical occupation of real property is a taking to the extent of the occupation, without regard to whether the action achieves an important public benefit or has only minimal economic impact on the property owner. The Court reasoned that, to the extent that the government permanently occupies physical property, it effectively destroys the owner's rights to possess, use, and dispose of the property.

Temporary takings

First English Evangelical Lutheran Church of Glendale v. County of Los Angeles, 482 U.S. 304 (1987) - The county adopted an "interim ordinance" that barred construction or reconstruction of buildings within an interim flood protection zone. The Court determined that "temporary" regulatory takings that deny landowners all use of their property are not different in kind from permanent takings for which the Constitution clearly requires compensation. Invalidation of the regulatory ordinance without payment of fair value for the use of the property during the period of the taking is a constitutionally insufficient remedy.

APPENDIX 2
IMPACT FEE STATUTE

C.R.S. §29-20-104.5

(1) Pursuant to the authority granted in section 29-20-104 (1) (g) and as a condition of issuance of a development permit, a local government may impose an impact fee or other similar development charge to fund expenditures by such local government or a fire and emergency services provider that provides fire protection, rescue, and emergency services in the new development on capital facilities needed to serve new development. No impact fee or other similar development charge shall be imposed except pursuant to a schedule that is:

(a) Legislatively adopted;

(b) Generally applicable to a broad class of property; and

(c) Intended to defray the projected impacts on capital facilities caused by proposed development.

(2) (a) A local government shall quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

(b) A local government shall confer with any fire and emergency services provider that provides fire protection, rescue, and emergency medical services in a new development, together with the owner or developer of the development, to assess and determine whether there should be an impact fee or other similar development charge imposed to defray the impacts to the fire and emergency services provider.

(c) If a local government, in its sole discretion, elects to impose an impact fee or other similar development charge to fund the expenditures by a fire and emergency services provider for a capital facility, then the local government and fire and emergency services provider shall enter into an intergovernmental agreement defining the impact fee or other similar development charge and the details of collection and remittance.

(d) A local government that imposes an impact fee or other similar development charge to fund the expenditures by a fire and emergency services provider for a capital facility shall pay the impact fees or other similar development charges collected to the fire protection and emergency service provider.

(3) Any schedule of impact fees or other similar development charges adopted by a local government pursuant to this section shall include provisions to ensure that no individual

landowner is required to provide any site specific dedication or improvement to meet the same need for capital facilities for which the impact fee or other similar development charge is imposed. A local government shall not impose an impact fee or other similar development charge on an individual landowner to fund expenditures for a capital facility used to provide fire, rescue, and emergency services if the landowner is already required to pay an impact fee or other similar development charge for another capital facility used to provide a similar fire, rescue, and emergency service or if the landowner has voluntarily contributed money for such a capital facility.

(4) As used in this section, the term "capital facility" means any improvement or facility that:

(a) Is directly related to any service that a local government or a fire and emergency services provider is authorized to provide;

(b) Has an estimated useful life of five years or longer; and

(c) Is required by the charter or general policy of a local government or fire and emergency services provider pursuant to a resolution or ordinance.

(5) Any impact fee or other similar development charge shall be collected and accounted for in accordance with part 8 of article 1 of this title. Notwithstanding the provisions of this section, a local government may waive 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.

(6) No impact fee or other similar development charge shall be imposed on any development permit for which the applicant submitted a complete application before the adoption of a schedule of impact fees or other similar development charges by the local government pursuant to this section. No impact fee or other similar development charge imposed on any development activity shall be collected before the issuance of the development permit for such development activity. Nothing in this section shall be construed to prohibit a local government from deferring collection of an impact fee or other similar development charge until the issuance of a building permit or certificate of occupancy.

(7) Any person or entity that owns or has an interest in land that is or becomes subject to a schedule of fees or charges enacted pursuant to this section shall, by filing an application for a development permit, have standing to file an action for declaratory judgment to determine whether such schedule complies with the provisions of this section. An applicant for a development permit who believes that a local government has improperly applied a schedule of fees or charges adopted pursuant to this section to the development application may pay the fee or charge imposed and proceed with development without prejudice to the applicant's right to challenge the fee or charge imposed under rule 106 of the Colorado rules of civil procedure. If the court determines that a local government has either imposed a fee or charge on a

development that is not subject to the legislatively enacted schedule or improperly calculated the fee or charge due, it may enter judgment in favor of the applicant for the amount of any fee or charge wrongly collected with interest thereon from the date collected.

(8) (a) The general assembly hereby finds and declares that the matters addressed in this section are matters of statewide concern.

(b) This section shall not prohibit any local government from imposing impact fees or other similar development charges pursuant to a schedule that was legislatively adopted before October 1, 2001, so long as the local government complies with subsections (3), (5), (6), and (7) of this section. Any amendment of such schedule adopted after October 1, 2001, shall comply with all of the requirements of this section.

(9) If any provision of this section is held invalid, such invalidity shall invalidate this section in its entirety, and to this end the provisions of this section are declared to be non-severable.

4871-8700-9730, v. 6

4871-8700-9730, v. 6

GRAND JUNCTION PLANNING COMMISSION
July 9, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chairman Teske.

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Keith Ehlers, Ken Scissors, Sandra Weckerly, and Orin Zyvan.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Tamra Allen (Community Development Director), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 25, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning Code Amendment - Utilities Undergrounding

ZCA-2024-396

Consider Amendments to Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

There were no questions or comments for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 2, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:46 p.m. on July 9, 2024.

Discussion

Commissioner Ehlers clarified that this amendment pertained to all existing overhead lines, regardless of the size of the infrastructure.

Commissioner Zyvan asked if there was any consideration to require undergrounding in the future.

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-396, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Weckerly seconded; motion passed 7-0.

2. Zoning Code Amendment – Interim Housing ZCA-2024-397

Consider Amendments to Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use permit.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Ehlers asked how frequently amendments could be requested for a plan and whether it was contingent on if the initial approval included phasing. He asked how “usable area” was defined in regard to density calculations. He asked what the duration was before a development was considered permanent.

Discussion ensued about how long a property could be used for interim housing before it became a permanent use. There was consideration to amend the motion to include language about a buffer between terms, or to require the use to become permanent including any code requirements that brings about.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 2, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:51 p.m. on July 9, 2024.

Discussion

Commissioner Scissors

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-397, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report and the condition that clarifying language be added to express the intent of this Commission that there be a cap on a site that an intermi housing use on a property cannot be used for more than 4 years.”

Commissioner Herek seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

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

The meeting adjourned at 6:58 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING UNDERGROUNDING UTILITIES

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the *Comprehensive Plan* while being flexible and responsive to the community's desires and market conditions, and to those ends has directed that the Zoning and Development Code ("Code") be reviewed and amended as necessary.

On December 20, 2023, when the Code was repealed and replaced the Development Code Committee's (DDC) concern over the requirement that existing overhead utilities be placed underground at the time of new development was left unresolved. The Staff has subsequently conducted additional workshops with City Council and the Council has determined that the Code should be amended to remove the requirement in the interest of facilitating attainable and affordable housing, and to increase equity in Code requirements.

After public notice and public hearing as required by the Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Code implement the vision and goals of the *Comprehensive Plan* and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

In consideration of the Recitals, the following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions shown in ~~strike-through~~ typeface and additions are underlined):

...

21.05.020 REQUIRED IMPROVEMENTS

...

(d) Standards for Specific Improvements

...

(3) Utilities

All new electric utilities shall be provided and paid for by the developer and shall be installed underground. Above-ground facilities associated with new electric utility installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director. All existing overhead utilities along streets contiguous with the development shall be installed underground prior to street construction. When the development has less than 700 feet of frontage along a street, the Director has discretion to accept a payment of cash in lieu of requiring the developer to underground the existing overhead utilities. The payment amount shall be determined as set forth in the adopted fee schedule.

...

INTRODUCED on first reading this 17th day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of August 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 17, 2024

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

Memorandum of Agreement between the City of Grand Junction and the Colorado Plateau Mountain Bike Trail Association (COPMOBA) for the Lunch Loop Bike Park

RECOMMENDATION:

Staff recommends approval the Memorandum of Agreement between the City of Grand Junction and the Colorado Plateau Mountain Bike Trail Association (COPMOBA) for the Lunch Loop Skills Area Bike Park.

EXECUTIVE SUMMARY:

The Colorado Plateau Mountain Bike Trail Association (COPMOBA) recently approached the City regarding rehabilitating the Lunch Loop Skills Area Developmental Bike Park (Bike Park). COPMOBA desires to engage in fundraising and organize volunteers to re-build this Bike Park located on City property at the Lunch Loop trailhead. The agreement between the City and COPMOBA expired in 2020. It needs to be renewed if COPMOBA is to improve the Bike Park. This agreement renewal will provide COPMOBA assurance that their planned improvements will be protected and that improvements to the Bike Park and the larger Lunch Loop area will be preserved.

BACKGROUND OR DETAILED INFORMATION:

The City and COPMOBA entered into an agreement in 2010 to allow COPMOBA to construct the Lunch Loop Skills Area (LLSA) Developmental Bike Park ("Bike Park"). This expired in 2020. The 2010 agreement could be extended for another 10 years, but due to changes in the board members for COPMOBA, the deadline was missed to extend the agreement. To be able to continue the LLSA, COPMOBA has requested a new agreement. This new agreement is enclosed with this agenda documentation. It allows COPMOBA to occupy and use the area shown in Exhibit 1.

The Bike Park is currently in a deteriorated state, and it is in the interest of the City, COPMOBA and the larger community to rehabilitate this area. COPMOBA has indicated they have numerous committed volunteers who desire to fundraise for materials and provide the labor needed to restore and improve the park under the terms defined in this agreement.

Enclosed with this agenda documentation are the following:

1. Draft 2024 agreement
2. Exhibit 1 showing the area of the bike skills area
3. The original agreement established in 2010 and expiring in 2020

FISCAL IMPACT:

This agenda item has no fiscal impact.

SUGGESTED MOTION:

I move to (approve/not approve) the agreement with the Colorado Plateau Mountain Bike Trail Association to provide for the improvement of the Lunch Loop Skills Area Developmental Bike Park.

Attachments

1. COPMOBA LLSA agreement.2. REDLINE 7.10.2024, kls
2. exhibit 1
3. CCON 1122 Contract - 2010 - Use of City Property for The Lunch Loop Skills Area (LLS) Developmental Bike Park - On The Colorado National ~ P&R (2)

**MEMORANDUM OF AGREEMENT
BETWEEN THE
CITY OF GRAND JUNCTION, COLORADO
AND THE
COLORADO PLATEAU MOUNTAIN BIKE TRAIL ASSOCIATION INC.
("COPMOBA")
PROVIDING FOR USE OF CITY PROPERTY FOR THE
LUNCH LOOP SKILLS AREA ("LLSA") DEVELOPMENTAL BIKE PARK**

I. PURPOSE

The purpose of this Memorandum of Agreement ("Agreement") is to establish and define the relationship between the City of Grand Junction ("City") and the Colorado Plateau Mountain Bike Trail Association Inc. ("COPMOBA") regarding the maintenance and improvements of the Lunch Loop Skills Area Developmental Bike Park ("LLSA") on City property. The City and COPMOBA intend for COPMOBA to manage and maintain the LLSA that COPMOBA constructed through and under COPMOBA's original agreement with the City in 2010 as a feature of the City and BLM's Lunch Loop urban interface recreation area.

The Lunch Loop area is south of the City and is bordered by Monument Road, Little Park Road, the Colorado National Monument and private lands.

II. BACKGROUND

The Lunch Loop is a day use recreation area managed for non-motorized (hike, trail running, dog walking, bike) trail opportunities. Pursuant to this Agreement COPMOBA will be maintaining a developmental bike park with four distinctive features that were constructed by COPMOBA. Those features are a pump track, skills features, jump lines, and a dual slalom ("Improvements").

It is COPMOBA's intent to continue to provide a learning opportunity to beginning mountain bike riders. Most trails in the Lunch Loop area require an intermediate to expert skill level. COPMOBA recognizes the need to develop additional trails and features for an easy to intermediate skill level.

The Lunch Loop area is accessed primarily from Monument Road. Parking for users of the trail system is on City property and access is limited to the Monument Road Trailhead. The City has made improvements to the area and maintains the parking area. COPMOBA will maintain the Improvements it has made and/or will make to the LLSA.

The City and COPMOBA entered into an agreement in 2010 that expired in 2020. The 2010 agreement had the possibility of being extended for another 10 years, but

due to changes in the members of the board for COPMOBA the deadline was missed to extend the agreement. To be able to continue the LLSA, COPMOBA has requested a new agreement.

III. STATEMENT OF MUTUAL GOALS AND BENEFITS

The City and COPMOBA have determined that an agreement is necessary to describe and define the relationship between the City and COPMOBA regarding any construction and maintenance of the LLSA on City property.

In consideration of the mutual covenants contained herein, the City and COPMOBA agree as follows:

- A. The City does hereby license and authorize COPMOBA to occupy and use, under the terms and conditions of this Agreement, the land area in the following described real property in the County of Mesa, State of Colorado, to wit:

A portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 1 South, Range 1 West of the Ute Meridian, in Mesa County, Colorado.

An aerial photograph is attached hereto as Exhibit 1 and is incorporated by this reference as if fully set forth. It includes the area constructed with Improvements for the LLSA just southwest of the parking lot for the Lunch Loop Trail System. Exhibit 2 further depicts (area circled in red) and describes "the Property."

- B. The term of this Agreement shall be for ten (10) years ("Term"), commencing at midnight upon the date both the City and COPMOBA have executed the Agreement and expiring on midnight on the same date 10 years later.
- C. If COPMOBA performs pursuant to this Agreement, the City hereby gives and grants to COPMOBA an option to extend this Agreement for one (1) successive ten (10) year period ("Extended Term") which will commence upon the expiration of the prior term, upon the same terms and conditions as herein set forth.
- D. To exercise an option for an Extended Term, COPMOBA shall give written notice to the City of its intention to exercise the option not less than ninety (90) days prior to the expiration of the Term of this Agreement.

- E. The City agrees to license COPMOBA to use the Property, during the Agreement and the Extended Term, for the sole and exclusive consideration of the cost of construction of any improvements and signage bearing rules and regulations for use of the LLSA to their original design and purpose and the continuing maintenance and improvements thereto.
- F. COPMOBA agrees to use the Property to construct, operate and maintain thereon a developmental bike park. COPMOBA may use/allow the use of the bike park for its purposes; however, COPMOBA may not lease, rent or otherwise charge for or receive compensation for use absent written agreement by the City.
- G. COPMOBA shall post and maintain, in consultation with and approval of the City, signs bearing rules and regulations for the use of the bike park including language in conformance with SB 24-058.
- H. The City shall not use nor permit the Property to be used in any other fashion or in any other manner during the term of this Agreement.
- I. COPMOBA shall obtain all required development permits for any improvements at no cost to the City.
- J. COPMOBA shall maintain during the Term of the Agreement and the Extended Term of the Agreement all aspects of the Property, including but not limited to the appearance and integrity of the Improvements; specifically, the Improvements shall be maintained in good order, good appearance and condition similar to that of their design.
- K. If COPMOBA refuses or neglects to perform maintenance work required under the terms hereof within forty-five (45) days after written demand or COPMOBA fails to complete such repairs or perform maintenance within a reasonable time thereafter, the City may, without any obligation or requirement to do so, enter on the Property and make such repairs or perform maintenance without liability to the City. If the City makes such repairs or performs such maintenance, then COPMOBA shall pay to the City, on demand, the cost thereof with interest at the rate of fifteen percent (15%) per annum from the date of the repairs until paid by COPMOBA. If in the City's opinion the maintenance required is such that the risk of injury is high, then the City may close the Property for use until the maintenance has been performed or the risk otherwise eliminated to the City's satisfaction.
- L. COPMOBA shall not be liable for liability or damage claims for injury to persons or property from any cause relating to the use of the Property by the

City during the term of this Agreement or any extension thereof so long as COPMOBA maintains the Improvements in their designed condition.

- M. To the extent authorized by law the City shall defend and hold harmless COPMOBA from premises liability, loss or damage claims or obligations resulting from any injuries or losses of any nature, except for actions that would be considered gross negligence, or willful and/or wanton acts on the part of COPMOBA.
- N. The City is self-insured up to \$150,000 per claim with excess coverage through an insurance company. It is a member in the Colorado Intergovernmental Risk Sharing Agency (CIRSA) pool. In addition to these protections the City will avail itself of the protections of the Colorado Governmental Immunity Act (C.R.S. 24-10-101 et.seq.). The law limits liability to up to \$350,000 per person and up to \$990,000 per occurrence, based on current statutory limits. So long as the City is insured through CIRSA or an equivalent organization, the City shall have no obligation to purchase public liability insurance and other coverage for protection against liability for damage claims through public use of or arising out of accidents occurring in and around the Property.
- O. COPMOBA shall not assign the terms, benefits, or obligations, of this Agreement without the prior written consent of the City.
- P. Unless otherwise agreed by the parties, all Improvements placed on or attached to the Property by COPMOBA shall be and become part of the Property. The Improvements shall be the sole and separate property of the City, subject to this Agreement. Upon the expiration or termination of the Agreement the City may use, modify, or dispose of the Improvements, in its sole discretion as it sees fit.
- Q. In the event the improvements on the Property become destroyed or substantially injured by any means, COPMOBA shall either promptly rebuild and restore the improvements or such portion as may have been injured or destroyed or clear the damaged or destroyed improvements from the Property. If COPMOBA determines not to perform repairs or to otherwise make the LLSA useable or occupiable, the City may terminate this Agreement by giving its notice to the COPMOBA that this Agreement is terminated.
- R. This Agreement contains the entire agreement between the parties and cannot be changed or terminated except by a written instrument subsequently executed by the parties hereto or as provided in Section Q.
- S. This Agreement shall be governed by and construed in accordance with the laws of the City of Grand Junction, State of Colorado.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date of the last signature provided.

COPMOBA:

Print name legibly: _____

Title: _____

City of Grand Junction,
A home rule municipality

Andrea Phillips, Interim City Manager

Ken Sherbenou, Parks & Recreation Director

4892-8298-8239, v. 3

EXHIBIT 1 LLSA



04/11/2024

**MEMORANDUM OF AGREEMENT
BETWEEN THE
CITY OF GRAND JUNCTION, COLORADO
AND THE
COLORADO PLATEAU MOUNTAIN BIKE TRAIL ASSOCIATION INC.
(COPMOBA)**

**PROVIDING FOR USE OF CITY PROPERTY FOR THE
LUNCH LOOP SKILLS AREA (LLSA) DEVELOPMENTAL BIKE PARK**

I. PURPOSE

The purpose of this Memorandum of Agreement ("Agreement") is to establish and define the relationship between the City of Grand Junction ("City") and the Colorado Plateau Mountain Bike Trail Association Inc. ("COPMOBA") regarding the construction of the Lunch Loop Skills Area (LLSA) Developmental Bike Park on City property. The City and the COPMOBA intend for COPMOBA to construct and to manage the LLSA through and under this Agreement as a feature of the City and BLM's Lunch Loop urban interface recreation area.

The Lunch Loop area is south of the City and is bordered by Monument Road, Little Park Road, the Colorado National Monument and private lands.

II. BACKGROUND

The Lunch Loop is a day use recreation area managed for non-motorized (hike, trail running, dog walking, bike) trail opportunities. Pursuant to this agreement COPMOBA will be building and maintaining a developmental bike park with four distinctive features. Those features are a pump track, a skills feature, jump lines and a dual slalom. Those features are more particularly described in the LLSA Project Proposal attached hereto as Exhibit 1 and incorporated by this reference as is fully set forth.

It is COPMOBA's intent is to provide a learning opportunity to beginning mountain bike riders. Currently, most trails require an intermediate to expert skill level. COPMOBA recognizes the need to develop additional trails and features for an easy to intermediate skill level.

The Lunch Loop area is accessed primarily from Monument Road. Parking for users of the trail system is on City property and access is limited to the Monument Road Trailhead. Recent improvements completed by the City include grading, boulder removal, reconfiguration and paving of the parking lot and installation of wheel stops to designate parking spaces. COPMOBA intends to further enhance the area with its improvements.

III. STATEMENT OF MUTUAL GOALS AND BENEFITS

The City and the COPMOBA have determined that an agreement is necessary to describe and define the relationship between the City and COPMOBA regarding the construction and maintenance of the LLSA Developmental Bike Park ("LLSA") on City property.

In consideration of the mutual covenants contained herein, the City and COPMOBA agree as follows:

- A. The City does hereby license and authorize COPMOBA to occupy and use, under the terms and conditions of this Agreement, the following described real property in the County of Mesa, State of Colorado, to wit:

An aerial photograph is attached hereto as Exhibit 2 and is incorporated by this reference as is fully set forth. Exhibit 2 further depicts and describes "the Property."

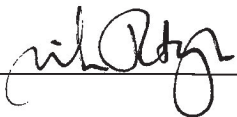
- B. The term of this Agreement shall be for ten (10) years (First Term), commencing on midnight September 24, 2010 and expiring on midnight September 24, 2020.
- C. If the COPMOBA performs pursuant to this Agreement, the City hereby gives and grants to COPMOBA an option to extend this Agreement for two (2) successive ten (10) year periods, (Extended Terms) each commencing upon the expiration of the prior term, upon the same terms and conditions as herein set forth.
- D. In order to exercise an option for an Extended Term, COPMOBA shall give written notice to the City of its intention to exercise the option not less than ninety (90) days prior to the expiration of the First Term and any Extended Term of this Agreement.
- E. The City agrees to license COPMOBA to use the Property, during the First Term and any Extended Term or Terms, for the sole and exclusive consideration of the cost of construction of the improvements and the continuing improvement thereto.
- F. COPMOBA agrees to use the Property to construct, operate and maintain thereon a developmental bike park. COPMOBA may use/allow the use of the bike park for its purposes; however, COPMOBA may not lease, rent or otherwise charge for or receive compensation for use absent written agreement by the City.
- G. COPMOBA shall post, in consultation with and approval of the City, signs bearing rules and regulations for the use of the bike park.

- H. The City shall not use nor permit the Property to be used in any other fashion or in any manner during the term of this Agreement.
- I. COPMOBA shall obtain any and all required development permits at no cost to the City. If COPMOBA is not able to obtain a permit and/or construct the Improvements on the Property on or before December 31, 2010, then this agreement shall be deemed null, void and of no effect.
- J. COPMOBA shall maintain during the First Term and any Extended Term or Terms of this agreement all aspects of the Property, including but not limited to the appearance and integrity of the Improvements; specifically the Improvements shall be maintained in good order, good appearance and condition similar to that of their design.
- K. If COPMOBA refuses or neglects to perform maintenance work required under the terms hereof within forty-five (45) days after written demand or COPMOBA fails to complete such repairs or perform maintenance within a reasonable time thereafter, the City may, without any obligation or requirement to do so, enter on the Property and make such repairs or perform maintenance without liability to the City. If the City makes such repairs or performs such maintenance, then COPMOBA shall pay to the City, on demand, the cost thereof with interest at the rate of fifteen percent (15%) per annum from the date of the repairs until paid by the COPMOBA.
- L. COPMOBA shall not be liable for liability or damage claims for injury to persons or property from any cause relating to the use of the Property by the City during the term of this Agreement or any extension thereof so long as COPMOBA maintains the Improvements in their designed condition.
- M. To the extent authorized by law the City shall defend and hold harmless COPMOBA from premises liability, loss or damage claims or obligations resulting from any injuries or losses of any nature.
- N. The City is self-insured up to \$150,000 per claim with excess coverage through Lloyd's of London. It is a member in the Colorado Intergovernmental Risk Sharing Agency (CIRSA) pool. In addition to these protections the City will avail itself of the protections of the Colorado Governmental Immunity Act (C.R.S. 24-10-101 *et.seq.*). The law limits liability to up to \$150,000 per person and up to \$600,000 per occurrence, based on current statutory limits. So long as the City is insured through CIRSA or an equivalent organization, the City shall have no obligation to purchase public liability insurance and other coverage for protection against liability for damage claims through public use of, or arising out of accidents occurring in and around the Property.

- O. COPMOBA shall not assign the terms, benefits or obligations, of this Agreement without the prior written consent of the City.
- P. Unless otherwise agreed by the parties, all Improvements placed on or attached to the Property by COPMOBA shall be and become part of the Property. The Improvements shall be the sole and separate property of the City, subject to this Agreement. Upon the expiration or termination of the Agreement the City may use, modify or dispose of the Improvements, in its sole discretion as it sees fit.
- Q. In the event the improvements on the Property become destroyed or substantially injured by any means, COPMOBA shall either promptly rebuild and restore the improvements or such portion as may have been injured or destroyed, or clear the damaged or destroyed improvements from the Property. If COPMOBA determines not to perform repairs or to otherwise make the premises useable or occupiable, the City may terminate this Agreement by giving its notice to the COPMOBA that this Agreement is terminated.
- R. This Agreement contains the entire agreement between the parties and cannot be changed or terminated except by a written instrument subsequently executed by the parties hereto.
- S. This Agreement shall be governed by and construed in accordance with the laws of the City of Grand Junction, State of Colorado.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

COPMOBA:



The City of Grand Junction, a
Colorado home rule municipality



Laurie Kadrich

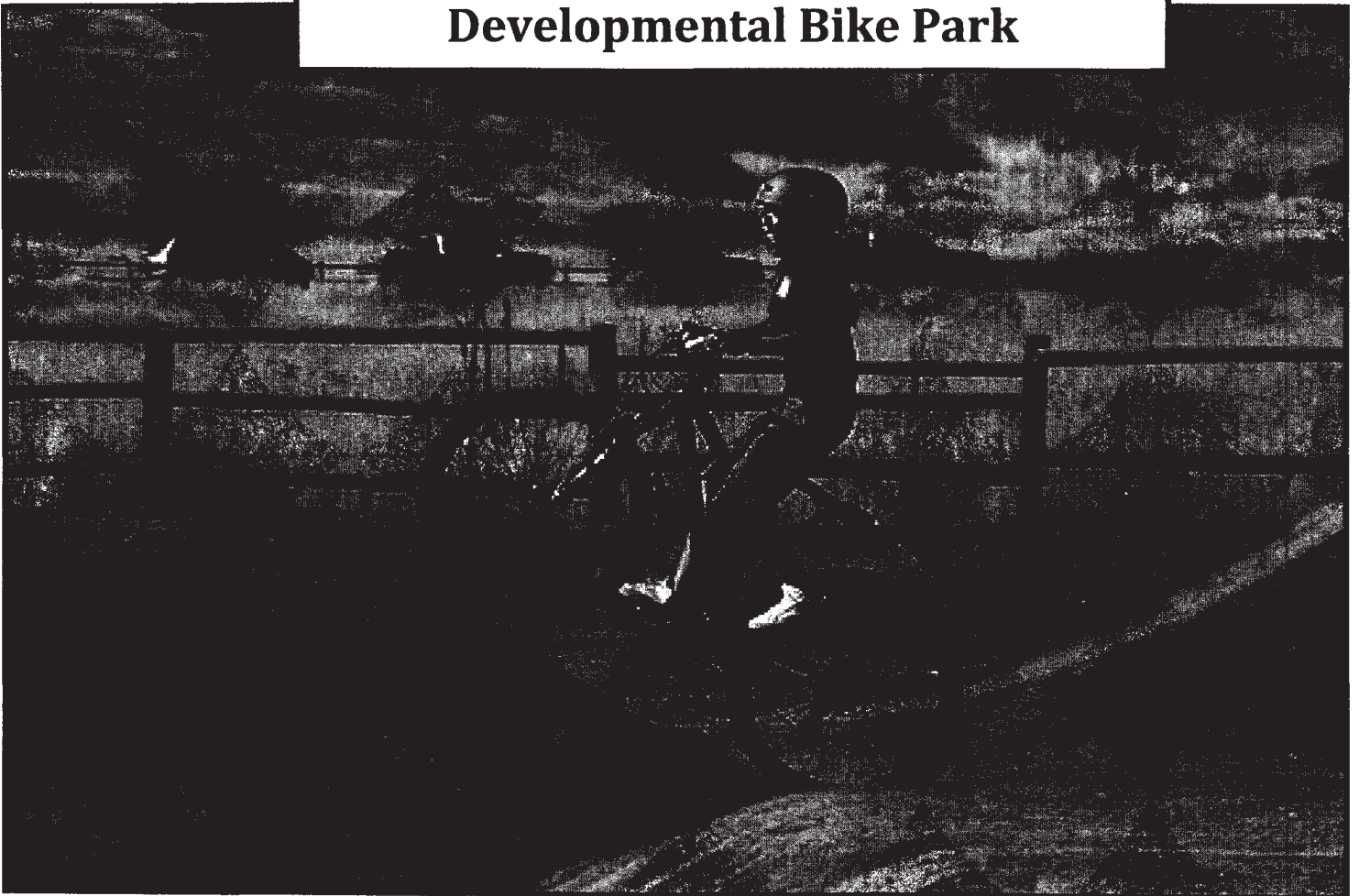


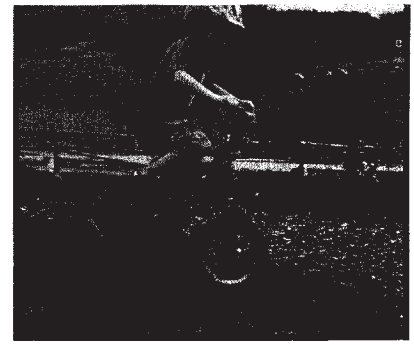
Rob Schoeber



EXHIBIT 1

Lunch Loop Skills Area (LLSA) Developmental Bike Park





LLSA Project Proposal

July 2, 2010

Jen Taylor, COPMOBA Board of Directors

trails@copmoba.org or jen.taylor@mountainkhakis.com

970-250-9682

Concept

Bike-skills parks connect kids with nature, recreation & FUN! COPMOBA is building a developmental bike skills-park for girls, boys and adults of all ages and abilities at the trailhead of our world-renowned Tabeguache Trail system in Grand Junction, Colorado.

Mission

To instill a lifelong passion for outdoor recreation, mountain biking and trail ethics by facilitating bike handling skills, self-confidence, physical health and FUN in the outdoors!

Vision

The community-based bike-skills park will **serve** as a template for additional community parks in the region, **support** the positive impacts mountain biking has on our community's physical health and economic well-being, and **inspire** the next generation of trail stewards, mountain bikers & outdoor recreationalists.

What is a Developmental Bike Park?



A controlled, terrain-oriented area devoted to the development of bike skills; including technique, bike handling, balance, cadence, agility, technical maneuverability and confidence. These skills translate to singletrack trail riding and help mitigate injury and risk in remote areas.

Building bike parks develops a sense of volunteerism, stewardship, ownership, mentoring and purpose for our community's youth. **Recreating** in bike parks develops trail ethics, etiquette, and builds self-confidence, strength, and a connectedness with nature. Bike parks inspire future outdoor recreationalists, which represent millions of dollars to our economy in future decades.

LLSA Overview

According to the International Mountain Bike Association (IMBA) and the BLM, COPMOBA has inspired trail organizations the world-over with our interpretive trails, "Rustler's Loop" and "Kid's Meal". These beginner trails are purposefully designed to educate riders of all

ages on fundamental bike handling skills, singletrack etiquette and local flora/fauna/geology. These trails have been replicated throughout the U.S., Europe and Canada.

With COPMOBA's success inspiring and educating new riders and trail users, IMBA recently launched their "Gateway Trails" initiative. The concept is to link new riders to trails by first providing them with a controlled environment to test and develop their skills while instilling a passion for outdoor recreation and the trail. Skills features such as flowing 'rollers', jumps and technical maneuvers help riders incrementally improve their skills.



Riders then utilize these skills on the remote singletrack trails, thereby mitigating risk of injury and increasing

the 'fun factor'.

Bike parks assist land-use managers with deterring rogue trailbuilding, hazardous jumps and 'poached lines', which cause danger to riders and damage to terrain.

Location

The LLSA will be located at the Tabeguache "Lunch Loop" Trailhead on Monument Road in Grand Junction, Colorado. The trailhead is approximately 2 miles from downtown Grand Junction and is accessible via bike path, which is an important factor for youth access to the park. The trail system is widely known as a global destination for mountain bike and trail enthusiasts. Per a cooperative survey performed by the BLM in conjunction with Mesa State College, the Tabeguache trail system experienced 50k unique user days in 2009 alone.

The property is owned by the City of Grand Junction, which has a Memo of Understand (MOU) with the BLM on development and maintenance of the terrain. COPMOBA received approval from the BLM to build the LLSA, and received preliminary approval from the City. According to the City, based on the existing, designated mountain bike and trail-recreation use, the existing structural improvements (including parking lot and restroom facilities), they agree with the location and the concept. We are currently in the approval process.

Features

The LLSA features will include:

- **Pump Track:** this is a primary step in skills development and will be located closest to the parking lot. The pump track is a continuous loop designed to be ridden on a bike without pedaling. The track will consist of a series of rolling bumps (rollers) and banked corners (berms) that allow the riders to gain momentum. The LLSA pump track will be an irregular-oval shape with a berm at each end and rollers in between. Smaller loops will be contained in the center of the track for tighter turns. The pump track will be located next to the parking area for ease of access and visibility for parents

- **Skills Features:** designed to improve technical agility. LLSA will incorporate 'alternate skills lines' into the existing "Kid's Meal" singletrack trail that circumnavigates the Lunch Loop trailhead area. Features and/or lines will be natural in construction by utilizing native materials and will challenge riders to navigate obstacles in the trail by riding over or around them
- **Jump Lines:** rows of consecutive dirt jumps designed to be ridden at speed, lifting the rider in the air, providing a calculated angle for a smooth landing while building momentum for the next jump. LLSA will have three developmental jump lines. The beginner line will contain ~20 jumps at approximately knee-height (20"-30"); the intermediate line, ~18 jumps at approximately waist-height (30"-50"); and the advanced line, ~16 jumps at approximately head-height (50"-70")
- **Dual Slalom (DS):** a ski-inspired track which challenges two riders against each other on two identical side-by-side tracks with the same jumps and berm, and a rider on each track. DS combines all of the aforementioned skills features, and combines them with the speed normally encountered on a singletrack-trail descent

Timeline & Construction

LLSA design, construction and maintenance will utilize volunteers throughout, and will be managed by Singletrack Trails Inc, an IMBA-certified professionally licensed and insured trailbuilding firm. A realistic timeline includes:

- 9/15/10: Notice to proceed from City of Grand Junction
- 9/15 - 9/30/10: Secure equipment rentals, order signs, finalize on the ground layout, and mobilize to worksite
- 10/1 - 10/15/10: Complete construction portion of project, including volunteer workdays, create alternate skills lines on Kid's Meal Trail

Construction of the LLSA will include volunteer-powered site remediation from the 1950's, 60's and 70's when the area was used as an illegal trash disposal area. Beautification is a significant aspect of the LLSA project. The LLSA site covers approximately 4 acres and is out of the viewshed of traffic and residences. The skills features incorporated into Kid's Meal will cover approximately 3.8 miles of singletrack. The LLSA is immediately accessed from the parking lot, increasing parent visibility and engagement, quick emergency access, reduces damage caused by equipment in the construction phase, and easy maintenance access.

COPMOBA and Singletrack Trails have developed an annual major-maintenance agreement. Throughout the year, volunteers in cooperation with area bike shops will regularly maintain the LLSA.

Volunteerism

Construction of the LLSA will involve both professional and volunteer labor. Volunteers will consist of families, adults and kids for a total of 70 individuals contributing approximately 400 work hours. Volunteers will be managed and instructed by professional

trail crew leaders. COPMOBA and corporate sponsors will provide refreshments and volunteer-appreciation items such as t-shirts, water bottles, etc.

Budget & Funding

Total cost of the LLSA is \$43,525 (see Budget document). In July, 2010 COPMOBA received a \$10,000 grant from REI toward the LLSA project. Private donations have accrued \$2500 to date. Remaining funds will be secured with area businesses and individuals, as well as grant applications to GOCO and the Pepsi Foundation's "Refresh Project". COPMOBA is also working on bike skills development park projects in Fruita and Palisade, CO, to be constructed in 2011 and 2012.

Media & Press Coverage:

Press releases will be distributed to local and regional media sources with each grant approval; including Daily Sentinel, Free Press, all Radio and TV sources, COPMOBA, REI and other sponsors' newsletters (many thousands represented in combined databases) as well as international cycling industry and outdoor industry press sources. Volunteer construction days will be heavily promoted via Public Service Announcements (PSA's), printed flyers and COPMOBA and REI newsletters – all grantors and sponsors will be included in announcements and marketing materials.

LLSA Proposal Quick-Facts:

- Total Budget: \$43,525
- Total Funds Received to Date: \$12,500
- Target Age Group: 18 + under
- Ethnicity: n/a
- Gender: Girls + boys
- Population Served: Families; 149k people of which 34k are ages 18 + under
- Total Volunteers: 70 people
- Total Volunteer Hours: 400 hours
- Total Adult Project Participants: 80
- Total Youth Project Participants: 60
- Total Miles Developed/Maintained: 3.8
- Total Acres Restored: 4+
- Project Timeline: 8/1/10 – 10/25/10
- LLSA Agency Involvement: Bureau of Land Management (BLM), City of Grand Junction, Grand Junction Parks & Recreation Department, Singletrack Trails Inc, Recreational Equipment Incorporated (REI) and Colorado Plateau Mountain Bike Trail Association (COPMOBA)
- COPMOBA is a registered 501(c)3 non-profit organization
- COPMOBA Federal Tax ID# 84-1130981

Important COPMOBA & LLSA Facts:

- In 2009, COPMOBA trails contributed \$24MM+ to Fruita, Grand Junction & Palisade Colorado's tourism and economic diversity (source: BLM)

- In 2009, the primary COPMOBA trail systems (Kokopelli, Tabeguache & North Fruita Desert) experienced a total of 163k unique user days (source: BLM)
- The LLSA is located at the Tabeguache trailhead, which experienced 50k unique user days alone
- The LLSA will serve a community population of 149k, of which 34k are ages 18 & under (source: U.S. Census Bureau)
- In 2009, COPMOBA became the first U.S. trail advocacy organization inducted to the Mountain Bike Hall of Fame
- In 2009, COPMOBA was awarded the BLM "Volunteer Organization of the Year" award
- In 2010, COPMOBA was awarded the U.S. Department of the Interior "Take Pride in America" Award – one of a handful of U.S organizations to receive the award
- In July, 2010 COPMOBA received a \$10k grant from REI specifically for the LLSA

About COPMOBA:

In 1989, a visionary group of mountain bikers worked tirelessly with Colorado Plateau land-use agencies to establish the first interstate mountain bike trail, "Kokopelli's Trail" from Fruita, CO to Moab, UT. As a result, COPMOBA was formed to advocate for, design, build and maintain the now-extensive and world-famous 1500+ miles of singletrack and doubletrack trails in western Colorado and eastern Utah. Trail systems include Kokopelli's, Tabeguache, and Paradox, as well as the Grand Mesa, Palisade, Gateway, and Ridgway, Colorado trail systems. Through volunteer trail construction and maintenance projects, land-agency advocacy and fundraising efforts we act as a positive voice for mountain biking and trail recreation, dedicated to the development and maintenance of mountain bike and singletrack trails on the Colorado Plateau.

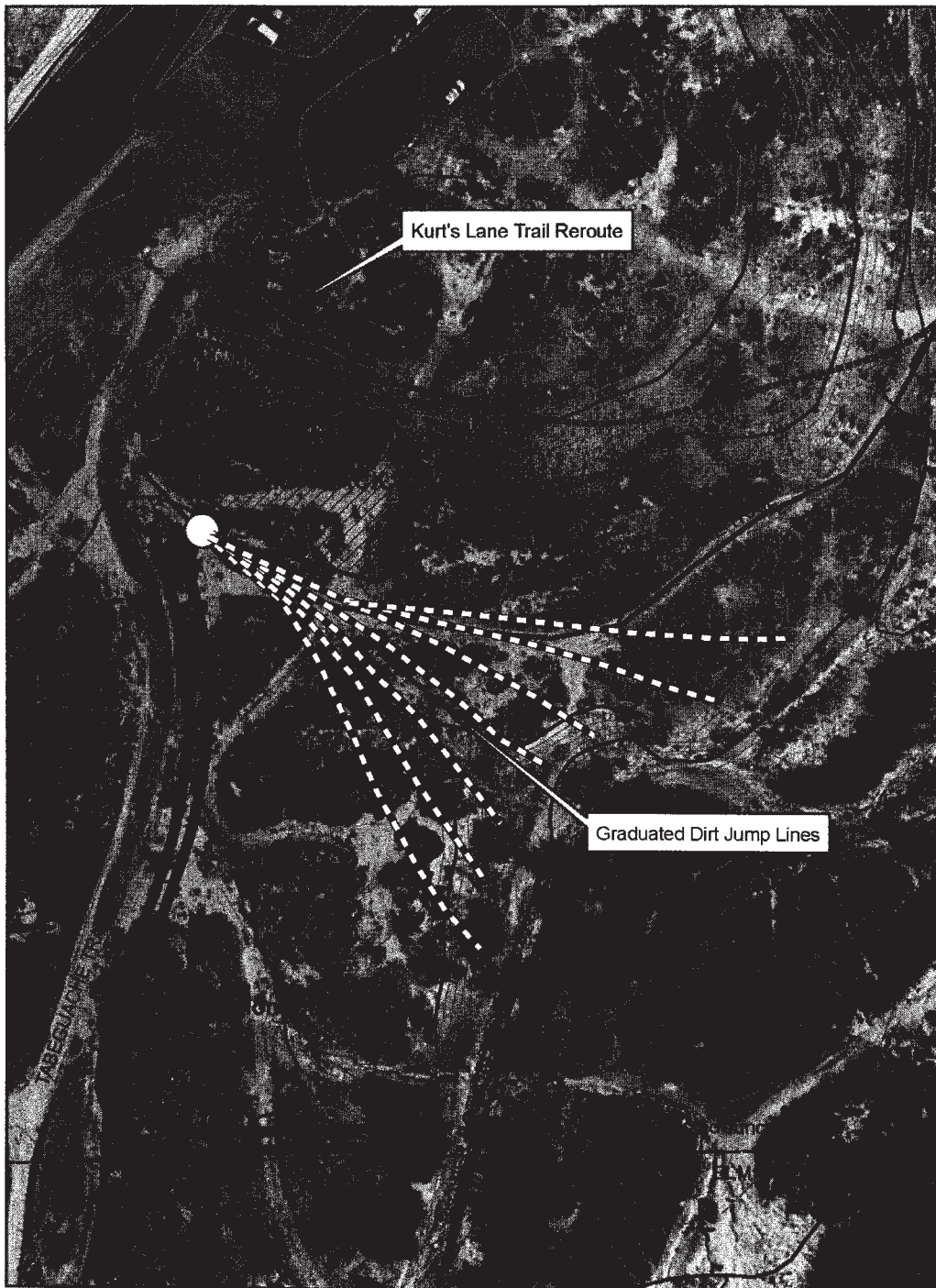
Website: www.copmoba.org

Facebook: COPMOBA

For more information about COPMOBA and the Lunch Loop Skills Area Project, contact Jen Taylor at 970-250-9682
trails@copmoba.org or jen.taylor@mountainkhakis.com

EXHIBIT 2

LUNCH LOOP SKILLS ENHANCEMENT FEATURES



wbt, 5/18/10

CONCEPTUAL PLAN



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 17, 2024

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: William Comerer, Project Engineer

Information

SUBJECT:

Construction Contract for 2024 Purdy Mesa Flowline Replacement

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a construction contract with M. A. Concrete Construction, Inc. for the 2024 Purdy Mesa Flowline Replacement project in the amount of \$1,098,708.40.

EXECUTIVE SUMMARY:

This item is to award a construction contract for the 2024 Purdy Mesa Flowline Replacement project. The Purdy Mesa Flowline has exceeded the recommended service life and is undergoing replacement through a series of projects. The 2024 Purdy Mesa Flowline Replacement project will replace three (3) miles of the Purdy Mesa Flowline with previously procured PVC pipe. The project would start near Reeder Mesa Road milepost 5 and end near the intersection of Reeder Mesa Road with Whitewater Creek.

BACKGROUND OR DETAILED INFORMATION:

The Purdy Mesa Flowline (PMFL) conveys raw water approximately 18 miles from the Juniata Reservoir to the City Water Treatment Plant. It was originally built in the 1940's using steel pipe that has since exceeded its service life and is being replaced in segments by a series of projects. The 2024 Purdy Mesa Flowline project calls for the placement of 15,850 FT of 20" PVC pipeline, passing through BLM and private property. Nearly all the pipe, fittings and valves have been procured and are in long-term storage near the project site.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the

Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. The City received five bids for the project that were found to be responsive and responsible in the following amounts:

Contractor	Location	Bid Amount
M. A. Concrete Construction, Inc.	Grand Junction, CO	\$1,098,708.40
K&D Construction, Inc.	Grand Junction, CO	\$1,178,839.11
Mountain Valley Contracting Inc.	Grand Junction, CO	\$1,193,076.51
Willow Creek Companies, LLC	Rifle, CO	\$1,946,604.03
Dirtworks Construction LLC	Grand Junction, CO	\$2,086,383.00

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law.. If awarded, construction will begin in fall 2024.

FISCAL IMPACT:

Funding for this project is included in the 2024 Adopted Budget for the Water Services Enterprise Fund.

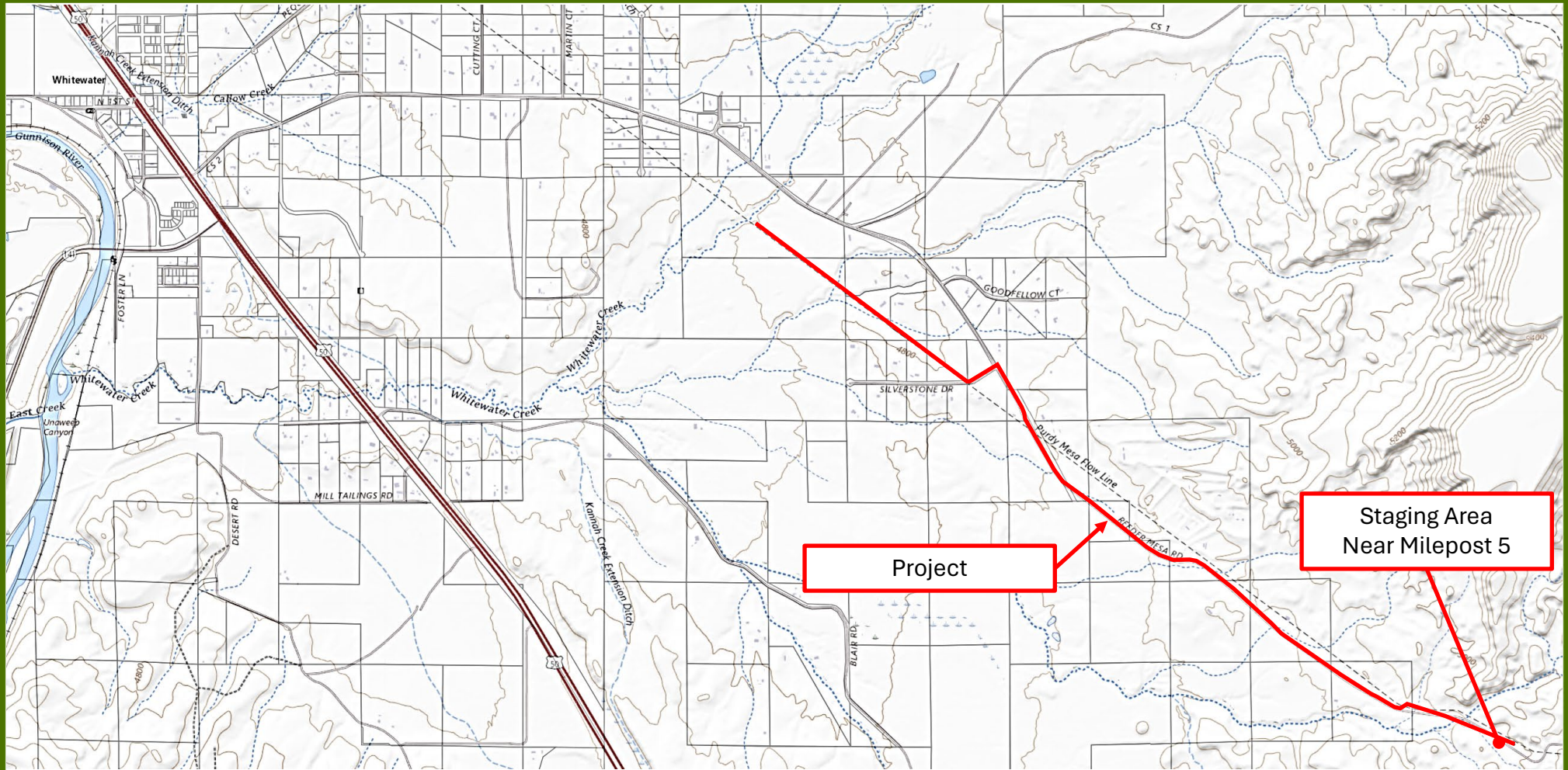
SUGGESTED MOTION:

I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with M. A. Concrete Construction, Inc. of Grand Junction, Colorado for the 2024 Purdy Mesa Flowline Replacement project in the amount of \$1,098,708.40.

Attachments

1. PMFL Project Map

2024 Purdy Mesa Flowline Replacement Project



Notes: _____



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: July 17, 2024

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: William Comerer, Project Engineer

Information

SUBJECT:

Construction Contract for Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation Project

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a construction contract with K&D Construction, Inc. for the Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation project in the amount of \$342,528.40.

EXECUTIVE SUMMARY:

This item is to award a construction contract for the Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation project. Annual inspections by the State Engineer's Office (SEO) have concluded the main spillway has deteriorated to a condition of "acceptable to poor". In response, the City has procured plans to rehabilitate the reservoir with work taking place during the 2024 calendar year.

BACKGROUND OR DETAILED INFORMATION:

The rehabilitation of Hallenbeck Reservoir #2 (Raber-Click) involves work at the main spillway and south spillway. Generally, the main spillway concrete wall will be replaced along with the spillway riprap. The south spillway rehabilitation calls for the construction of a 3" concrete cap to the spillway and additional riprap. Since Raber-Click is a jurisdictional dam, the rehabilitation project is subject to State Engineer Office (SEO) oversight.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. The City received four bids for the project that were found to be responsive and responsible in the

following amounts:

Contractor	Location	Bid Amount
K&D Construction, Inc.	Grand Junction, CO	\$342,528.40
Moltz Construction, Inc.	Salida, CO	\$373,000.00
Meridian Contracting, Inc.	Albuquerque, NM	\$433,634.00
CON-SY INC.	Grand Junction, CO	\$705,310.00

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law. If awarded, construction will begin in fall 2024.

FISCAL IMPACT:

Funding for this project is included in the 2024 Adopted Budget for the Water Services Enterprise Fund.

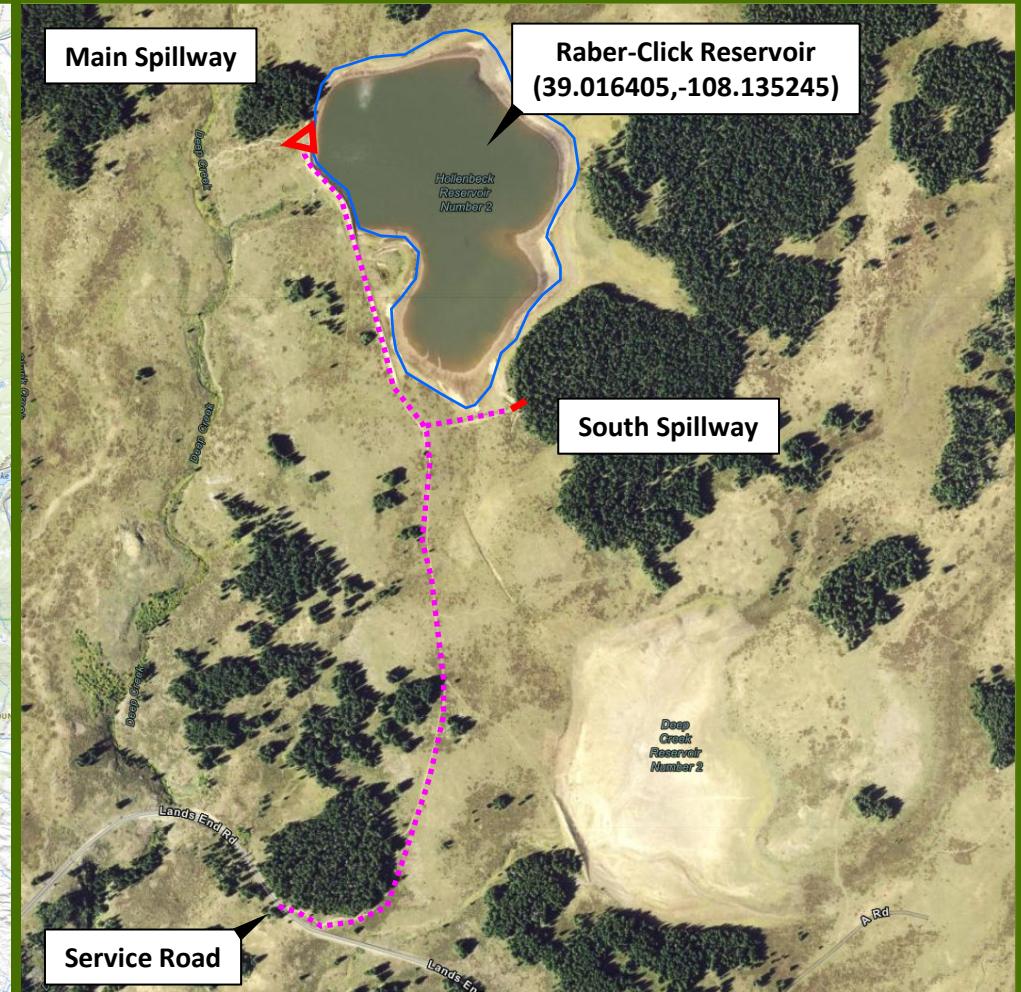
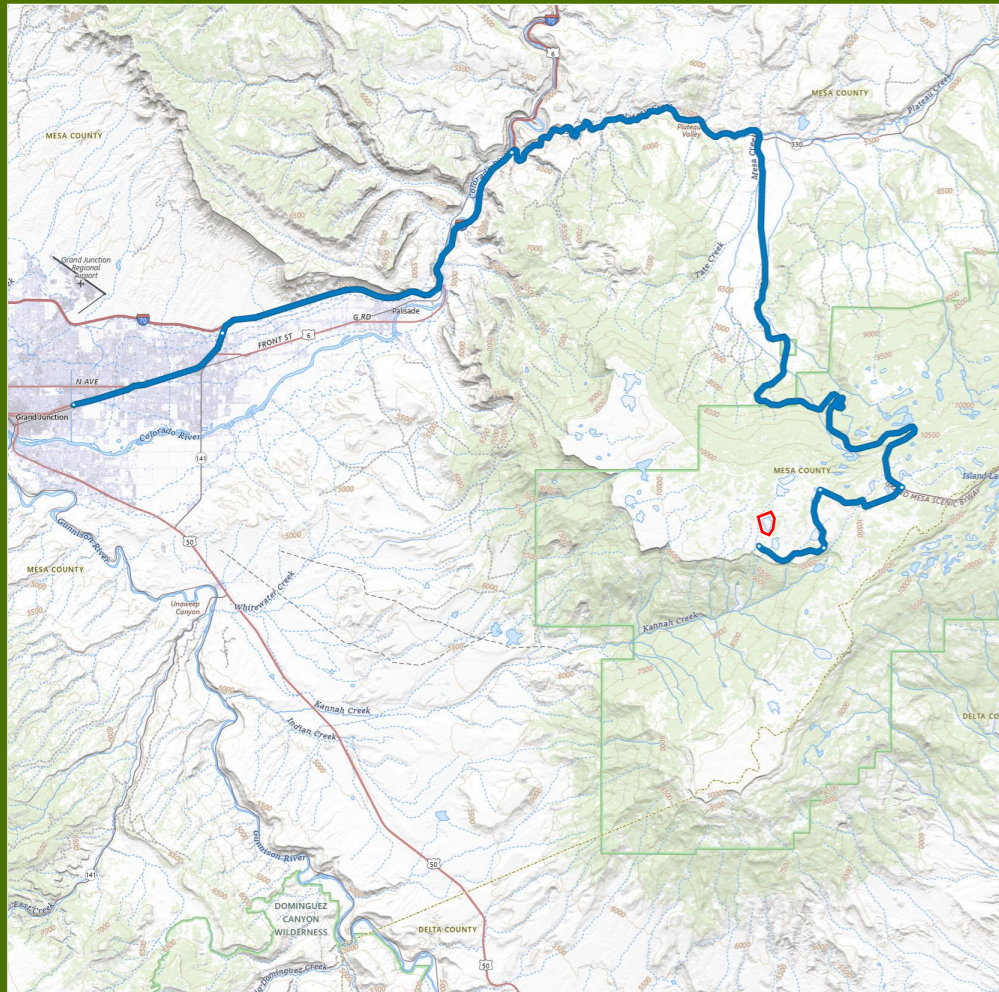
SUGGESTED MOTION:

I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with K&D Construction, Inc. of Grand Junction, Colorado for the Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation project in the amount of \$342,528.40.

Attachments

1. Hollenbeck Reservoir #2 - Project Map

Hollenbeck Reservoir #2 (Raber-Click) Project Map



Notes: _____



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: July 17, 2024
Presented By: Ken Watkins, Fire Chief
Department: Fire
Submitted By: Gus Hendricks

Information

SUBJECT:

Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 7

RECOMMENDATION:

Staff recommends approving Change Order 2 with FCI Constructors, Inc., to establish a Guaranteed Maximum Price of \$7,000,986.00 for the construction of Fire Station 7.

EXECUTIVE SUMMARY:

The City has been working with FCI Constructors Inc., and The Blythe Group to finalize the design and construction documents for the new Fire Station 7 at 2351 H Road. Based on this design and methods of construction, a Guaranteed Maximum Price (GMP) of \$7,000,986.00 has been established. The GMP sets the construction cost and is the limit on the amount the City will have to pay FCI Constructors Inc, regardless of the actual cost of the project to the contractor.

BACKGROUND OR DETAILED INFORMATION:

In April 2019, City of Grand Junction voters approved a First Responder Sales Tax to fund expansion of public safety services for the City of Grand Junction. A portion of this revenue will pay for the construction of a new fire station to be located at 2351 H Road. The new fire station is the third of three paid for with First Responder Tax funds and uses the same design as previously built fire stations under the First Responder Tax.

City Council previously approved a Construction Management/General Contractor (CMGC) contract with FCI Constructors, Inc. for pre-construction services of Fire Station 7 on April 3, 2024. As part of this initial contract, the architect, contractor, and City worked on the design to establish a GMP for construction. This process has been completed and the GMP has been established.

FISCAL IMPACT:

Sales tax revenue from the passage of the First Responder Tax has been designated as the funding source for the Fire Station 7 project. \$7.5 million was included in the 2024 Adopted Budget to complete the architectural design and secure the CM/GC agreement with the contractor. Since setting this budget amount, the City has seen significant increases in material and labor costs compared to the construction of the last fire station project.

The City was awarded a DOLA Energy and Mineral Impact Grant of \$1 million to assist with completion of this project, after the 2024 Adopted Budget was approved, and staff anticipated this \$1 million would offset some of the total project costs. Due to the cost increases, staff now anticipate bringing forward a supplemental appropriation ordinance to increase the Fire Station 7 budget by approximately \$700,000, utilizing the grant funds to account for these increased construction costs.

The original contract with FCI was for \$632,554 to pay the construction services fee of 4 percent and the cost for general conditions of the project. General conditions include the cost of FCI personnel on site and temporary facilities such as fencing, construction office trailer, toilet, power, water, and internet to the site. Change Order #1 in the amount of \$151,337 purchased and pre-ordered the station's emergency power generator so that it would be on site by completion of the project. Lead time for this equipment has been averaging 10 months. The original contract with FCI and change order #1 bring the existing agreement to \$783,891. The final cost for the GMP increases the agreement \$6,217,337, for a total of \$7,000,986.

The supplemental appropriation will provide the remaining budget needed to complete Fire Station 7, including IT Security, Fixtures, Furniture and Equipment, and other soft costs, such as fiber optic and technology costs, after accounting for the increased construction costs.

SUGGESTED MOTION:

I move to (authorize/not authorize) Change Order 2 with FCI Constructors, Inc., to establish a Guaranteed Maximum Price of \$7,000,986.00 for construction of Grand Junction Fire Station 7.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: July 17, 2024

Presented By: Jennifer Nitzky, Sustainability Coordinator, Trenton Prall, Engineering & Transportation Director, Jay Valentine, General Services Director

Department: Community Development

Submitted By: Jennifer Nitzky, Sustainability Coordinator

Information

SUBJECT:

Increasing Amount of Sole Source Agreement with Winn Marion for EV Charging Stations

RECOMMENDATION:

Staff recommends amending the sole source award amount with Winn Marion for Electric Vehicle Supply Equipment and Infrastructure under the Colorado State Price Agreement in the amount of \$467,112.95

EXECUTIVE SUMMARY:

Staff proposes to increase the previously City Council approved sole source request with Winn Marion from \$316,462 to \$467,112.95 for EV charging stations at eight locations around the city for fleet and public use.

BACKGROUND OR DETAILED INFORMATION:

The original City Council approval for the original agreement with Win Marrion was obtained on Wednesday, February 21, 2024. On Wednesday, May 8, 2024, staff were formally informed of Xcel Energy's cancellation of the Electric Vehicle Supply Infrastructure (EVSII) funding program. Due to this change in funding, staff have a new recommended proposal to utilize budgeted dollars.

As previously requested, we would like to continue to fund charging stations at the following locations.

Public charging station locations:

1240 Gunnison Ave (Lincoln Park): Two Dual Port Level 2 Chargers 19.2 kW

Fleet charging station location:

333 West Ave: Two Dual Port Level 2 Chargers 19.2 kW and One Dual Port DCFC 120 kW

Columbine Park and the Avalon have been removed from this list to help save costs. Additionally, staff recommend replacing the three existing ChargePoint charging stations at **925 Struthers Ave, 1351 Riverfront Dr, and 135 S 7th St** with ABB charging stations from Winn Marion. ABB chargers use Open Charge Point Protocol, an open-source communication standard allowing EV charging stations to communicate with a central management system. ChargePoint uses proprietary software, meaning the city would have to pay for two different management software and that data from different charging station brands could not be aggregated.

Funds were initially identified to be expended as a match for the Charging and Fueling Infrastructure (CFI) grant from the Federal Highway Administration. The Notice of Funding Opportunity (NOFO) was just released on May 30, and it will not realistically accommodate 2024 expenditures. While staff will most likely recommend that the City consider a CFI application later this summer, expenditures would be in 2025, which staff will propose in the budget process later this year. Therefore, the staff recommends that the 2024 funds be used for other project locations that do not fit the CFI grant criteria.

The proposal from Winn Marion includes the equipment and infrastructure at the following locations.

- 1240 Gunnison Ave (Lincoln Park): Two Dual Port Level 2 Chargers 19.2 kW
- 333 West Ave: Two Dual Port Level 2 Chargers 19.2 kW and One Dual Port DCFC 120 kW
- 925 Struthers: One Dual Port Level 2 Charger 19.2 kW
- 1351 Riverfront Dr: One Dual Port Level 2 Charger 19.2 kW
- 135 S 7th St: One Dual Port Level 2 Charger 19.2 kW

It is requested that council approve the increase in expenditures to Winn Marion to provide and install all the necessary equipment for these locations.

FISCAL IMPACT:

The 2024 Adopted Budget for EV charging stations included \$1,868,360 in appropriations offset by \$1,343,766 from various grant revenues, leaving \$524,594 to be funded through local match for the grants in the Sales Tax Capital Projects Fund. Unfortunately, most of the grant funding was not awarded. This contract with Winn Marion for \$467,112.95 is within the appropriated local match and offset by \$79,000 of grant revenue from the Colorado Energy Office.

SUGGESTED MOTION:

I move to (approve/deny) authorization to amend the sole source award amount with Winn Marion for Electric Vehicle Supply Equipment and Infrastructure under the Colorado State Price Agreement in the amount of \$467,112.95.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.e.

Meeting Date: July 17, 2024

Presented By: Randi Kim, Utilities Director

Department: Persigo

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Sole Source Contract with Garney Construction for Cleaning Persigo Sludge Drying Beds

RECOMMENDATION:

Authorize City Purchasing Division to issue a sole source contract with Garney Construction for the emergency cleaning of the sixteen (16) sludge drying beds at the Persigo wastewater treatment plant for the total amount of \$118,481.16.

EXECUTIVE SUMMARY:

This request is to authorize the City Purchasing Division to issue a sole source contract with Garney Construction for the removal of sludge accumulated in the sixteen (16) sludge drying beds following cleaning the primary anaerobic digester at the Persigo wastewater treatment plant. Since the volume of sludge was more than anticipated and was at the maximum capacity of the drying bed storage area, leaving the sludge in the drying beds to dry as planned was going to take longer than anticipated. Therefore, it was determined that the best way to manage the sludge was to blend it with clean on-site dirt to ensure that it was sufficiently dry for off-site landfill disposal.

The contractor responsible for the digester cleaning, Kinetic, did not have the equipment or capability to remove the sludge and blend it as determined was necessary. Therefore, Staff requested that Garney Construction, the CM/GC Contractor for the Phase 1 Wastewater Treatment Plant Expansion project assist with this urgent need. Garney Construction had the necessary equipment and staff on site and would not require separate mobilization to perform this work.

Due to the urgency of removing the sludge from the drying beds to enable the primary anaerobic diester to be placed back in service so that the secondary anaerobic digester could be cleaned, Staff authorized Garney to initiate the sludge removal and blending

work. The work was more extensive than expected, resulting in a total cost of \$118,481.16.

BACKGROUND OR DETAILED INFORMATION:

Kinetic was contracted to clean the Primary and Secondary Anaerobic Digesters and transport the sludge to the drying beds. The last time the primary and secondary anaerobic digesters were cleaned was over ten years ago, and the accumulated sludge started to have an effect on operating performance. The amount of sludge built up within the Primary Digester and the amount of incoming groundwater into the digester through the groundwater pressure relief valves was more than anticipated. This resulted in Kinetic removing a higher volume of sludge with a higher water content than anticipated due to the incoming groundwater. The sludge/groundwater combination completely filled up the sixteen (16) drying beds.

With Kinetic scheduled to clean the Secondary Digester once the Primary Digester was placed back into service, it was crucial for Persigo to get the sludge from the Primary Digester removed from the drying beds so Kinetic has a place to dispose of the sludge from the Secondary Digester. Since Kinetic did not have the capability or equipment to perform this work, Persigo contacted Garney Construction for assistance removing the sludge from the drying beds and mixing the sludge with clean on-site dirt. Garney initiated work on June 10, 2024, and completed the work within 3 weeks.

FISCAL IMPACT:

The funds for the \$118,481.16 agreement are included in the 2024 Joint Sewer Fund Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/ not authorize) the City Purchasing Division to enter into a sole source contract with Garney Construction for removal and blending of Primary Digester Sludge for the total amount of \$118,481.16.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: July 17, 2024

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Authorizing the Carry-forward of the City's 2024 Private Activity Bond "PAB" Allocation

RECOMMENDATION:

Staff recommends adopting the resolution authorizing the carry forward of the City's 2024 Private Activity Bond Allocation.

EXECUTIVE SUMMARY:

The purpose of this item is to adopt a Resolution to carry forward the City's private activity bond 2024 allocation for \$4,253,193 to assist in financing affordable housing development.

BACKGROUND OR DETAILED INFORMATION:

Each year the state of Colorado allocates the authority to issue tax-exempt Private Activity Bonds (PAB) directly to local governments whose population warrants an allocation of \$1 million or more. Private Activity Bonds (PAB) are a tax-exempt security issued by or on behalf of a local or state government. PABs are issued by local governments for the sole purpose of extending special financing benefits for qualified projects. PABs help finance specific projects for a private user and attract private investments in projects that have public or common good. Because the interest rate on PABs is tax-free, the bond's interest rate is typically lower than the market interest rate. PABs have a specific expiration and generally must be issued to a qualified project the same year the volume cap is received. If the cap is not allocated, the issuer can elect to request a carry-forward, assign their PAB to another eligible issuer, assign to CHFA, or do nothing and let their cap revert to DOLA's statewide balance.

A carry forward allows the City to extend the use of its PAB (Private Activity Bond)

allocation for a specified period, typically up to three years. This process ensures that the allocation is preserved and can accumulate over time until there is enough bond cap to fund a qualified project, such as affordable housing developments. In years past, the City's PAB allocation was utilized for affordable housing through assignment to other entities such as Colorado Housing and Finance Authority (CHFA) for general homeownership opportunities, or to CHFA to be assigned to specific projects in other communities, or it reverted to the Statewide balance to be utilized in a competitive process for projects across the State.

In 2023, City Council supported formalizing an application process, prioritizing allocation to affordable housing and homeownership projects, and adopting an administrative policy to automatically carry forward the allocation so that the allocation remains in the local community, as affordable housing remains a high priority for the City. In 2023, Grand Junction's allocation in the amount of \$4,031,651 was carried forward for a future affordable rental project and will expire in 2026.

For 2024, the PAB allocation is \$4,253,193 and to continue to benefit the residents of the City, staff has brought forward a Resolution to carry forward the 2024 allocation to be rolled over for up to the next three years until a sufficient quantity of bond cap is accumulated for a qualified project.

This aligned with Housing Strategy 7, "creating a dedicated funding source to address housing challenges," and Strategy 9, "support acquisition/rehabilitation that creates or preserves affordable housing."

FISCAL IMPACT:

Private Activity Bonds are an authorization by the State of Colorado that allows the City to assign tax-exempt bonds on behalf of a qualified project; therefore, this carry-forward does not have a direct fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 50-24, a resolution authorizing the carry forward of the 2024 Private Activity Bond Allocation of Grand Junction, Colorado, pursuant to the Colorado Private Activity Bond Ceiling Allocation Act.

Attachments

1. 2024 PAB Carryforward Resolution

RESOLUTION NO. ____-24

A RESOLUTION DECLARING THE INTENT OF THE CITY OF GRAND
JUNCTION, COLORADO TO ISSUE PRIVATE ACTIVITY BONDS IN
CONNECTION WITH FINANCING RESIDENTIAL FACILITIES FOR LOW-
INCOME AND MODERATE-INCOME HOUSEHOLDS

RECITALS:

The City of Grand Junction, Colorado (“City”) has been awarded \$4,253,193.00 of private activity bond volume cap allocation for the State of Colorado (“State”) and its issuing authorities computed under the Section 146(d) of the Internal Revenue Code of 1986, as amended (“IRC”) and under the Colorado Private Activity Bond Ceiling Allocation Act, as amended, CRS 24-32-1701, et seq. (the “Allocation Act”) for use in the issuance of private activity bonds (“PAB”).

The County and Municipality Development Revenue Bond Act, as amended, CRS 29-3-101, et. seq. (the “Act”) and the Supplemental Public Securities Act, as amended, CRS 11-57-201, et seq. (the “Supplemental Act”), authorizes the City to finance or refinance one or more projects for residential facilities for low- and moderate-income individuals and families, intended for use as the sole place of residence by the owner(s) or intended occupant(s), which may be provided in order to promote the public health, welfare, safety, convenience and prosperity. To increase the availability of adequate affordable housing for low and moderate-income individuals and families, the City has determined that it is necessary or desirable to carryforward the City’s 2024 Allocation for up to three years to accumulate a sufficient quantity of bond cap to issue PABs for a qualified project.

To carryforward the City’s 2024 Allocation, the City declares its intention to issue single family or multifamily revenue bonds, in one or more series, in connection with financing residential facilities for low- and moderate-income individuals or families intended for use as the sole place of residence by the owner(s) or intended occupant(s) thereof, which facilities will be located within the boundaries of the City.

By, through and with this Resolution the City Council of the City of Grand Junction (“Council”), Colorado has determined to carryforward the 2024 Allocation of \$4,253,193.00 to be utilized by the City pursuant to the Allocation Act.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In order to benefit the residents of the City, the City hereby declares its intent to issue its revenue bonds to finance single family or multifamily projects in one or more series (the “Bonds”) in an aggregate principal amount not to exceed \$4,253,193.00 (plus any additional amounts that the City may be awarded in accordance with the Allocation Act), which shall be used in connection with financing residential facilities for low- and moderate-income individuals or families intended for use as the sole place of

residence of the owner(s) or intended occupant(s) thereof, which residential facilities shall be located within the boundaries of the City.

2. In connection with the management and preservation of the City's private activity bond volume cap allocations, the City is hereby authorized to execute any Internal Revenue Service ("IRS") form and to enter into assignment agreement(s) and delegation agreement(s) with other Colorado "issuing authorities" as defined in CRS Section 24-32-1703(12), as amended. The City Manager and City Attorney or their delegates are hereby authorized and directed to execute any such IRS forms and to execute and deliver any assignment agreements or delegation agreements and any other documents that are necessary to manage and preserve the City's PAB volume cap allocations.

3. The Council hereby finds, determines, recites and declares that the Bonds shall not constitute any multiple-fiscal year or indirect debt or other financial obligation whatsoever of the City or the State or any political subdivision of the State within the meaning of any provision or limitation of the State Constitution or statutes, and the Bonds shall not constitute or give rise to a pecuniary liability of the City or a charge against the City's general credit or taxing powers, or ever be deemed to be an obligation or agreement of any council member, officer, director, agent or employee of the City in such person's individual capacity, and none of such persons shall be subject to any personal liability by reason of issuance of the Bonds.

4. The Council hereby finds, determines, recites and declares that the issuance of the Bonds in connection with financing such residential facilities will promote the public purposes set forth in the Act, including, without limitation, assisting persons or families of low- and middle-income in obtaining adequate, safe, and sanitary housing.

5. All actions consistent with the provisions of this Resolution previously taken by the City, its officer, or employees in furtherance of the issuance of the Bonds are hereby ratified, approved and confirmed.

6. The Council hereby appoints Butler Snow LLP as bond counsel in connection with the issuance of the Bonds.

7. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

8. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

9. This Resolution shall be in full force and effect upon its passage and approval.

PASSED, ADOPTED AND APPROVED this xx day of July 2024.

Abram Herman
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: July 17, 2024
Presented By: Lindy Hodges, Housing Specialist
Department: Community Development
Submitted By: Lindy Hodges, Housing Specialist

Information

SUBJECT:

2024 Community Development Block Grant (CDBG) Annual Action Plan

RECOMMENDATION:

Staff Recommends adoption of the 2024 Annual Action Plan.

EXECUTIVE SUMMARY:

City Council will conduct a public hearing and consider adoption of the Community Development Block Grant (CDBG) 2024 Annual Action Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City's 2024 Program Year will begin once the 2024 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). The 2024 Program Year marks the City's 29th year of Eligibility. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 5, 2024, City Council approved the 2024 CDBG funding requests totaling \$479,136 for the five activities listed below.

CDBG Grant Administration: \$60,991
Columbine Park Improvements: \$140,245
West Lake Park Improvements: \$77,900.
Hermosa Avenue Improvements Safe Neighborhood Route: \$160,000.
Ella Street Improvements Safe to School Route: \$40,000.

The full draft Annual Action Plan is attached for review and consideration.

FISCAL IMPACT:

The 2024 CDBG Congressional appropriation to the City of Grand Junction is \$398,577 and the City has \$80,559 of unexpended funds from a previous program year to be allocated with the 2024 funds for a total allocation of \$479,136, which is included in the 2024 Amended Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. ____ -24 regarding the 2024 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program.

Attachments

1. Draft 2024 Annual Action Plan
2. RES-Adopting 2024 CDBG Annual Action Plan

FOURTH YEAR ANNUAL ACTION PLAN



2024

City of Grand Junction, Colorado

Community Development Block Grant (CDBG) Program
U.S. Department of Housing and Urban Development

Public Review Copy – Please recycle after 7/13/2024

The City of Grand Junction Community Development Block Grant (CDBG) 2024 Annual Action Plan was produced by the Grand Junction Community Development Department

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Lindy Hodges
Housing Specialist/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 256-4114
lindyh@gjcity.org

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1996, the U.S. Department of Housing and Urban Development (HUD) designated Grand Junction as a community eligible to receive Community Development Block Grant (CDBG) funds. Every five years, the City prepares and adopts a new Five-Year Consolidated Plan. The current plan was adopted by the Grand Junction City Council in July 2021. Additionally, each year, the City prepares and adopts a Program Year Action Plan, which becomes part of the Five-Year Consolidated Plan.

Applications for CDBG funds are made available to all City departments in February, with a March deadline for each Program Year. Funded applications become part of the respective Program Year Action Plan. The 2024 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds from September 1, 2024, through August 31, 2025.

The objectives and proposed outcomes identified in the 2024 Annual Action Plan primarily address non-housing community development needs as requested by the Grand Junction City Council. Specific proposed outcomes and objectives for the 2024 Program Year, which reflect the City's Five-Year Consolidated Plan objectives, are discussed in the full Annual Action Plan report.

2. Summarize the objectives and outcomes identified in the Plan

The 2021 Five-Year Consolidated Plan integrates economic, physical, environmental, community, and human development activities in Grand Junction in a comprehensive and coordinated manner. This allows agencies, groups, and all citizens to work together to improve the quality of life for residents. The plan identifies specific needs and actions to address these needs over its duration. The objectives of the Consolidated Plan are:

Create a Suitable Living Environment

- Address non-housing community development infrastructure
- Develop neighborhood programs
- Support special needs populations and other human services
- Focus on youth services

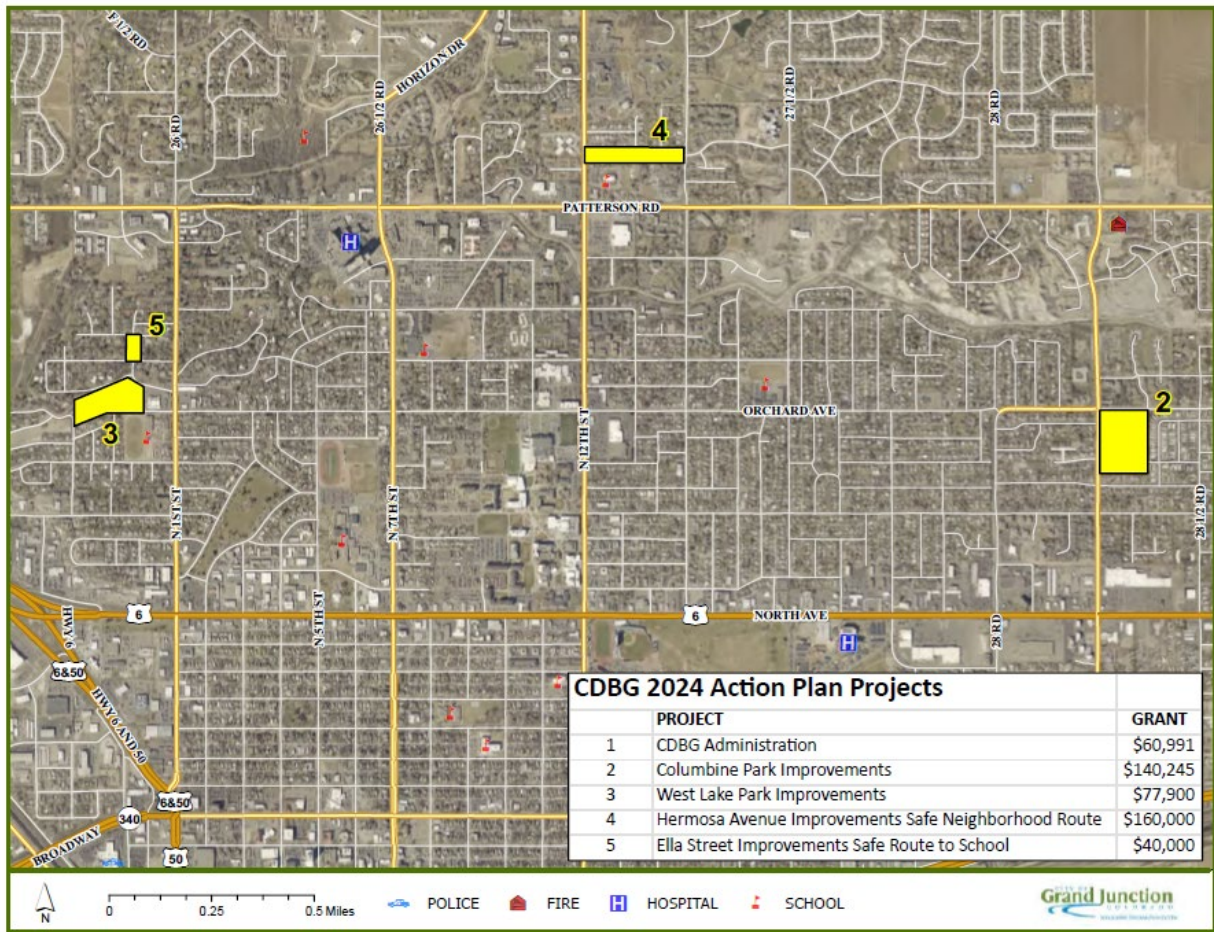
Provide Decent Affordable Housing

- Increase the inventory of affordable housing units
- Address lead-based paint hazards
- Prevent and reduce homelessness

Create Economic Opportunities
Provide childcare services
Promote economic development

Proposed objectives and outcomes within the 2024 Program Year include the activities listed in section AP-35, shown on the following map and summarized by goal to be addressed below.

- CDBG Program Administration and Furthering Fair Housing
Administer the CDBG program, including staff salaries, subrecipient monitoring, reporting, public participation, training, and fair housing activities.
- Suitable Living Environment - Non-Housing
Improve Westlake and Columbine Parks
Develop safe neighborhood routes on Ella Street and Hermosa Avenue
- Suitable Living Environment – Homeless
No specific 2024 CDBG activities addressing homelessness
- Suitable Living Environment – Services
No specific 2024 CDBG activities addressing services
- Decent Affordable Housing
No specific 2024 CDBG activities addressing affordable housing



3. Evaluation of past performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many low- and moderate-income individuals have benefited from housing activities, human services, and community facilities construction. Below is a summary of the CDBG activities for the previous program year, along with their progress status:

2023 Program Year – Activities Underway Except as Noted

- Program Administration
- Habitat for Humanity Hoffman Phase 3 Water Fees (Completed)
- GVCO Mother Teresa Place Water/Sewer Fees (Completed)
- Palmer Street Safe Neighborhood Route

All Consolidated Plan objectives are monitored and reported to the U.S. Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance-based measurement includes:

1. Availability/Accessibility
2. Affordability
3. Sustainability

These measurements aim to promote livable and viable communities. Despite the increased competition for CDBG funds and the decline in annual allocations, the City will continue to balance the disbursement of these funds among the various needs of the community throughout the Five-Year Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The City of Grand Junction has adopted a Citizen Participation Plan to facilitate citizen involvement in the Five-Year Consolidated Plan and Annual Action Plans. The City's Community Development Department, as the lead agency, has engaged human service agencies and citizens to participate. The findings and needs identified by those who serve and work with low/moderate-income populations form the basis of the Plan. The City has met the requirements of the Citizen Participation Plan by publishing public notices and holding public meetings.

Public Hearings and Review Periods:

June 5, 2024: A public hearing before City Council was held to solicit input, discuss projects, and determine funding for the 2024 Program Year.

July 17, 2024: City Council conducted a public hearing to seek public comments and consider the adoption of the 2024 Annual Action Plan. The City provided appropriate aids and services, upon request, for effective communication to qualified persons with disabilities to participate in these meetings. There were XXXX aids and services requested for the June 5 or July 17, 2024 public meetings. *(This section will be updated after the meetings.)*

A 30-day public review period occurred from June 7 to July 12, 2024. The Annual Action Plan was made available at the City Community Development Department, the City Clerk's office, and on the City's website. A note in Spanish was included on the cover page, instructing individuals to contact the Community Development Department if they needed the document in Spanish. Phone translation services were also available upon request, and the document was provided in an ADA-compliant format. *(This section will be updated after the public hearings are complete.)*

Legal Notices:

Legal notices for public meetings were placed in the local newspaper in both English and Spanish. Additionally, the legal notice for the Annual Action Plan public hearing included a statement about the accessibility of City Hall for people with disabilities. The notice stated:

"The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council

meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance of the meeting. TDD access is available through Colorado Relay at 711."

Accessibility Compliance:

The City utilizes an Accessibility Tracker for its website and regularly updates any concerns. In compliance with Colorado HB 21-1110, all government agencies must bring web content into accessibility compliance. The City has created a plan to meet the July 1, 2024, deadline for Web Content Accessibility Guidelines (WCAG) Level AA compliance. This major undertaking involves collaboration between IT and Communications and Engagement departments. Staff training is already underway, and the City is transitioning all digital files to ADA accessible formats.

5. Summary of public comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. There were XXXX of the public that addressed City Council at its June 7, 2024 meeting. XXXX representative answered questions from City Council. There XXXX received at the July 17, 2024 City Council hearing. *Update after public hearings on dates mentioned

6. Summary of comments or views not accepted and the reasons for not accepting them

There were XXXX comments received that were not accepted.

(Update after public hearings on dates mentioned.)

7. Summary

Refer to Section 4 for a detailed discussion regarding the summary of citizen participation. The City continues to engage its citizens in the planning process to ensure that the needs of the community are effectively met.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Grand Junction is the lead agency administering the development and implementation of this plan. Key stakeholders and decision-makers include the Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations.

The City of Grand Junction is entering the fourth year of its current Five-Year Consolidated Plan, which outlines the requirements for the use of CDBG funds. The time period covered by this plan is September 1, 2024, through August 31, 2025.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
Lindy Hodges Housing Specialist/CDBG Administrator
250 North 5th Street Grand Junction Colorado 81501
970-256-4114 lindyh@gjcity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The development of the Five-Year Consolidated Plan and each subsequent Annual Action Plan is a community effort managed by the City of Grand Junction. The City conducts consultations, communicates electronically with representatives of various organizations, and meets in focus groups to formulate the plans. Community entities play a major role in identifying the needs of low- and moderate-income persons in the Grand Junction area. The primary participating agencies are summarized in Table 2.

These organizations and agencies contribute to the planning process by providing insights and data on the needs of low- and moderate-income individuals, ensuring that the plans address the most pressing community issues.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, both the City CDBG staff and Housing Division staff have on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care is a local system designed to assist people experiencing or at imminent risk of homelessness by providing housing and services tailored to a range of community needs. The most recent point-in-time survey, conducted in January 2024, estimated that there are 278 unhoused citizens in shelters or transitional housing options in Grand Junction.

Key Components and Service Providers

Shelter Services:

HomewardBound of the Grand Valley
Grand Valley Catholic Outreach (GVCO)
Karis, Inc.
The Joseph Center
The Latimer House

Food and Day Services:

GVCO Day Center and Soup Kitchen
HomewardBound Resource Center
District 51 REACH
KidsAid Program

Salvation Army Day Center
Food Banks

Housing Services:

Grand Junction Housing Authority (GJHA) Next Step Program
The Phoenix Project
Pathways Village
GVCO Permanent Supportive Housing
Karis, Inc.

Case Management:

Grand Valley Catholic Outreach (GVCO)
Grand Junction Housing Authority (GJHA)
HomewardBound
Hilltop Community Services

The City of Grand Junction, through its Housing Division, coordinates with all these agencies to provide comprehensive services to those in need. This collaboration ensures a robust support system for addressing homelessness and related issues within the community.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Grand Junction
	Agency/Group/Organization Type	Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Public Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments and divisions helped identify non-housing community development needs.
2	Agency/Group/Organization	GRAND JUNCTION HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
3	Agency/Group/Organization	Housing Resources of Western Colorado (3)
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Resources of Western Colorado participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
4	Agency/Group/Organization	Grand Valley Catholic Outreach
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Valley Catholic Outreach participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
5	Agency/Group/Organization	MESA COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments of the Mesa County government participate in focus group and public meetings, provide data and reviewed draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
6	Agency/Group/Organization	Mind Springs Health West
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mind Springs Health participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
7	Agency/Group/Organization	STRiVE
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participates in focus group and public meetings, provided data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
8	Agency/Group/Organization	HILLTOP HEALTH SERVICES CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
9	Agency/Group/Organization	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
10	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Latin Anglo Alliance was invited to participate in focus group and public meetings but had limited participation. They have, in the past, participated in the CDBG application process and submitted grant applications.

Identify any Agency Types not consulted and provide rationale for not consulting

The entities that represent minorities were contacted during the planning process but there was limited participation. The primary agencies representing minority populations that did participate were the Riverside Task Force and the Riverside Educational Center.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan.
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment and Housing	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in 2021 and a Housing Strategy developed in 2022.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation largely occurs through the various agencies whose board members consist of citizens, business leaders, and civic leaders. Goals are set within each organization regarding current operations, future expansion, new projects, or new programs and services. These organizational goals often directly translate into overall goals for the community's Five-Year Consolidated Plan.

These agencies and organizations play a crucial role in shaping the goals and objectives of the community's Annual Action Plan, ensuring that it addresses the diverse needs and priorities of Grand Junction residents.

Citizen Participation Outreach

2	Public Hearing	Minorities				
		Non-English Speaking - Specify other language: Spanish				
		Persons with disabilities	June 5, 2024 Public Hearing – XXXX persons attended the public hearing for this item.	XXXX persons spoke to answer questions from City Council.	There were XXXX comments received that were not accepted.	
		Non-targeted/broad community	*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned	
		Residents of Public and Assisted Housing				
		Housing and Services Agencies				

3	Public Hearing	Minorities	July 17, 2024 Public Hearing	City Council asked questions of staff there were XXXX other attendees at the hearing for this item.	There were XXXX comments received that were/were not, accepted.
		Non-English Speaking - Specify other language: Spanish			
		Persons with disabilities			
		Non-targeted/broad community			
		Residents of Public and Assisted Housing			
		Housing and Services Agencies		*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Grand Junction primarily relies on Community Development Block Grant (CDBG) funds as its main federal resource. However, other agencies and organizations in the community have access to a variety of funding sources, including:

- Housing Choice Voucher Program
- Low-Income Housing Tax Credits
- Weatherization Program
- Energy Assistance Programs
- NeighborWorks
- Small Business Grants (SBG)
- Emergency Solutions Grants (ESG)

These additional funding sources enable agencies and organizations in the community to leverage resources effectively, supplementing CDBG funds and expanding the scope of programs and services available to Grand Junction residents.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	398,577	0	80,559	418,145	390,000	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Grand Junction aligns with HUD's goals of using CDBG funds to seed programs and projects that will eventually become financially self-sufficient and demonstrate growth in the provided services. While the City does not have matching requirements for CDBG funds, it assesses projects for their potential to leverage other funding sources, whether public or private, to complete proposed projects. In many cases, recipients have successfully leveraged other public and private funding sources by using CDBG dollars for the required local match.

Despite challenging economic circumstances in recent years, the funds provided by the City's CDBG program have leveraged a significant amount of other public and private resources. The amount of funds leveraged by subrecipients is reported in the Consolidated Annual Performance and Evaluation Report (CAPER) each Program Year. Typically, for every one CDBG dollar allocated, subrecipients can leverage approximately five times that amount from other public and/or private resources. This demonstrates the effectiveness of CDBG funds in catalyzing additional investment and maximizing community impact.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Activities within the non-housing community development goals will be carried out within City rights-of-way and on City-owned properties. This approach allows for infrastructure and facilities improvements that benefit low- and moderate-income neighborhoods in Grand Junction. These projects encompass improvements to streets, utilities, and parks and recreation facilities. By focusing on City-controlled areas, the initiatives aim to directly enhance the quality of life for residents in these neighborhoods, fostering community development and revitalization efforts.

Discussion

No further discussion needed.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development	Census Tracts	Non-Housing Infrastructure and Facilities	CDBG: \$418,145	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,965 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,965 Assisted
2	Goal Name	Decent Affordable Housing
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The purpose of the Program Year Annual Action Plan is to outline one-year strategies for each of the objectives set in the Five-Year Consolidated Plan. These strategies are achieved by utilizing various resources, including the annual allocation of Community Development Block Grant (CDBG) funds. Each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan.

On June 7, 2024, the Grand Junction City Council approved \$417,428 in CDBG funding requests for four activities, which will be included in the 2024 Action Plan. This total amount is based on the City's allocation for the 2024 Program Year, supplemented by funds remaining from a previous year. These funded activities will contribute to the implementation of the city's objectives and initiatives outlined in the Consolidated Plan, ultimately working towards improving the quality of life for residents in Grand Junction.

Projects

#	Project Name
1	Program Administration
2	Columbine Park
3	Westlake Park
4	Ella Street Safe Route to School
5	Hermosa Avenue Safe Neighborhood Route

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

All CDBG funds are expended within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific location within the City, nor does it limit the use of funds based on race, minority, or ethnic concentration. Instead, all funds are allocated to benefit persons with low to moderate incomes within the City limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City's objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be utilized to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

While investments must be within the City limits, they are directed, as applicable, to areas of low to moderate income, which are more prevalent in the central and east/southeast parts of the city. Additionally, areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2024 project locations included in Section AP-05 for further details.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	City Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities Homeless
	Funding	CDBG: \$60,991
	Description	Administration of the 2024 CDBG Program Year will incur typical staff time to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements.
	Target Date	8/31/25

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable to Administration funds
	Location Description	City-Wide
	Planned Activities	The 2024 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements.
2	Project Name	Columbine Park
	Target Area	Census Tract
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG \$140,245
	Description	Improvements to Columbine Softball Complex including netting, fencing and landscaping as well as upgrades to the volleyball courts and improvements to the restroom enclosure. It also includes lighting and court improvements to the volleyball facility.
	Target Date	8/31/25
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 5,062 persons in a low-moderate income neighborhood.
	Location Description	544 28 1/4 Rd, Grand Junction, CO 81501
3	Planned Activities	This project includes improvements to Columbine Softball Complex including netting, fencing and landscaping as well as upgrades to the volleyball courts and improvements to the restroom enclosure. It also includes lighting and court improvements to the volleyball facility.
	Project Name	Westlake Park
	Target Area	Census Tract
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG \$77,900

	Description	Water conservation-focused irrigation improvements and turf renovation, as well as realignment of the disc golf course to avoid user conflicts and irrigation adjustments.
	Target Date	8/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the 3,465 persons in a low-moderate income neighborhood.
	Location Description	325 West Orchard Avenue, Grand Junction, CO 81505
	Planned Activities	Water conservation-focused irrigation improvements and turf renovation, as well as realignment of the disc golf course to avoid user conflicts and irrigation adjustments.
4	Project Name	Hermosa Avenue Safe Neighborhood Route
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$160,000
	Description	Construction of 630 feet of sidewalk, curb and gutter along Hermosa Avenue that does not currently have sidewalk on either side of the street. The improvement will increase walkability for surrounding neighbors including Hospice and Hilltop.
	Target Date	8/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 4,973 persons in a low-moderate income neighborhood.
	Location Description	Hermosa Avenue between 12 th and 15 th Streets, Grand Junction, CO 81506
	Planned Activities	Construction of 630 feet of sidewalk, curb and gutter along Hermosa Avenue that does not currently have sidewalk on either side of the street. The improvement will increase walkability for surrounding neighbors including Hospice and Hilltop.
5	Project Name	Ella Street Safe Route to School
	Target Area	Census Tracts

Goals Supported	Suitable Living Environment - Non-Housing
Needs Addressed	Non-Housing Infrastructure and Facilities
Funding	CDBG: \$40,000
Description	Construction of 170 feet of sidewalk, curb and gutter on one side of Ella Street and improve crosswalk access.
Target Date	8/31/2025
Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 3,465 persons in a low-moderate income neighborhood.
Location Description	Ella St. between Lilac Lane and Ridgewood Lane
Planned Activities	Construction of 170 feet of sidewalk, curb and gutter on one side of Ella Street and improve crosswalk access.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Grand Junction encompasses a diverse range of geographic areas within its entitlement boundaries, including areas of low-income and minority concentration. Assistance provided through the Community Development Block Grant (CDBG) program is directed towards these areas, ensuring that all residents have access to necessary services and public improvements.

Except for funds expended for the administration of the CDBG program, all funds are utilized within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific geographical location within its boundaries, nor does it limit the use of funds based on race, minority, or ethnic concentration. Instead, all funds are utilized to serve persons with low to moderate income who reside within the Grand Junction city limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City's objectives outlined in the Five-Year Consolidated Plan. Throughout the 2021-2025 timeframe, all CDBG funds received from the U.S. Department of Housing and Urban Development (HUD) will be dedicated to addressing at least one of the priority need categories outlined in the Five-Year Consolidated Plan. This approach ensures that resources are effectively utilized to address the most pressing needs within the community, promoting equitable development and enhancing the quality of life for all residents.

Geographic Distribution

Target Area	Percentage of Funds
Census Tracts	100
City-Wide	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of investments through the Community Development Block Grant (CDBG) program must adhere to specific criteria. Investments must be made within the City limits and, directed towards areas with low to moderate income households. These areas are predominantly found in the central and east/southeast parts of the city. Furthermore, areas with concentrations of racial/minority populations are more prevalent in the central and eastern parts of the city.

For further details on the specific locations of the 2024 Program Year projects, please refer to the map included in Section AP-05. This map illustrates the geographical distribution of projects, helping to ensure that investments are targeted towards areas with the greatest need, thereby promoting equitable development and addressing disparities within the community.

Discussion

No further discussion needed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The housing landscape in the Grand Junction area has undergone several shifts and challenges, as evidenced by recent data:

The housing stock in the area rose to 27,973 units in the 2019 American Community Survey (ACS) data. Owner-occupied units now account for 58.1% of total units, with a slight increase from 56.4% reported in 2014 ACS data. However, there has been a decrease in the number of vacant units, though the 2017 ACS data indicates a slight increase to 1,594 units or 5.7% of housing units.

Housing production saw a peak in 2006 before declining sharply a decade ago. However, the number of new permits per year has steadily risen over the past decade. The type of housing has shifted slightly, with most (72.6%) of the housing stock built since 1970.

The 2019 ACS data reported a 1.8% vacancy rate for rental units, with a median rent of \$770, representing a 23% increase since 2010. Additionally, there were 9,000 households experiencing housing problems such as cost burdens, overcrowding, and substandard utilities.

Population growth in Grand Junction has outpaced the growth in affordable housing units. The median sales price of an existing single-family home in May 2024 is \$394,699, with a 4.3% increase over the median sales price one year ago. The current median rental rate is \$1,785 with a vacancy rate of 1.9%.

Mesa County is experiencing an unemployment rate of 4.3%, which increased from 3.1% in 2023. This has led to overwhelming demand for services, with over 2000 unduplicated individuals on the waiting list for housing and housing vouchers through the Grand Junction Housing Authority.

Based on this evaluation and the Grand Valley Housing Needs Assessment, there is a clear need for rental assistance for lower-income housing and those with special needs, the provision of more affordable multifamily units, and the provision of more transitional and emergency housing. These initiatives aim to alleviate cost burdens and address the pressing housing needs within the community.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The 2024 Annual Action Plan does not address goals associated with affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Grand Junction does not maintain any public housing units but has actively engaged in addressing local housing challenges through collaboration with community entities and initiatives such as the Grand Valley Housing Needs Assessment. This comprehensive report evaluates market conditions, forecasts housing demand, identifies challenges, and provides recommendations to address housing needs.

While the Grand Junction Housing Authority no longer administers public housing, the City has supported its transition towards sustainable affordable housing models. Through fee deferrals, reductions, and grants, the City has contributed \$4,397,184 towards the development of 300 additional affordable housing units, with the first phase of 54 units expected to be completed by 2026.

In the 2024 Program Year, the City will not allocate any CDBG funds towards public housing. However, it will continue to support local housing entities in their pursuit of other funding sources. In the first 3 years of the current 5 year Consolidated Plan CDBG funds have been utilized for housing rehabilitation activities conducted by Housing Resources of Western Colorado and the Grand Junction Housing Authority and to help facilitate homeownership with Habitat for Humanity and permanent supportive housing with Grand Valley Catholic Outreach exemplifying the City's commitment to addressing housing needs within the community.

Actions planned during the next year to address the needs to public housing

The City will not be undertaking actions in the next year to address the needs of public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority, are actively encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee, where residents collaborate with staff to discuss issues, concerns, and potential resolutions aimed at enhancing housing conditions and community well-being. This engagement fosters a sense of ownership and empowerment among residents, promoting a supportive and vibrant living environment within the housing communities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

While the Grand Junction Housing Authority (GJHA) is not designated as troubled, the City has actively participated in various GJHA activities, offering financial assistance when requested and

as funds have allowed. For instance, the City allocated approximately 50% of its Community Development Block Grant - Coronavirus (CDBG-CV) funds to GJHA for emergency housing assistance. Additionally, in the 2020 Program Year, the City allocated funds to GJHA for the rehabilitation of 8 affordable housing units.

However, it's noteworthy that GJHA was not awarded 2024 Community Development Block Grant (CDBG) funds. Despite this, the City's support for GJHA's initiatives underscores its commitment to addressing housing needs and ensuring the well-being of its residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness poses a significant and growing challenge to Grand Junction, fueled by a combination of factors including low wages, high unemployment rates, and escalating housing costs. These conditions are not only pushing an increasing percentage of the general population towards housing instability but also making it more difficult for the homeless to transition off the streets. Furthermore, the lack of health insurance coverage among a substantial portion of individuals and families leaves them particularly vulnerable to housing loss in the event of a major illness.

Efforts to understand and address homelessness in Grand Junction have evolved over time. Before 2000, local homeless data was primarily informal, lacking a coordinated effort to build demographic statistics. However, since then, Grand Junction has regularly conducted counts of the homeless population. The 2024 Point in Time (PIT) survey, for instance, identified 274 unhoused citizens in shelters or transitional housing. Additionally, data from Mesa County Valley School District-51 reported 829 unhoused school-aged children during the 2023-2024 school year. Moreover, a collaborative effort between the City of Grand Junction, Mesa County, and the Grand Junction Housing Authority (GJHA) resulted in an Unhoused Needs Assessment (UHNA) in 2023, estimating approximately 2300 unhoused citizens in Mesa County.

Despite the challenges in accurately determining the unhoused population, these initiatives underscore the importance of addressing homelessness comprehensively, with data-driven strategies aimed at providing support and stability to vulnerable individuals and families in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

CDBG represent the primary federal funds allocated to the City of Grand Junction to address homeless needs and prevent homelessness. However, the 2024 Program Year does not include an

allocation of funds for these purposes. Instead, many requests for homeless services are expected to be funded through the City's general fund rather than CDBG.

In 2023, the City's Housing Division developed a Neighbor 2 Neighbor program to outreach to our unhoused citizens offering resources and referrals. 2023 also funded a Resource Center for the unhoused operated by HomewardBound of the Grand Valley and United Way of Mesa County through the Housing budget. This center was identified as a crucial need in the 2023 Unhoused Needs Assessment (UHNA), providing a centralized location for service providers to meet with citizens experiencing homelessness and offer resources. Since its inception, the center has facilitated over 20,000 interactions with unhoused community members, demonstrating its significant impact.

The City of Grand Junction maintains a supportive stance towards homeless providers in the community. The Colorado Department of Local Affairs (DOLA) oversees the Balance of State Continuum of Care (CoC) for Grand Junction, which has seen a transition from the Colorado Coalition for the Homeless over the last two decades. Grand Valley Catholic Outreach has been instrumental in addressing homelessness, constructing 63 new apartments across three complexes with an additional 40 units currently under construction for permanent housing for the homeless. The City has supported these projects through CDBG funds, development fee relief, and general funds, recognizing their importance in addressing chronic homelessness.

Despite these efforts, obstacles persist, including insufficient CDBG funding to support necessary projects for the homeless population of Grand Junction. Nevertheless, the City remains committed to supporting homeless providers by providing letters of support and consistency with the Consolidated Plan as they pursue outside funding opportunities, including federal and state grants for homeless activities and prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Grand Valley Homeless Coalition and the Mesa County Collaborative for the Unhoused are committed to utilizing the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), the By Name List, and Coordinated Entry systems to address homelessness issues effectively. These tools help in identifying and prioritizing individuals in need of assistance and streamline the process of providing support.

In their Continuum of Care Plan, the Coalition has identified transitional housing, case management, and housing placement as priority needs. The objective is to establish a comprehensive housing and service network aimed at assisting individuals in permanently transitioning away from homelessness.

Currently, the City of Grand Junction is in the process of developing land and development codes to support transitional (interim) housing initiatives. This effort will enable service providers to establish sustainable options to address homelessness effectively. By facilitating the creation of transitional housing, the City aims to contribute to the broader goal of providing stable housing and support services to individuals experiencing homelessness in the community.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To support homeless individuals and families, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, the City of Grand Junction and its partners have implemented various initiatives aimed at facilitating the transition to permanent housing and independent living.

HomewardBound, in collaboration with numerous local agencies, coordinates services to assist homeless individuals and families in transitioning to permanent housing and achieving self-sustainability in housing and employment. The community homeless shelter has adopted a new strategy that focuses on serving as a starting point rather than an endpoint in the journey from homelessness to stable housing and employment.

The City has played a role in funding initiatives to address homelessness, such as providing financial assistance to HomewardBound for the construction of a new family center to offer comprehensive services. Additionally, CDBG funds have been utilized to rehabilitate and expand the Community Homeless Shelter and the Community Day Center operated by Grand Valley Catholic Outreach. Projects funded in collaboration with Grand Valley Catholic Outreach aim to provide housing for the most vulnerable adults currently experiencing homelessness.

Moreover, Mesa County participates in the Built for Zero initiative, and the Grand Junction Housing Authority partners with VA HUD-VASH, Grand Valley Catholic Outreach, and Volunteers of America to focus on ending homelessness for veterans and chronically homeless individuals. Regular conferences are held to review the By-Name list of homeless individuals, facilitating coordinated efforts to address their needs and provide appropriate support services.

Through these collaborative efforts and targeted interventions, the City of Grand Junction and its partners strive to shorten the duration of homelessness, increase access to affordable housing units, and prevent individuals and families from experiencing homelessness again, ultimately promoting stability and self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

To assist low-income individuals and families, especially extremely low-income individuals and families, and those at risk of homelessness due to discharge from publicly funded institutions and systems of care, the City of Grand Junction and its local agencies have implemented several strategies:

1. **Shelter Accommodations:** Local agencies like HomewardBound of the Grand Valley have policies in place to accommodate individuals being discharged from publicly funded institutions, including correctional facilities, foster care, and health care facilities. Shelters provide viable alternatives to sleeping on the streets, ensuring that individuals have a safe place to stay upon discharge.
2. **Daytime Shelter Services:** The HomewardBound Resource Center, Joseph Center and the Grand Valley Catholic Outreach's Day Center provide daytime shelter options for individuals discharged from health care facilities who require follow-up care or rehabilitation, overnight shelters also offer limited daytime shelter during periods of recovery, providing a supportive environment and access to necessary resources.
3. **Transitional Housing Options:** Alternative housing options, such as sober living facilities, the Freedom Institute for formerly incarcerated persons, and Asset House for high utilizers of health care systems, provide pathways to stability for individuals transitioning from institutions back into the community.
4. **Community Development Needs:** The Consolidated Plan identified priority non-housing community development needs, including transportation, medical services, childcare, and youth-oriented activities. Funding has been allocated to support projects related to child education, daycare, youth programs, and other community services aimed at addressing these needs.
5. **Support for Agencies and Programs:** The City of Grand Junction supports various agencies and programs, such as the Joseph Center, Latimer House, Marillac Clinic, Riverside Education Center, Western Slope Center for Children, and HopeWest, which provide essential services to vulnerable populations. While specific projects may not have received funding through the 2024 CDBG program, many agencies receive support from the City's general funds to continue their activities.

Through these efforts, the City and its partners aim to prevent homelessness and support individuals and families in accessing the resources and services they need to achieve stability and self-sufficiency.

Discussion

No further discussion needed.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Based on the findings and recommendations of the Grand Valley Housing Needs Assessment, the City of Grand Junction has an opportunity to address barriers to housing production and affordable housing by considering the following actions pertaining to public policies:

Encourage Low to Moderate Income Housing:

- Provide incentives to developers for affordable housing development, such as density bonuses, fee deferments or waivers, and other cost benefits.
- Explore opportunities to increase housing density in certain areas zoned for residential development, particularly those that can accommodate higher density rental developments.

Encourage Rental Housing Development:

- Evaluate areas with existing infrastructure that can support additional rental or multifamily development.
- Offer development incentives and fee waivers to encourage the construction of rental housing.
- Review zoning requirements that may restrict rental or multifamily developments, especially in areas near existing amenities and infrastructure, and consider adjustments to promote increased density.

By implementing these recommendations and working collaboratively with housing stakeholders, the City can contribute to the creation of more affordable housing options and support residential investment in the Grand Junction area. This may involve revisiting existing policies and regulations to ensure they align with the goal of expanding affordable housing opportunities and meeting the needs of low to moderate-income residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address the negative effects of public policies that serve as barriers to affordable housing, the City of Grand Junction plans to undertake several actions, as outlined below:

Partnering to Develop an Affordable Housing Strategic Plan

Collaborate with stakeholders to develop a comprehensive affordable housing strategic plan that addresses key barriers and outlines strategies for increasing affordable housing stock.

Reviewing Zoning Requirements

Conduct a review of zoning requirements that may restrict multifamily developments, with the goal of identifying and potentially amending regulations to facilitate the construction of affordable housing units.

Encouraging Mixed-Income Development

Explore opportunities to promote mixed-income development projects that integrate affordable housing units with market-rate housing, fostering socio-economic diversity within communities.

Incentivizing Affordable Housing Development

Implement incentives to encourage the development of affordable housing, such as density bonuses, fee waivers, and other financial incentives for developers.

Improving Information and Training on Fair Housing

Utilize administrative funds to enhance public information on fair housing rights and responsibilities, provide staff training on fair housing issues, and ensure compliance with HUD reporting requirements.

Investing in Physical Infrastructure in Low and Moderate-Income Neighborhoods

Allocate resources to improve physical infrastructure in low and moderate-income neighborhoods, thereby enhancing the quality of life and maintaining the value of affordable housing areas.

Updating Comprehensive Plan and Zoning Code

Continuously update and implement the Comprehensive Plan and Zoning and Development Code to address housing impediments and remove barriers to affordable housing development.

Expanding Transit Services

Expand the operating hours and routes of the local transit system to improve accessibility for residents relying on public transportation to access education, employment, and essential services.

Promoting Economic Development

Collaborate with economic development partners to promote the development of new businesses and expansion of existing ones, with a focus on improving wage levels and economic opportunities for residents.

By taking these actions, the City aims to mitigate the negative effects of public policies that hinder the availability of affordable housing and create a more inclusive and equitable housing landscape in Grand Junction. As described in the Five-Year Consolidated Plan and in AP-35, there are many community needs and obstacles to addressing them. These include a growing

need for services, limited funds, availability of accessible and affordable housing, gaps in affordability, and increased compliance and technical skills required for administering the CDBG program.

Discussion:

No further discussion needed.

AP-85 Other Actions – 91.220(k)

Introduction:

Many additional actions are slated for implementation during the 2024 Program Year, facilitated either by the City or local non-profit agencies. Given the breadth of services and facilities demanded by the community, the City heavily relies on collaboration with other agencies to meet these needs effectively.

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs include, but are not limited to:

1. Decreased financial support available to local government and organizations.
2. Rising number of foreclosures within the community due to job loss and other factors, leading to increased demand for housing and other services.
3. Disparity between wage levels and housing costs, contributing to poverty, higher unemployment rates, and an aging population in need of more services.

To address these challenges, several actions are planned, many of which involve coordination and participation activities ongoing in the community, as outlined in the Consolidated Plan:

- a) Support agencies and organizations in securing funding for priority projects, aiming to leverage maximum financial support.
- b) Promote and support classes offered by local housing entities focusing on foreclosure prevention.
- c) Sustain economic development efforts in collaboration with partners, while also supporting and coordinating with local housing agencies to provide affordable housing options. Additionally, endorse ongoing activities and services that foster family stabilization.

Actions planned to foster and maintain affordable housing

During the 2023 Program Year, two activities are slated to result in the construction of 48 new housing units:

1. Habitat for Humanity Hoffman Phase 3: Construction of 8 new self-help units.

2. Grand Valley Catholic Outreach Mother Teresa Place: Construction of a 40-unit apartment building.

Actions planned to reduce lead-based paint hazards

The City of Grand Junction estimates that approximately 10,000 housing units constructed before 1978 may contain lead-based paint. While the exact number of these homes occupied by low- to moderate-income residents is unknown, it's recognized that older, more affordable housing units are often occupied by individuals in these income brackets.

All activities funded with CDBG dollars through the City of Grand Junction must adhere to federal regulations regarding lead-based paint. These regulations are integrated into all legal agreements between the City and grant subrecipients. Any residential units or facilities built before 1978 involved in a CDBG activity must undergo a lead-based paint evaluation conducted by a certified inspector. Additionally, any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

Over recent decades, the number of child cases with elevated lead levels in their blood has notably decreased. The State of Colorado no longer maintains a statewide lead-based paint testing program, and the Mesa County Health Department does not conduct proactive testing unless there is a specific reason to suspect exposure to lead. Between 2010 and 2014, testing of physician-referred children yielded only three cases of abnormal results, none of which indicated acute levels of lead exposure.

Specific Lead-Based Paint Actions

1. Housing Resources of Western Colorado and the Grand Junction Housing Authority will persist in fulfilling the mandates of the Federal Rule.
2. The City of Grand Junction will explore, identify, coordinate, and/or endorse further initiatives to tackle this potential health hazard. This encompasses compliance with the Federal Rule regarding the allocation of CDBG funds to applicable 2024 activities.
3. The Grand Junction Housing Authority and other local entities will maintain efforts to inform residents about the potential dangers associated with lead-based paint.

Actions planned to reduce the number of poverty-level families

The Anti-Poverty Strategy aims to diminish the number of individuals earning low- to moderate-income wages and facing the risk of homelessness. This strategy delineates activities to achieve the following objectives:

- Gather demographic data on poverty levels to identify the issue and monitor its progression.
- Concentrate on a spectrum of preventive and intervention measures by age group to avert individuals from falling into poverty.
- Foster initiatives to enhance earned income levels and sustain a diversified economic

foundation.

- Enhance the employability of beneficiaries of public assistance.
- Attract employers offering higher wages to Grand Junction.
- Improve access to employment by expanding the public transportation system and providing accessible and affordable childcare.
- Promote household stability through educational programs, substance abuse rehabilitation programs, and services for individuals with special needs.
- Uphold endeavors to mitigate the risk of catastrophic expenses by offering healthcare to the uninsured and facilitating public transportation to reduce costs for low-income individuals.
- Channel efforts towards developing affordable housing in proximity to employment hubs.

Specific Actions for Reducing Poverty Level

a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including REACH unhoused student data
- Unhoused Needs Survey and Assessment

b) The Mesa County Collaboration for the Unhoused will work towards implement the Unhoused Needs Strategies.

c) The Hunger Alliance will continue monitoring data trends adapting strategies to address food insecurity.

Actions planned to develop institutional structure

The City Community Development Department provides the staff and framework for the institutional structure for administration of the Community Development Block Grant program with assistance from the Finance Department. No gaps have been identified in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness, and special needs populations.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Grand Junction is committed to collaborating with both public and private housing and human service agencies to strengthen the implementation of the Five-Year Consolidated Plan and subsequent Annual Action Plans. Here are some actions the City will undertake:

- Facilitate meetings with community agencies and organizations to explore community needs, funding opportunities, and potential partnerships. This includes active participation in coordinating the Mesa County Collaborative for the Unhoused.
- Provide technical assistance to agencies, discussing available funding sources, application timelines, and optimal fund utilization.
- Extend technical support to potential developers and property owners considering new construction or refurbishment of existing housing.
- Conduct surveys of housing units to assess rehabilitation requirements aimed at preserving affordable housing.
- Issue letters of support for affordable housing project proposals or other funding requests from agencies seeking external funding.
- Foster collaborative efforts among agencies to support the low-income homeowner population.

Moreover, in line with the Strategic Plan outlined in the Five-Year Consolidated Plan, the Community Development Department will employ rigorous monitoring mechanisms to ensure compliance with federal, state, and local regulations for programs funded by the CDBG. In the 2024 Program Year, staff will conduct desk monitoring, offer technical assistance, and perform on-site visits both before and after awarding funds. This may involve consultations with HUD CPD staff to ensure program adherence. Monitoring intensity will be tailored to the subrecipient's experience, performance, and project complexity. Furthermore, the City will ensure compliance throughout the setup, update, and closure phases of activity information in IDIS, a system tracking fund disbursements and ensuring project eligibility and compliance. Regular updates in IDIS will help verify timely expenditures and outcomes, enabling the City to identify subrecipient needs and offer additional support as required.

Discussion:

No further discussion needed.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with all CDBG funds available during the year are identified in section AP-35. The City of Grand Junction will not incur program income for any of its 2024 Program Year

activities. In as much as possible, CDBG funds will be entirely expended to benefit persons of low- and moderate-income or presumed benefit with the exception of Program Administration funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

No further discussion needed.

RESOLUTION NO. ____

**RESOLUTION ADOPTING THE 2024 PROGRAM YEAR ANNUAL ACTION PLAN AS
A PART OF THE CITY OF GRAND JUNCTION 2021 FIVE-YEAR CONSOLIDATED
PLAN FOR THE GRAND JUNCTION, COLORADO COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996; and,

WHEREAS, the Entitle Community designation give Grand Junction the right to an annual grant of funds under the CDBG Program; and,

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally required planning document that guides community development efforts in Grand Junction; and,

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and,

WHEREAS, the planning process in developing the 2024 Program Year Annual Action Plan included citizen participation and interagency involvement; and,

WHEREAS, the 2021 Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and,

WHEREAS, the 2021 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken in the next five years, including the activities included in the 2024 Annual Action Plan.

NOW THEREFORE BE IT RESOLVED that the Grand Junction City Council adopts the 2024 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) program.

Done this 17th day of July 2024.

Abe Herman
President of the City Council

Attest:

Selestina Sandavol
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: July 17, 2024
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: John Shaver

Information

SUBJECT:

An Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law

RECOMMENDATION:

Recommend approval of the ordinance.

EXECUTIVE SUMMARY:

The Downtown Development Authority (DDA) was formally established in 1981 with the mission of preventing blight and maintaining and improving property values through investment in the DDA area, according to a plan of development adopted by the DDA Board and City Council. The DDA is funded in part through tax increment financing (TIF) revenues. In 2008, the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional 20-year term which expires December 31, 2032. Recently, that law was amended with SB 23-175, which now allows additional 20-year periods to extend the time the DDA may utilize tax increment financing upon authorization of the City Council.

Adoption of the ordinance would extend the DDA TIF authorization for a 20-year period beginning January 1, 2033, and expiring December 31, 2052. The DDA Board requests the City Council approve the ordinance and the consequential funding of the TIF authority for an additional 20 years, which will allow the DDA to fully implement its statutory objectives and purposes as described in the DDA's current Plan of Development.

BACKGROUND OR DETAILED INFORMATION:

TIF provides that a portion of ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary and sales tax revenues attributable to the growth of retail activity, combined as tax increment revenues, are used exclusively for debt service for DDA undertakings.

The property tax TIF revenues are derived from mill levy assessed by local taxing authorities within the DDA, including the City, Mesa County, School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District. The state statute requires that 50 percent of the increment revenues are allocated to the DDA. The second 50 percent is optional. Currently, the City and the School District both allocate 100 percent of the property tax TIF. In addition to this, the City allocates 100 percent of sales tax revenue increment.

The additional extensions allowed by SB 23-175 continue to require the first 50 percent tax increment with the base being adjusted annually.

FISCAL IMPACT:

Based on final mill levy certifications from Mesa County for 2024 it is estimated that the DDA will receive approximately \$2 million in property tax TIF; School District \$1.4 million, City \$250,000, Mesa County \$175,000, DDA itself \$78,000, Library \$47,000, with the remaining \$50,000 coming from smaller taxing jurisdictions such as Mosquito District and Grand Valley Drainage District.

For 2024, it is estimated that the DDA will receive \$718,000 in sales tax TIF from the City.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5223, an ordinance extending the period during which the Grand Junction, Colorado Downtown Development Authority (DDA) may collect and allocate sales and property tax increment to fund the capital and operations of the DDA as provided by law on final passage and order final publication in pamphlet form.

Attachments

1. ORD-20 Year Extension 20240522

1 ORDINANCE NO. ____

2
3 AN ORDINANCE EXTENDING THE PERIOD DURING WHICH THE GRAND JUNCTION, COLORADO
4 DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MAY COLLECT AND ALLOCATE A SALES AND PROPERTY
5 TAX INCREMENT TO FUND THE CAPITAL AND OPERATIONS OF THE DDA AS PROVIDED BY LAW

6 Recitals:

7 The Grand Junction, Colorado Downtown Development Authority ("Authority" or "DDA") adopted a Plan
8 of Development for the Authority. The DDA plan and boundaries were initially approved by the Grand
9 Junction City Council ("Council") on December 16, 1981, pursuant to Colorado law.

10 Since that time, several people and entities owning property near or within the DDA, pursuant to §31-
11 25-822, C.R.S. and the Plan, have petitioned for inclusion within the Authority's boundaries. The
12 boundaries of the DDA have been expanded by various ordinances duly and lawfully adopted by the City
13 Council. With Ordinance 4881, as amended by Ordinance 4937, the City Council adopted the DDA's
14 2019 *Vibrant Together* Plan of Development ("Plan" or "POD").

15 Over the course of the years of the Authority's existence it has engaged in a number of substantial
16 projects including the renovation of the Avalon Theatre and Two Rivers Convention Center, the
17 development of Las Colonias Park and the redevelopment of the Dos Rios property as well as the
18 elimination of slum and blight at 200 Rood Avenue, near the corner of 2nd Street and Colorado Avenue,
19 the reconstruction of 7th Street, Colorado Avenue, and the renovation of Main Street.

20 In 2008 the Colorado general assembly passed SB 08-170 amending the Downtown Development
21 Authority Act by extending the period that a DDA may utilize tax increment financing. Pursuant to that
22 law the City Council as the governing body for the DDA approved Ordinance 4494 which extended the
23 lawful right of the Authority to allocate and collect property and sales taxes for financing the purposes
24 of the Authority for an additional twenty years. The DDA statute previously permitted one twenty-year
25 extension; however, the law was recently amended by Senate Bill 23-175 to allow for additional twenty-
26 year extension of the period of time that a downtown development authority may utilize tax increment
27 financing. The law, as amended by SB 23-175, provides that prior to the expiration of any previously
28 approved extension and by and with the passage of an ordinance by the governing body, the City
29 Council may approve twenty-year period to extend the time the Authority may utilize tax increment
30 financing ("the Additional Extension").

31 According to the law on the first day of the Additional Extension, January 1, 2033, the established base
32 year for the allocation of property taxes ("Base") must be advanced by one year, and the Base must be
33 advanced by one year for every additional year through the completion of the Additional Extension.

34 The DDA Board has requested that the City Council approve this extension ordinance. The approval of
35 the Ordinance and the consequential funding of the Authority for 20 additional years will allow the
36 Authority to fully implement its statutory objectives and purposes all as more particularly described in
37 the Authority's POD. To the extent necessary or required this Ordinance shall serve to amend and to
38 extend the allocation and collection of property and sales taxes as heretofore imposed and collected in
39 the tax increment fund ("TIF") districts for an additional 20 years as provided by Colorado law.

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

1. The City Council hereby incorporates the foregoing Recitals in support of the approval of a 20-year extension, the Additional Extension, of the period during which the Grand Junction Downtown Development Authority may allocate and collect property and sales taxes.

2. That the Additional Extension term shall commence in 2033 for the taxes payable in 2034 and thereafter.

3. On the first day of the Additional Extension the base year for the allocation of property taxes must be advanced by one year, and the base must be advanced by one year for every additional year through the completion of the Additional Extension.

4. The City Council hereby finds and determines that approval of this Ordinance will serve a public use and purpose; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted areas; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property included within the Authority and the TIF districts.

6. Adoption of this Ordinance does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.

INTRODUCED on first reading this 5th day of June 2024 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of July 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

Attest:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.i.

Meeting Date: July 17, 2024

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, AICP, Principal Planner

Information

SUBJECT:

An Ordinance Amending the Comprehensive Plan for 6.56 Acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the American Lutheran Church Property Located at 631 26 1/2 Road

RECOMMENDATION:

The Planning Commission heard the request at its June 11 meeting and voted (5 to 1) to recommend denial. The Zoning and Development Code Section 21.02.030(h)(2)(ii)(C) states "An affirmative vote of five members of the City Council shall be required to approve rezones and Comprehensive Plan amendments recommended for denial by the Planning Commission."

EXECUTIVE SUMMARY:

The Property Owner, American Lutheran Church is requesting a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5-12 du/ac) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near Intermountain Health St Mary's Hospital. The subject property has an existing church building with approximately two acres of the site remaining vacant.

The property owner is requesting an amendment to the 2020 One Grand Junction Comprehensive Plan in anticipation of future residential subdivision development on the vacant portion of their property. The zone districts of RM-8 and RM-12 implement the requested Land Use Map amendment to Residential Medium. The rezone request to RM-8 is being considered separately and not included in this staff report.

BACKGROUND OR DETAILED INFORMATION:

The new Zoning and Development Code (ZDC) became effective on January 21, 2024. The property is currently designated Residential Low on the Land Use Map and zoned

Residential 1 Retired (R-1R). The development rights and dimensional standards are found in the ZDC however with the retired status of this zone district no new properties will be rezoned to this district and the zoning no longer implements any Land Use designation of the Comprehensive Plan.

The property was zoned Residential-1 (R-1, one du/acre) at the time of annexation in August 2000. With the ZDC update effective January 21, 2024, the R-1 zone district became Residential 1 Retired (R-1R). The requested amendment to a Residential Medium Land Use designation is being requested on the subject property first. In addition, the Comprehensive Plan adopted in 2020 established a new urban minimum density of two dwelling units per acre which further promoted the retiring of all zone districts that can't meet the minimum densities of the Comprehensive Plan, R-1 being one of those.

The Property Owner, American Lutheran Church, is requesting a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5-12 du/ac) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near St Mary's Hospital. The subject property has an existing church building with approximately three acres of the site remaining vacant.

Surrounding properties have a mix of residential land use designations. The area to the east is designated Residential Low and zoned RL-4 (Residential Low 4), to the south is designated Residential Medium and zoned RM-8, to the north and west is designated Residential Low and zoned R-2R (Residential 2 Retired) to the west and R-1R and R-2R to the north. Both the R-1R and R-2R zone districts are retired zone districts and no longer zone districts that properties would be rezoned to or implement any of the land use designations of the One Grand Junction Comprehensive Plan.

In proximity are two churches located to the east at 632 26 ½ Road and 641 Horizon Drive. The Cappella Assisted Living Facility with full-time residents is located to the southeast within 200 feet of this property. This facility includes 84 beds, for a density of 8.8 dwelling units per acre.

A large "Employment Center" as identified in the One Grand Junction Comprehensive Plan is located to the south approximately ¼ of a mile. This employment area includes many facilities of the region's medical community including St Mary's Hospital. Health and medical care are major industries and continue to see employment growth. The proposal for residential development within the range of 5.5 and 12 dwelling units per acre will support the St Mary's Employment and services center. The approximately three acres of developable land area on this property lends itself to residential infill development.

The subject property has sewer service and all other urban amenities to the property. Urban infill development is also supported in this area by the City's plans to reconstruct 26 ½ Road from Horizon Drive to Summer Hill Way in the next couple of years. The project is currently in the design phase with construction budgeted. This multi-modal corridor will include safer vehicular travel and facilities for pedestrian and bicycle traffic

along the nearly two-mile section of roadway. The new 26 ½ Road corridor will support and promote pedestrian and bicycle travel to the St Mary's employment area and points south to downtown.

The Property Owner is requesting to amend the Comprehensive Plan Land Use Map from Residential Low to Residential Medium which is the same category found adjacent to the south of the subject property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area. The request for a Comprehensive Plan Amendment is accompanied by an ordinance.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and Rezone was held on March 4, 2024, in accordance with Section 21.02.030(c) of the ZDC. The Applicant, Applicant's representative, and City staff were in attendance, along with more than 20 members of the public. In general, issues and concerns expressed included traffic, school closure, setbacks, the process for rezoning and comprehensive plan amendment, community growth, parking requirements, and high density. A development application was submitted to the City of Grand Junction for review in March 2024.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with an application sign on April 19, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 31, 2024. The notice of the Planning Commission public hearing was published on June 4, 2024, in the Grand Junction Daily Sentinel. An online public hearing with an opportunity for public comment was held between June 4, 2024, and June 10, 2024, through the GJSpeaks.org platform.

ANALYSIS

Presently, the Comprehensive Plan designates the subject property as Residential Low on the Land Use Map. The Applicant is requesting to change the Land Use Map from Residential Low to Residential Medium to allow for an increase in residential development density on the site, allowing for an overall density between 5.5 and 8 dwelling units per acre.

The primary land uses found in the Residential Medium Land Use category are small lot single-family residential and medium density multifamily providing a range of housing types and densities. This request for Residential Medium land use would expand the existing Residential Medium land use area already existing to the south of the subject property and increase density in the area.

Secondary land uses in Residential Medium include open space and parks, schools, places of worship, home-based businesses, public/institutional uses, and other complementary neighborhood uses. The existing church use conforms to the proposed

Residential Medium land use designation.

The criteria for review are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current Residential Low land use designation on the subject property permits low-density single-family and multifamily development with densities of up to 5.5 dwelling units per acre and greater than two dwelling units per acre. The zone districts that implement this land use designation include RL-4 and RL-5.

The proposed RM-8 Zone District is not permitted in a Residential Low Land Use designated area and, therefore, does not implement the current land use designation. The request to rezone from R-1R to RM-8 requires that a Comprehensive Plan Amendment to the Land Use Map be accomplished before a rezone to RM-8 can be considered. The related element is that since a Residential Medium Land Use designation is required for RM-8 zoning to be applied, an amendment to the Comprehensive Plan Land Use Map is required and thus requires the proposed amendment. Note, the request to rezone the property to RM-8 will be conditioned with a requirement that the Land Use Map be amended to a Residential Medium Land Use designation before a change to RM-8 zoning can become effective.

Therefore, Staff finds that this criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or The requested RM-8 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choices of the One Grand Junction Comprehensive Plan. In addition, the Comprehensive Plan was done at a high level, and now as we look more closely at this area and consider the other changes in the area, such as the rezoning of the parcels immediately to the south to RM-8 since the adoption of the Comprehensive Plan, the Village Co-Op housing project being constructed under RH-24 zoning and the construction of the Juniper Ridge Charter School being built just to the south, the subject property is located in an area that is appropriate for an increase in density and housing options.

The amount of Residential Medium-designated land and Residential Low-designated land within the Urban Development Boundary (UDB) of the Comprehensive Plan greatly differs. There are more than 12,000 acres of Residential Low designated land, whereas there are less than 6,000 acres of Residential Medium designated land. With a two-to-one ratio over Residential medium designated lands, a change to the Land Use Map

approving a Residential Medium designation on the subject property is a benefit to the community. It provides for a higher range of density that accommodates housing types that include smaller footprints, less square footage, smaller yards, even housing with no yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter acre lot.

Therefore, Staff finds that this criterion has been met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed Land Use Map Amendment to Residential Medium (5.5-12 du/ac) implements the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourages the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

The existing 26 ½ Road corridor is currently in the design phase for a multi-modal facility with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. The project reconstructs this important north-south transportation corridor and provides a direct route for the subject property to the St Mary's employment area and to 7th Street south of Patterson Road to downtown. Increasing housing on the subject property will provide additional residents access to this corridor for their transportation needs and within a walkable/bikeable distance to a major employment center. The subject property is served by existing sewer service and all other urban amenities.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

As stated above, the Residential Medium land use designation provides for a higher range of density that accommodates housing types that include smaller footprints, less square footage, smaller yards, even housing with no yards, all of which can lower housing costs and provide housing for the population needing housing but who can't afford a single-family home on a quarter acre lot.

Intensification and Tiered Growth Plan. The subject property is located within Tier 1, where the Comprehensive Plan focuses on intensifying residential density through infill and redevelopment. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Comprehensive Plan Amendment CPA-2024-143 request for a

Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the property located at 631 26 ½ Road, the following findings of facts has been made.

1. The request has met the Comprehensive Plan Amendment criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

The Planning Commission recommended denial of the requested Comprehensive Plan Amendment.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on the type of use.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5224, an ordinance amending the Comprehensive Plan Land Use Map of the City of Grand Junction from Residential Low (2-5.5 dwelling units/acre) to Residential Medium (5.5-12 dwelling units/acre) for American Lutheran Church property located at 631 26 1/2 Road on final passage, and order final publication in pamphlet form.

Attachments

1. Development Application
2. Site Location, Aerial, Future Land Use & Zoning Maps, etc
3. Neighborhood Meeting Notes
4. Public Comments Received thru June 11th
5. Planning Commission Minutes - 2024 - June 11 - DRAFT
6. ORD-American Lutheran CP amend 20240619

Development Application

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

Petition For: Comprehensive Plan Amendment; Rezone

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

Existing Land Use Designation Residential Low

Existing Zoning R-1R

Proposed Land Use Designation Residential Medium

Proposed Zoning RM-8

Property Information

Site Location: 631 26 1/2 Rd.

Site Acreage: 6.5

Site Tax No(s): 2945-023-00-072

Site Zoning: R1R

Project Description: Comp Plan Amendment to Residential Medium; Rezone to RM-8

Property Owner Information

Name: American Lutheran Church

Street Address: 631 26 1/2 Rd.

City/State/Zip: G.J. CO 81506

Business Phone #:

E-Mail: pastor.valerie.carlson@gmail.com

Fax #: n/a

Contact Person: Valerie Carlson

Contact Phone #:

Applicant Information

Name: Kaart

Street Address: 734 Main St.

City/State/Zip: G.J. CO 81501

Business Phone #: 241-0745

E-Mail: Ty@kaart.com

Fax #: n/a

Contact Person: Ty Johnson

Contact Phone #: 241-0745

Representative Information

Name: Kaart

Street Address: 734 Main St.

City/State/Zip: G.J. CO 81501

Business Phone #: 241-0745

E-Mail: Ty@kaart.com

Fax #: n/a

Contact Person: Ty Johnson

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application



Date

3/12/2024

Signature of Legal Property Owner

Rev. Valerie Carlson

Date

3/14/2024



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

**American Lutheran Church
Comp Plan Amendment and Rezone
631 26 ½ Rd.
March 11, 2024
General Project Report**

Project Description

The subject property is approximately 6.5 acres in size and is located at 631 26 ½ Rd., as displayed below.



This application requests a comprehensive plan amendment and a rezone for the subject property. The request is to change the future land use designation of the subject property



from Rural Low to Residential Medium, and a rezone to change the subject property from the R-1R zone district to the RM-8 zone district.

The applicant intends to execute a simple lot split, after the rezone, to sell a portion of their property that is currently unused. The applicant is currently maintaining and paying taxes on a large portion of their property, and it is in the applicant's best interest to sell that portion to help retire existing debt on the remaining portion of the property.

Public Benefit (of the entire project):

This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. The housing shortage and lack of affordability is well documented in our community, as is the lack of medium density housing and land zoned for medium density housing. This location is perfect for medium density housing given its close proximity to St. Mary's, the largest employer in Mesa Co., and associated medical uses along Patterson Rd. An RM-8 housing product at this location will attract future residents that are employed by St. Mary's, as they will have the ability to walk to work.

An additional public benefit to this project is that it is infill with existing built ROW and public utilities surrounding the property. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure.

Neighborhood Meeting

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 - 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:



- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

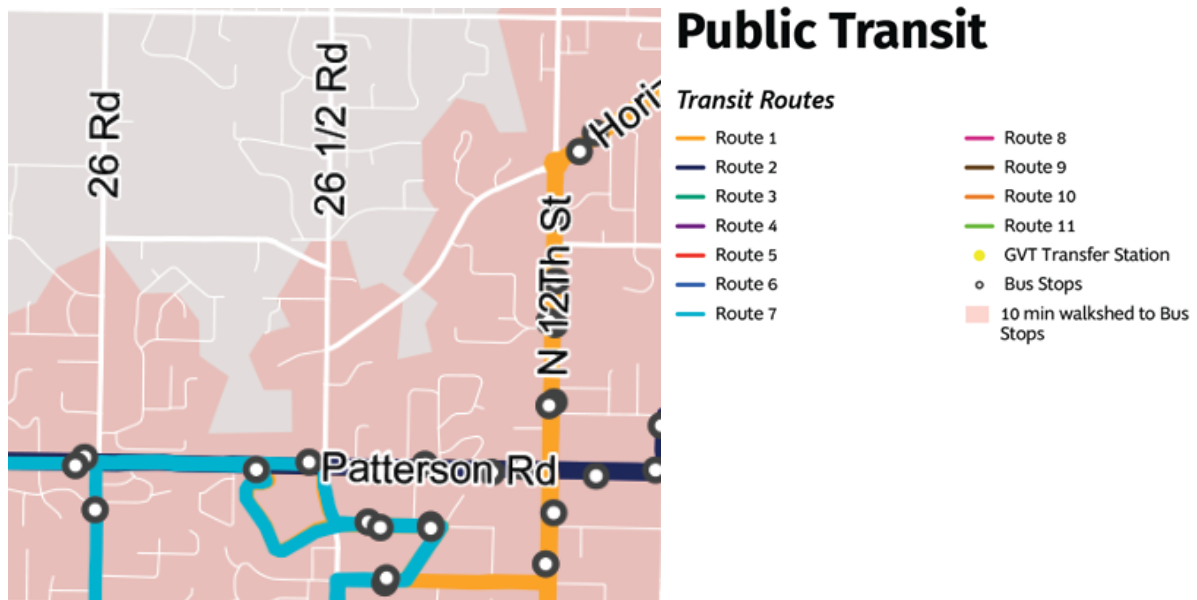
The subject property is designated as Residential Low in the future land use map of the comprehensive plan. This application proposes to change the future land use designation on the subject property to Residential Medium. The subject property is adjacent to property with Residential Medium future land use designation to the south and property with Residential High future land use designation to the southeast, as depicted in the figure below.

The land use designation descriptions from the Comp Plan provide a detailed description of what development in each land use designation should look like. This property is more consistent with the description of the residential medium land use designation, as shown in the table below.



Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The property is located within a 10-minute walkshed of major transit routes on Patterson Rd., as shown in page 101 of the Comp Plan and below. Also of note is that the Comp Plan has designated Patterson Rd. as a potential bus rapid transit (BRT) corridor. Low density housing along major transit routes is a very poor use of land, and medium or high density housing at this location would provide a much greater benefit to our community as a whole, given proximity to existing and future public transit.





The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 2: Resilient and Diverse Economy

Policy 6. Invest in key infrastructure that supports business

Objective a. Attainable Housing.

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

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

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

Objective c. Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

Objective d. Density/Intensity

Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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



Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types

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

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

Objective b. Connectivity and Access.

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

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

Objective b. Connectedness

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

Land Use and Growth Framework

"Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors." (pg. 54 Comp Plan).



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the west, vacant property to the south, multi-family residential to the east, and single-family residential to the north.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel
- Irrigation: GVIC

Approval Criteria

Section 21.02.050(e)(4)(iii) of the GJMC states that, "The Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria: "

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

Response: First, it is important to note that the Comp Plan details the fact that the land use map must be periodically updated to stay relevant with the changes in housing demand in the community. Objective a. under Policy 1.1 of Plan Principle 5 states, "Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand."

The Grand Valley Housing Needs Assessment was updated after the Comp Plan was adopted and provided an update on the housing demand in the community. It is well documented that the community needs more medium density housing in order to meet the demographic changes and growth in the community.

The land use designations of the future land use map are all assigned definitions with specific characteristics. The Comp Plan requires this proposed amendment to Residential Medium, as this property does not fit the characteristics of the Residential Low land use designation as shown below.

This requested change in land use designation for the subject property is needed in order for many components of the Comp Plan to be implemented. The Comp Plan emphasizes



the importance of infill development, providing diverse housing choices, and creating a community that is connected by multiple modes of transit to employment and commercial uses. The following policies and principles from the Comp Plan illustrate the need for this request to be approved in order for the Comp Plan to be implemented.

Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The subject property is in the core of Grand Junction and located where public services and infrastructure are in abundance. It is within a 10-minute walkshed of major transit routes along Patterson Rd. and a defined major employment center of St. Mary's.

Finally, the Comp Plan requires this amendment in order to achieve its vision for strong neighborhoods and housing. The below principles and policies emphasize the need for diverse housing types

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types



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

This criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

Response: This property has been vacant and underutilized for decades, while housing needs in the City have increased dramatically. The City has dedicated a lot of time and resources to making housing more available and to identify needed housing types. Those studies have called for more housing that is consistent with and will be provided by the Residential Medium land use designation.

The below excerpt from the Grand Valley Housing Needs Assessment illustrates how far behind our community is when it comes to medium density housing.

Over the past decade 5,391 single-family units and only 759 multifamily units have been permitted, around 87% of those multifamily units were in structures with 5 or more units. The level of multifamily development has not kept up with the increase in renter households. (pg. 8)

According to estimates from the Comprehensive Plan, the Sewer 201 Boundary will grow to 103,623 in 2025, 110,036 in 2030, 117,360 in 2035 and in 2040 the population estimate is 124,220. With a 2.2 persons/household average, and a population increase of 25,401 people, the Persigo Sewer 201 area will need 11,546 additional dwelling units through 2040. That is an average of 577 new dwelling units annually. (pg. 39)

Building permits issued across Mesa County since 2020 indicate that building activity is not keeping up with the demand for housing, especially the demand for medium density housing. The table below shows building permits issued in the City of Grand Junction to date since 2020 by housing type. The community will benefit from more medium density housing.



Year	One Family	Two Family	Multi Family
2020	507	9	12
2021	540	4	19
2022	360	1	11
2023	272	3	25
2024 (Jan & Feb)	53	0	6
Total	1,732	17	73

This criterion has been met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

Response: This proposed amendment is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report

This criterion has been met.

Section 21.02.050(l)(3)(ii) of the GJMC states that Review Criteria An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response: RM-8 zoning is one of the implementing zone districts for the Residential Medium land use designation. Additionally, the proposed RM-8 zoning is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report.

This criterion has been met.

(B) Development Patterns The proposed zoning will result in logical and orderly development pattern(s).

Response: The subject property is adjacent to multifamily housing to the east, medium density zoned vacant land to the south, and lower density single-family residential to the



north and west. Medium density residential in this location is logical in that it continues with the existing development pattern of the area, as it provides a buffer between high density zoning to the east and southeast and the lower density single family uses to the west and north. Additionally, medium density zoning along 26 ½ Rd. is logical as it is a major thoroughfare with planned infrastructure improvements. The subject property is walking distance to a major employment center and major transit routes along Patterson Rd.

This criterion has been met

(C) Benefits The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Response: The proposed change provides a significant benefit to the community as it implements the Comp Plan in many ways and creates more medium density zoned land to improve upon the housing issue that was well documented on pages 9-10 of this narrative.

This criterion has been met

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION:

All that part of the NE¼ NE¼ SW¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, lying South of the right of way of the Grand Valley Irrigation Company Canal; EXCEPT all that part as conveyed by deed recorded December 8, 1950 in Book 537 at Page 338, for highway purposes; EXCEPT all that part as conveyed by deed recorded March 14, 1952 in Book 562 at Page 526; AND EXCEPT the East 30.00 feet thereof as conveyed to the City of Grand Junction by deed recorded January 8, 2004 in Book 3566 at Page 173, Reception No. 2171294 and corrected by Deed recorded January 12, 2004 in Book 3567 at Page 133, Reception No. 2171640.

Said parcel contains 6.49 ACRES.

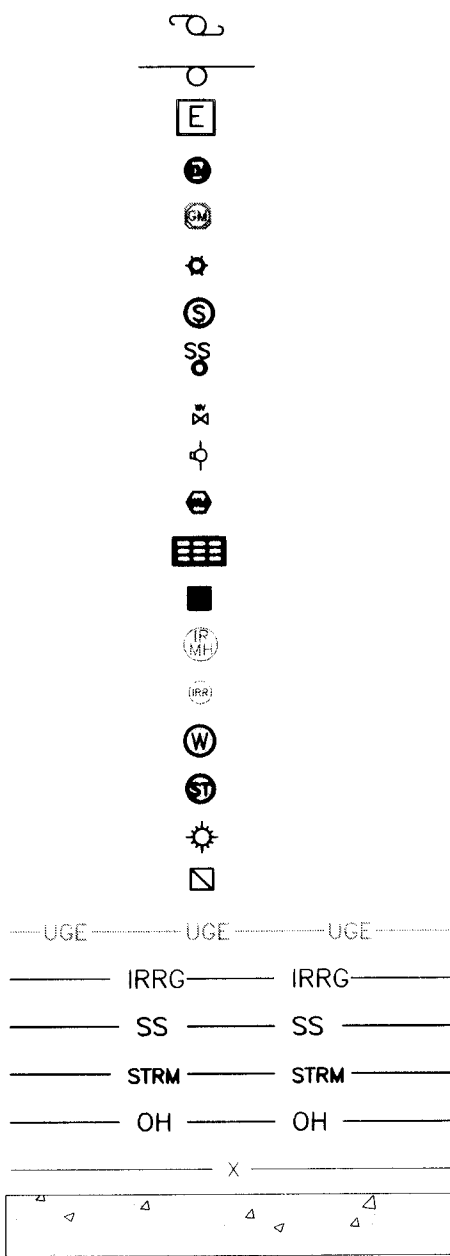
ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION
SQ SQUARE
FT FEET
AVE. AVENUE
ST. STREET
CT. COURT
LN. LANE
DR. DRIVE
U.S. UNITED STATES
L.C.E. LIMITED COMMON ELEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
W.C. WITNESS CORNER

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 20677
FOUND No. 5 REBAR WITH ILLEGIBLE 2 INCH ALUMINUM CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

EXISTING UTILITY POLE
EXISTING SIGN
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GAS METER
EXISTING CAN LIGHT
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING STORM INLET
EXISTING AREA INLET
EXISTING IRRIGATION MANHOLE
EXISTING IRRIGATION FEATURE
EXISTING WATER MANHOLE
EXISTING STORM MANHOLE
EXISTING LIGHT POLE
EXISTING UTILITY PEDESTAL
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND IRRIGATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE LINE
EXISTING CONCRETE



SURVEYOR'S CERTIFICATION:

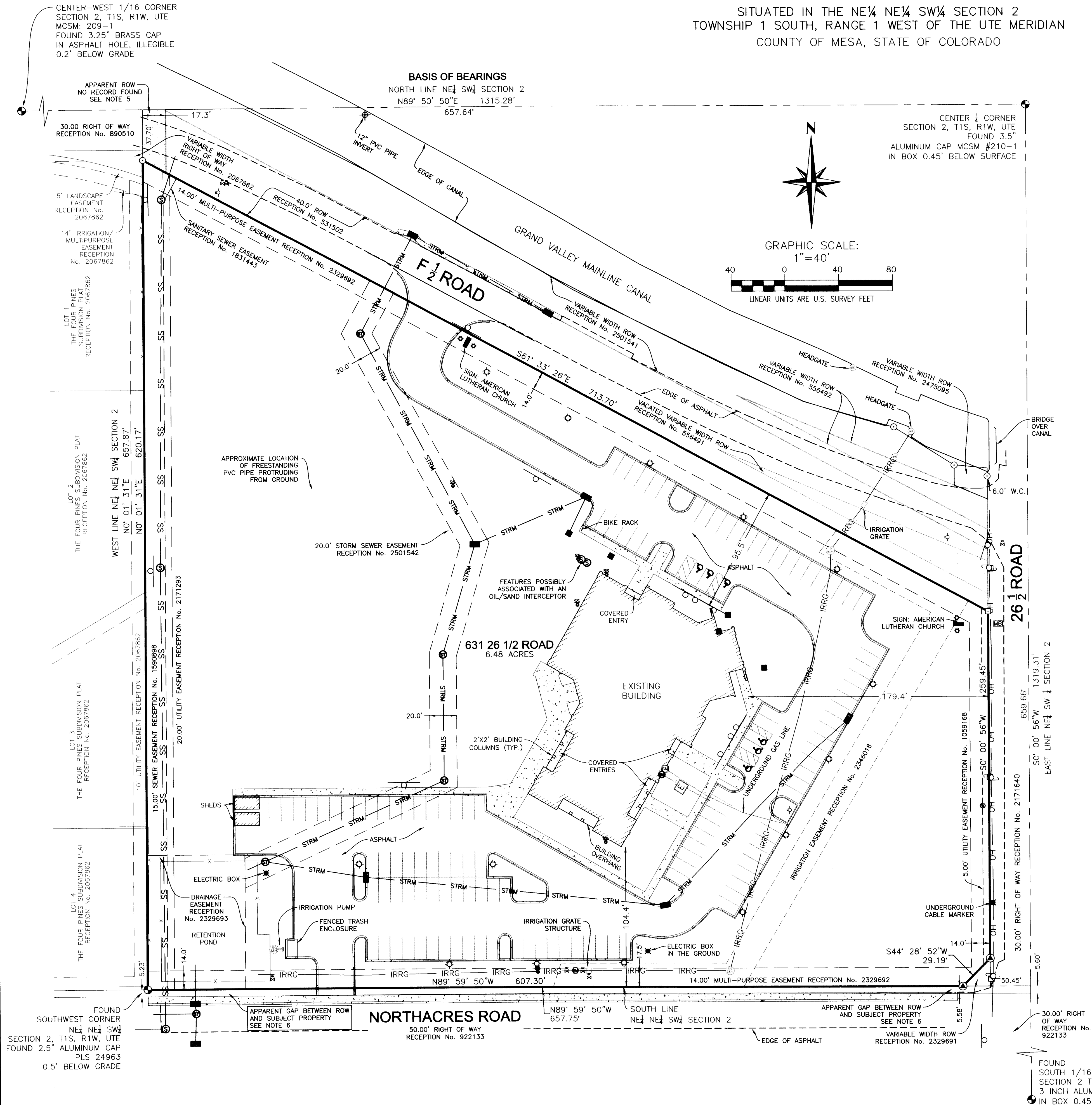
I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NE¼ SW¼ SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N89°50'50"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2172700, OF THE MESA COUNTY RECORDS.
- WHEN PLOTTING THE LOCATION OF THE ROAD RIGHT OF WAYS FOR F 1/2 ROAD, SPECIFICALLY THE 40 FOOT RIGHT OF DESCRIBED AT RECEPTION NUMBER 531502, AN APPROXIMATE GAP OF 17 FEET BETWEEN THE WEST LINE OF THE ROW, AND THE WEST LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 IS EVIDENT. SAID GAP IS SHOWN HEREON BUT WAS NOT MONUMENTED AS PART OF THIS SURVEY.
- THERE APPEARS TO BE AN APPROXIMATE 5.5 FOOT GAP BETWEEN THE SOUTH LINE OF THE SUBJECT PROPERTY AND THE NORTH LINE OF THE 50 FOOT RIGHT OF WAY FOR NORTHACRES ROAD, AS SHOWN ON THE PLAT OF NORTHACRES SUBDIVISION AT RECEPTION No. 922133. THE SOUTH LINE OF THE SUBJECT PROPERTY IS THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2. FOUND MONUMENTS TO SUPPORT THE LOCATION OF SAID SOUTH LINE ARE SHOWN HEREON. WHEN SAID PLAT, AS WELL AS THE SUBSEQUENT PAXTON VALLEY SUBDIVISION ARE PLOTTED, SAID GAP CAN BE FOUND. SAID PLATS MAKE NO REFERENCE TO THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 WHEN DESCRIBING THE NORTHERLY LINE OF THE ROW, SO AS TO INDICATE THEY ARE THE SAME LINE. SAID GAP IS DIMENSIONED HEREON.



LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE 9/21/2023
DEPOSIT No. 6876-23

IMPROVEMENT SURVEY
AMERICAN LUTHERAN CHURCH
SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2023-104 FIELD WORK: JM DRAWN BY: JW-NB
DATE: 8/21/23 DRAWING NAME: 631 26-1/2 RD CHECKED BY: PC

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

DEPOSIT 6876-23

LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land contains 6.56 acres as described.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) American Lutheran Church ("Entity") is the owner of the following property:

(b) 631 26 1/2 Rd. GRAND JUNCTION, CO 81506 (2945-023-00-072)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager Pastor for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Comp Plan Amendment; Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

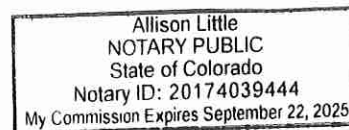
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Rev. Valerie Carlson

Printed name of person signing: Rev. Valerie Carlson

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 15 day of MARCH, 20 24
by Reverend Valerie Carlson

Witness my hand and seal.

My Notary Commission expires on September, 22, 2025
Allison Little

Notary Public Signature

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

American Lutheran Church

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Religious Institution (Christian Church)

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 631 26 1/2 Rd. Grand Junction, CO 81506

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Rev. Valerie Carlson, Pastor

Allison Little, Church Council President

Rev. Daniel Carlson, Pastor

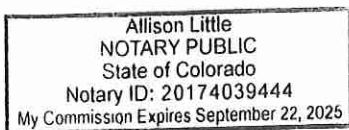
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

not limited

Other matters concerning the manner in which the entity deals with interests in real property:

Congregational vote

Executed this 14th day of March, 2024.



Rev. Valerie Carlson
Signature (Type or Print Name Below)

Rev. Valerie Carlson

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 15 day of March, 2024, by Valerie Carlson (insert name of individual) as Pastor (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for American Lutheran Church (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: September 22, 2025

Allison Little
Notary Public

2

PAGE DOCUMENT

WARRANTY DEED

American Lutheran Church, a nonprofit corporation, Grantor, whose address is 631 26 1/2 Road, Grand Junction, CO 81506 for and in consideration of the sum of Nine Hundred Forty-Two and 80/100 Dollars (\$942.80), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in the Southwest Quarter (SW ¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said SW ¼, and considering the East line of the SW ¼ of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence S00°01'13"W, along the East line of said SW ¼, a distance of 272.11 feet; thence N90°00'00"W a distance of 30.00 to the West line of 26 ½ Road right of way as same is recorded in Book 3567, Page 133, at the office of the Mesa County Clerk and Recorder, the POINT OF BEGINNING; thence S00°01'13"W, along said West line of 26 ½ Road right of way, a distance of 23.18 feet; thence N67°13'47"W a distance of 26.60 feet; thence N00°01'03"E a distance of 15.24 feet; thence S84°29'06"E a distance of 24.64 feet, more or less, to the point of beginning.

Containing 471.40 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 25 day of January, 2008.

American Lutheran Church, a nonprofit corporation

By

Peter Rekemeyer
Peter Rekemeyer, Council President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of January, 2008, by Peter Rekemeyer, Council President for American Lutheran Church, a nonprofit corporation.

My commission expires _____

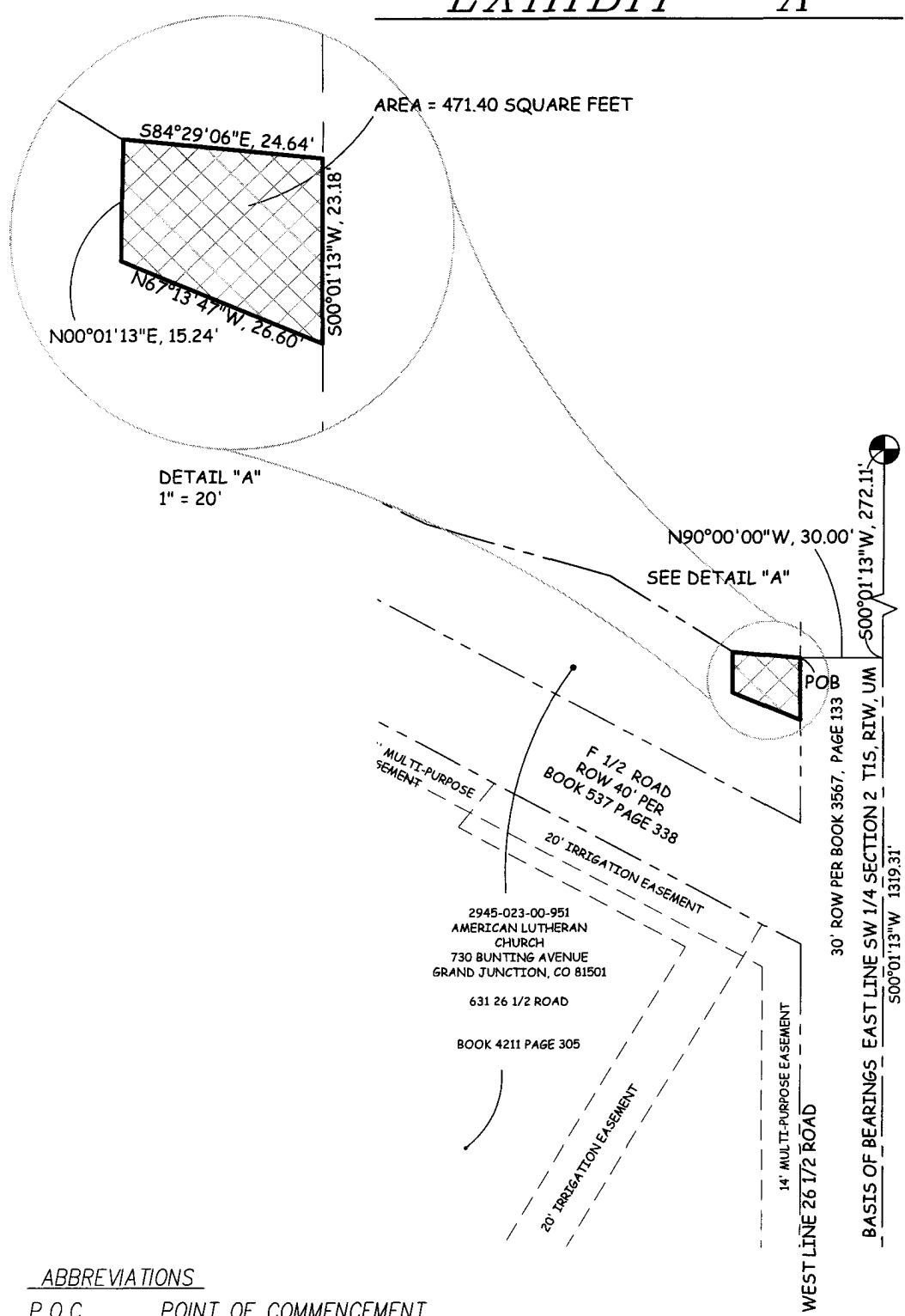
Witness my hand and official seal.



My Commission Expires 03/03/2009

Peggy Hunter
Notary Public

EXHIBIT "A"



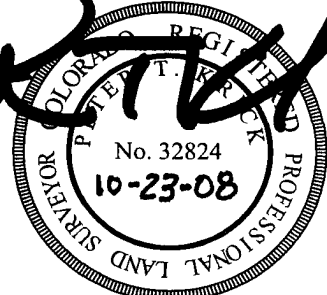
POC
NE COR SW COR
SEC 2 TWP 1S, RGE 1W
UTE MERIDIAN

0 30 60
1 inch = 60 ft.

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: MG
DATE: 10-23-2008
SCALE: 1" = 60'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 203
2945-023-00-951
AMERICAN LUTHERAN CHURCH





734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 – 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:

- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

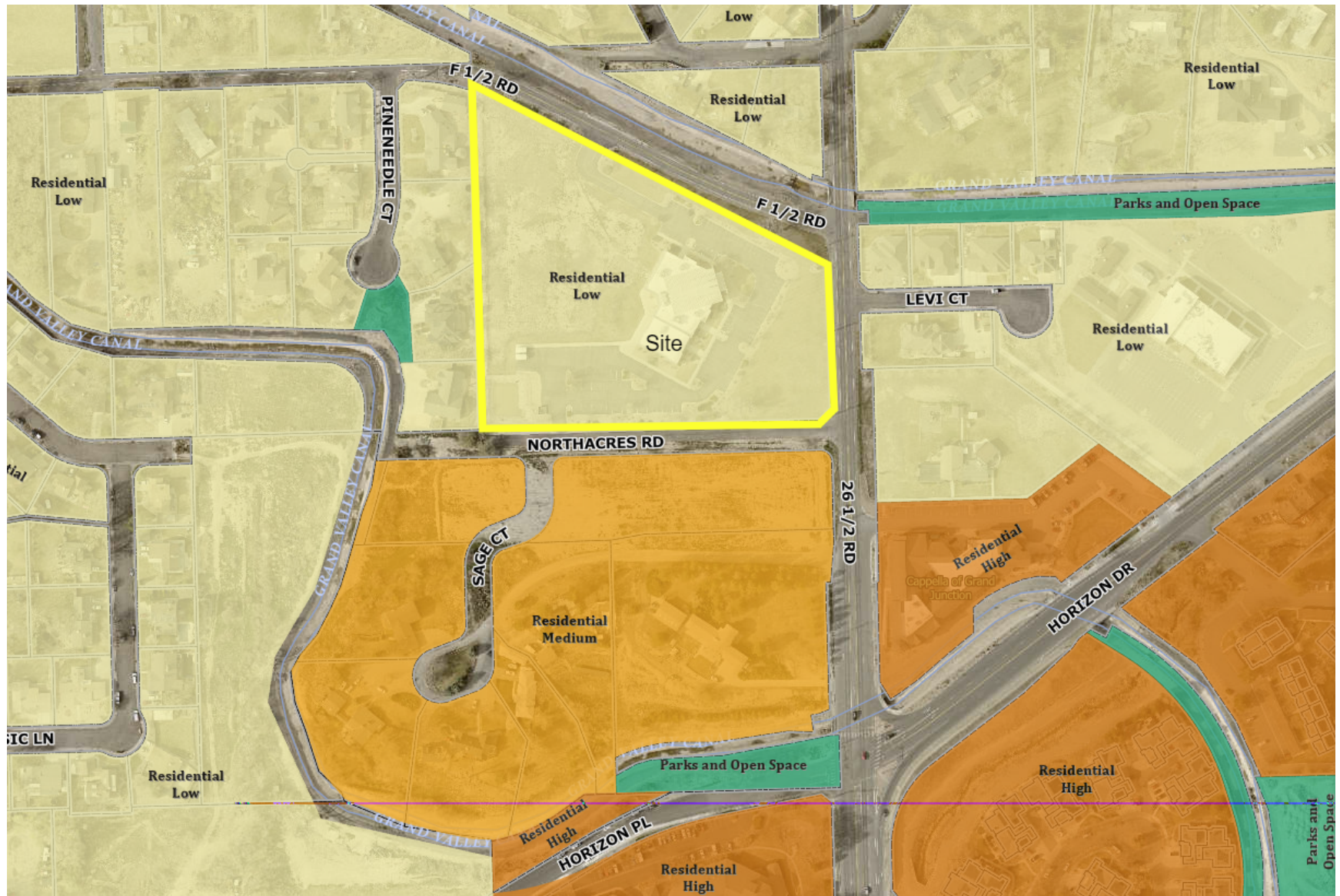
Site Vicinity Map – American Lutheran Church Comp Plan Amendment & Rezone



Site Location Map

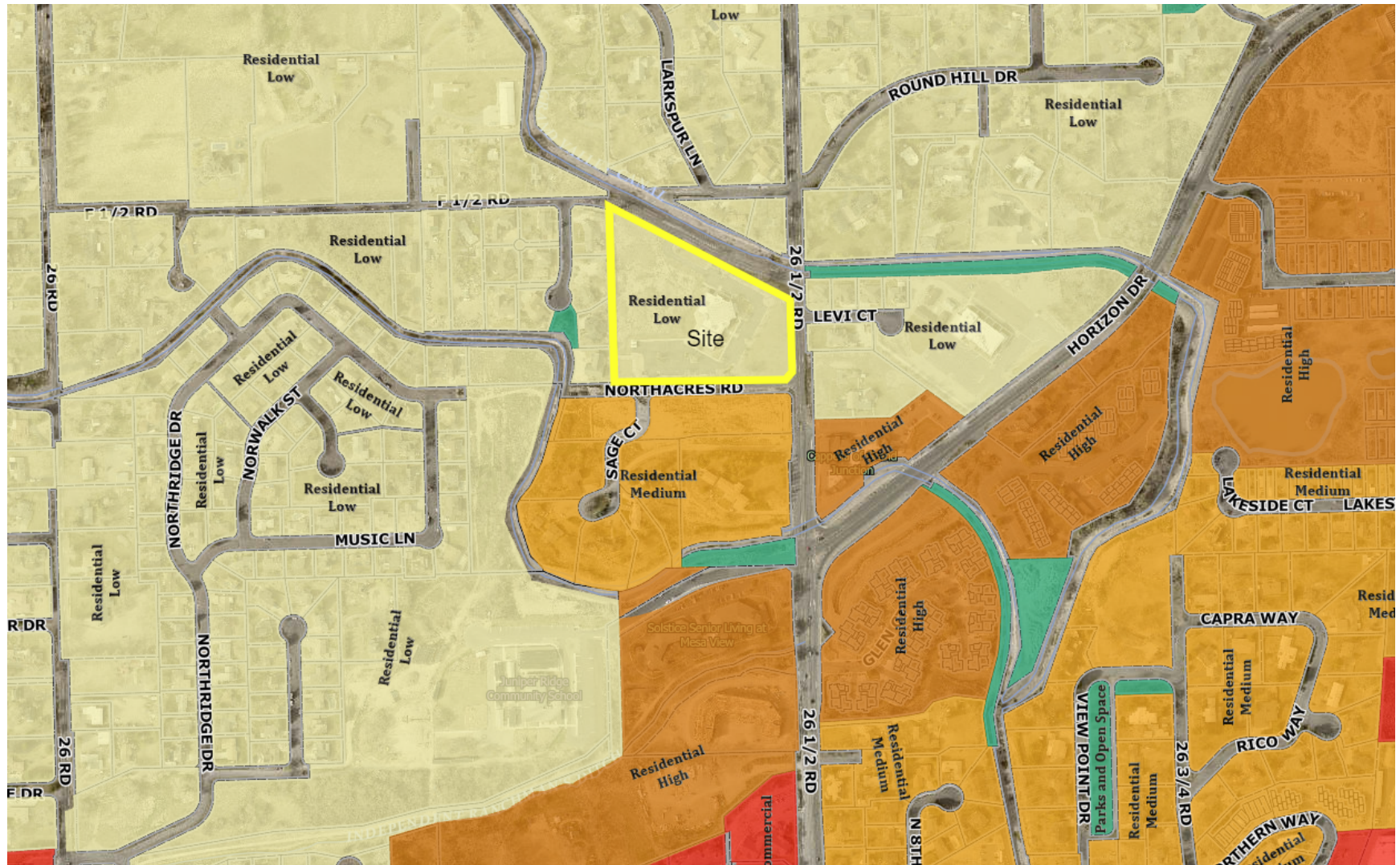


Land Use Map

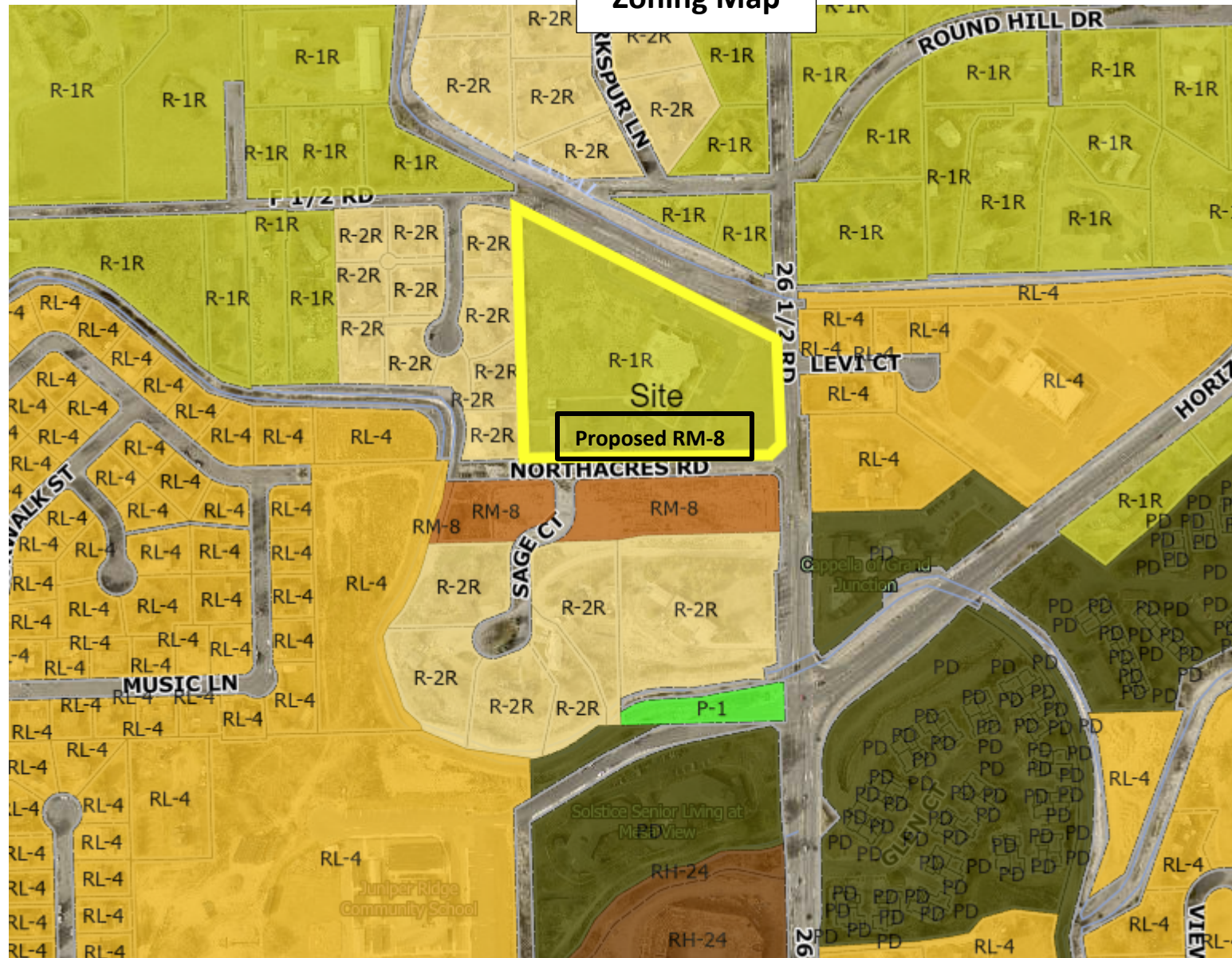


Land Use Map

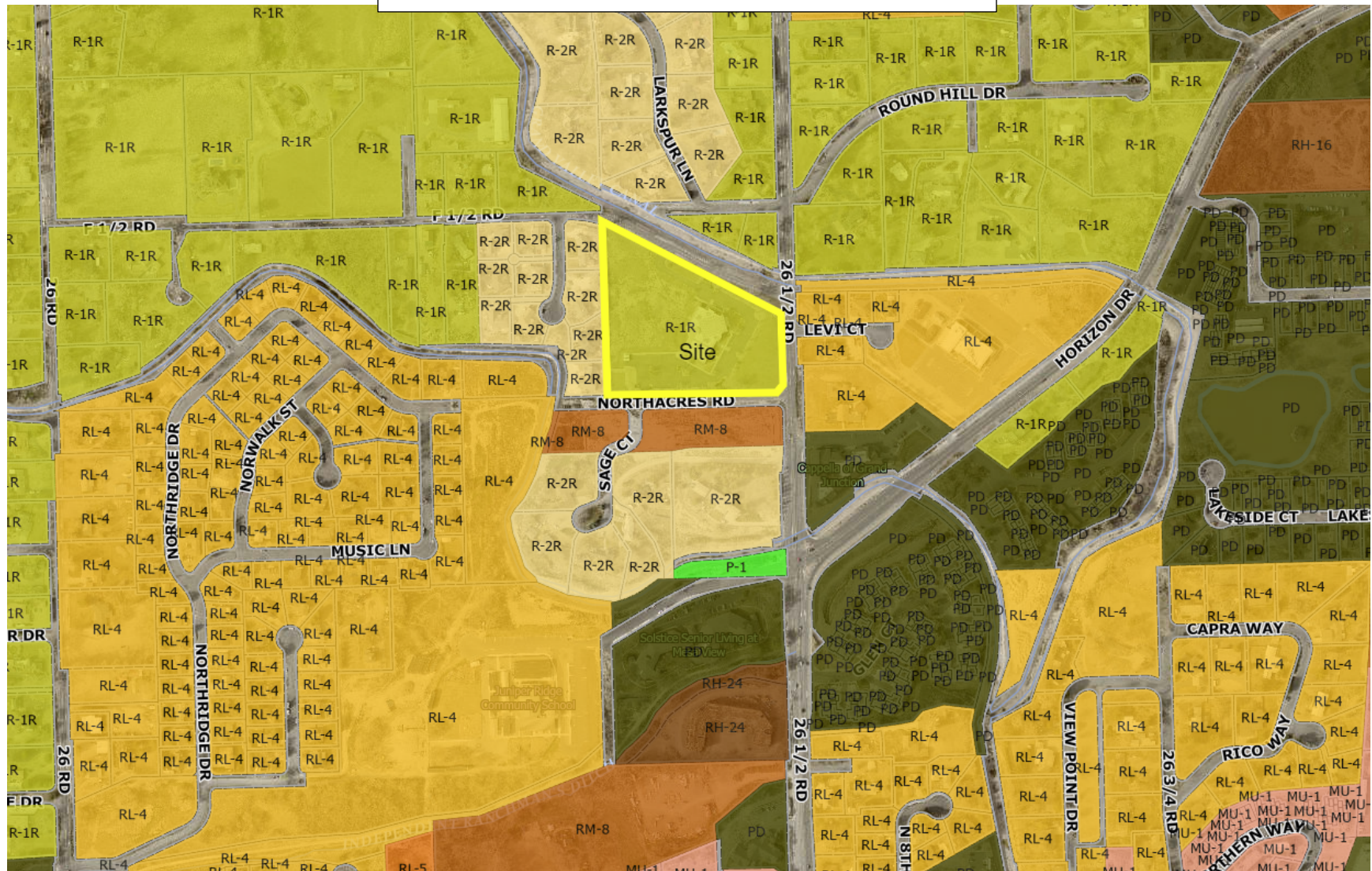
Larger View



Zoning Map



Zoning Map Larger View





View from 26 ½ Road looking West



View from F ½ Road looking south



View of property from North Acres Road looking north



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

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- Questions for the City
 - What would it take for the City to not recommend approval
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 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

David Thornton

From: Gregg K. Kampf <gkampf@hfak.com>
Sent: Wednesday, June 5, 2024 11:44 AM
To: David Thornton
Subject: American Lutheran Church request for Comp Plan Amendment and Rezone to RM-8; Planning Commission Hearing on June 11 at 5:30 pm

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

To Planning Commission
c/o David Thornton, (ACP)
Principal Planner
City of Grand Junction

I am writing in support of the request to change the Comp Plan and allow the property at 631 26 ½ Road to be rezoned to RM-8 for the reasons very convincingly stated in the application filed by Kaart. I will not repeat those statements here but just say that this request supports a very significant need in our community for medium density workforce housing, and the location meets many of the criteria for such housing in Grand Junction.

I have been a long-time member of the church.

Thank you for your consideration and for your service to the community.

Gregg Kampf

Hoskin Farina & Kampf, P.C.

(970) 986-3400

FAX: (970) 986-3401

Confidential and Privileged:

This e-mail communication, including any attachment(s), contains information intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged and/or confidential. If you are not the intended recipient or an employee or agent responsible for delivering the communication to the intended recipient, you are hereby notified that any review, disclosure, copying, printing, distribution, or use of its contents or attachments is strictly prohibited. If you have received this communication in error, please notify our administrator immediately by telephone at (970) 986-3400, return the original communication and its attachment(s) to admin@hfak.com and permanently delete the communication from your system. Thank you.

David Thornton

From: Todd Ousley <toddousley@gmail.com>
Sent: Sunday, June 9, 2024 1:51 PM
To: Andrew Teske; ateske@hfak.com; herek.kimberly@gmail.com; kehlers@threesail.net; Keith Ehlers; Ken Scissors; Kimberly Herek; Melanie Duyvejonck; melanie.duyvejonck@mesacounty.us; Melanie Duyvejonck; Sandra Weckerly; sandra.weckerly@gmail.com; scissorsgj@gmail.com; shannons@gjcity.org; shannon@shannonsecrest.com; Tamra Allen; David Thornton
Subject: CPA-2024-143 & RZN-2024-144 American Lutheran Church 631 26 1/2 Road Comments

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Planning Commission Members,

My name is Todd Ousley. I represent the Four Pines Subdivision as the HOA President. The Four Pines Subdivision is located on Pineneedle Court, which is immediately to the east and adjacent to the land parcel owned by the American Lutheran Church at 631 26 1/2 Road. The American Lutheran Church is requesting an amendment to the City of Grand Junction Comprehensive Master Plan to change the 6.56 acre parcel from Residential Low to Residential Medium. They are also requesting a rezone of the 6.56 acre property from R-1 to RM-8. The Four Pines neighborhood and homes are the properties that are most impacted by this request. Our HOA has a number of concerns we would like the planning commission to be aware of prior to the public hearing.

1. The church building infrastructure and parking lot occupy over half of the 6.56 acres. It does not seem appropriate to change the Comp Plan and rezoning for **the entire parcel**. This could result in high density housing directly adjacent to low density housing, with no transition. Given that an existing 16,800 SF church building is already located on the 6.56 acre lot, there is a particular concern about the use of clustering provisions in the zoning code to potentially concentrate all of the allowed density for the entire zone lot onto the approximately 3 acres of open portion of the zone lot. For this reason, **it is our strong opinion that the American Lutheran Church be required to subdivide their land parcel into TWO LOTS prior to moving forward with a change to the Comp Plan and rezoning in order** to eliminate a potential loophole that could double the development density of the vacant portion of the church property.

2. With the current residential density in the area and the rural character of F 1/2 Road between 26 road and 26 1/2 road, the unimproved roadway is a very popular stretch for pedestrians, joggers, dogwalkers, child cyclists, and other non-vehicle commuters and users. This can conflict with vehicle commuters that use F 1/2 Road as an alternate to Patterson Road at rush hour to avoid congestion. Currently there is **no bike lane or paved shoulder whatsoever on F 1/2 Road** between 26 Road and 26 1/2 Road. The addition of medium density housing on the church parcel will add 50-100 additional vehicles that will be using F 1/2 road multiple times daily. **It is our strong opinion that infrastructure improvements and traffic calming features need to be made to F 1/2 Road between 26 Road and 26**

1/2 Road prior to ANY development on the church parcel, and that development on the church parcel should not have a left out connection to F 1/2 Road.

3. We understand that the location of the vacant land on the church parcel is a logical place for residential development. However, it is surrounded on 3 sides by a Residential Low Comprehensive Plan designation. A change from R-1 to RM-8 is not a smooth transition. **It is our strong opinion to NOT make an amendment to the Comprehensive Master Plan.** We feel it is most appropriate for the Planning Commission to adhere to the Comp Plan, and **keep the parcel designated Residential Low with a rezone to R-4.** Changes to the Comprehensive Master Plan should not be taken lightly. Citizens of Grand Junction make some of their most important housing and financial life decisions based in part on the Comprehensive Master Plan. The Citizens of Grand Junction should be able to have trust in the Planning Commission to stay true to the vision of the Comprehensive Master Plan.

4. The requested changes by the American Lutheran Church have building height restrictions of 50 feet. **A building height of 50 feet would significantly alter the character, feel, privacy, and value of all the neighboring properties.** In the Four Pines subdivision this would directly impact 4 homes, and potentially their only view would be a 50-foot building. **It is our strong opinion that the height restriction on ANY development at 631 26 1/2 Road be limited to a height consistent with one or two story single family properties.**

Thank you for reviewing and giving consideration to the identified concerns prior to the public hearing. We understand that this is an emotional issue for many of the surrounding residents, and you will hear a variety of concerns at the meeting. Our HOA feels it is critically important for you to consider our **valid and objective concerns** in your decision making process.

Yours Truly,

Todd Ousley
642 Pineneedle Court
Grand Junction CO 81506
970-234-9054

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Monday, June 10, 2024 3:28 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Dorothy Lorraine Burkhardt:

commenting on the proposed zoning change for the church next door. that would be nearly 50 units per on that property we have difficulty right now getting out on 26 1/2 Road plus why are we down grading the area our homes in here are now worth 500000 to 1000000 we don't need high density low income houses next door get it together on your planning committee. this is ridiculous. just stick to the original Zone

You can approve or reject the comment [here](#).

This email was delivered by [gjspeaks.org](mailto:no-reply@gjspeaks.org)

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Friday, June 7, 2024 6:07 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Thomas H. Kierstead:

Although I intend to attend the meeting, I will leave these thoughts for the record in the event I am unable to be there in person. I have 22 years service, although it was in another state, working closely with the planning commission as a member and president of the county board of zoning appeals for the local lake watershed in a four season resort. We approached issues like this much in the same manner as the application by the American Lutheran Church (ALC), of which I am a member. It seems to me to be a good use of the property, designed to provide much needed housing for professionals who would be employed by our local regional health providers like St. Marys, or teachers in our public schools. These professionals need more affordable homes, not as readily available in the Valley. The City and County government are supporting development of affordable housing units. It seems wise to me that we do this in an orderly manner when we can. This property seems ideal for a small development to me. Please give it favorable consideration.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Sunday, June 9, 2024 12:25 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Steven C Schulte:

I support this request. The city is in desperate need of housing and this carefully planned development will be a positive step in this direction.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

LARRY & WINONA BECKNER

653 LARKSPUR LANE
GRAND JUNCTION, CO 81506
970-270-1050
larbeck65@gmail.com

To: City of Grand Junction Planning Commission

Re: Lutheran Church Comp Plan Amendment & Rezone
CPA-2024-143 & RZN-2024-144

Dear Members of the Planning Commission:

This letter is submitted in support of the application from the American Lutheran Church for a rezone of approximately 6.5 acres from the current R1-R (Residential Low) to R-8 (Residential Medium). This letter is submitted by Larry & Winona Beckner, 653 Larkspur Lane, Grand Junction, which is located about 150 yards north of the church site. We can see the church property from our back yard. We are not members of the American Lutheran Church, and we have no financial interest one way or the other in the sale or development of any portion of the Church property. We support the rezone request as we believe it furthers the existing development along 7th Street and it is compatible with the long-range development goals of the City for the 7th Street corridor.

Our home at 753 Larkspur Lane was constructed in 1990, and we purchased the property in 2005. Since 1990 there has been a considerable amount of residential, multi-family, commercial and other development along 7th Street, including the construction of the Church. Some of the development that impacts traffic on 7th Street north of Patterson Road since 1990 is summarized as follows:

Pinedale Court – Plat 2002 (9 single family lots)

Cherry Hills – Plat 1999 (24 single family lots)

Grand Vista Subdivision – Plat 2002

Summer Hill Subdivision – Plat 2000 (hundreds of single-family lots)

Emerald Ridge Subdivision – Plat 2020 (hundreds of single-family lots)



June 5, 2024

To whom it concerns:

This letter is in support of American Lutheran Church in Grand Junction in their efforts to change the zoning on the land which they own and operate at 631 26 ½ Rd. from R-1R to RMF-8, with the intention to subdivide a portion of the land for future medium density residential development.

Housing Resources of Western Colorado recognizes the need for more housing throughout Mesa County, and medium density housing on this site would benefit the area and the community at large by providing homesites benefitting the work force in Grand Junction. The land in question is walking distance to St. Mary's Hospital and the surrounding medical offices as well as near major thoroughfares, the airport, dining, and shopping.

Changing the zoning to RMF-8 fits in with the surrounding area. The property directly to the south is zoned RMF-8 and there are several high-density housing developments to the east as well. The site already has public utilities and is accessed by a developed road. Changing the future land use code opens this land up for housing without the need for additional infrastructure, allowing infill development and much needed housing in a desirable location close to amenities. Moreover, the change would advance the City's adopted affordable housing strategy by facilitating additional housing options and affordable inventory. The infill land provides a prime opportunity to create affordable housing (either naturally occurring or subsidized) for Grand Junction residents. With the smart design that is required by the City's zoning and development code, any future housing project can blend nicely into the surrounding area, and any negative impacts can be effectively mitigated.

Please consider the request to rezone the American Lutheran Church property at 631 26 ½ Rd from R-1R to RMF-8 as a positive and necessary change to the Comprehensive Plan.

Respectfully,

Emilee Powell, Executive Director

From: Kathleen Theodora Gillespie <ktedig@gmail.com>

Sent: Tuesday, June 11, 2024 8:11 PM

To: GJCityWebinar <gjcitywebinar@gjcity.org>

Subject: ALC Planning Commission

⚠️ EXTERNAL SENDER ⚠️

Only open links and attachments from known senders. DO NOT provide sensitive information.

I can't access my microphone but I would like the planning commissioners to know how much I appreciate their thoughtful concerns - which are my concerns as a neighbor just to the south of the church.

Thank you.

GRAND JUNCTION PLANNING COMMISSION
June 11, 2024, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Kim Herek, Sandra Weckerly, Keith Ehlers, and Ian Moore.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dave Thornton (Principal Planner), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 33 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 14, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Circulation Plan, Comp Plan & Neighborhood Plan Amendments **CPA-2024-265**

Consider a Request by City Community Development Department Staff to (1) Amend the Grand Junction Circulation Plan; (2) Amend the One Grand Junction Comprehensive Plan; and (3) Retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan. **This item was continued to the June 25 Planning Commission Hearing.**

2. Sawmill Rezone **RZN-2024-236**

Consider a request by the City of Grand Junction, Property Owner, to rezone a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Greg Gouth asked if a Traffic Impact Study had been conducted for this intersection. He expressed concerns about the introduction of residential uses into an otherwise commercial and industrial area.

Hollis Krenines asked why the City was developing the parcel instead of a private agency. She agreed that this was not an area for residential development.

Commissioner Weckerly asked why only a portion of the parcel was being rezoned.

Chairman Teske asked if the portion to be rezoned was accurately **described**

The public comment period was closed at 6:10 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers noted that this rezone aligned with the Comprehensive Plan. He encouraged the public to continue their participation as the property developed and continue to question the City's capacity to develop land.

Commissioner Secrest provided some context about the development of the site and that a traffic impact study would not be completed until a use/building had been proposed and that tonight's hearing was a request to rezone the property.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the parcels located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection, City file number RZN-2024-236, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion passed 7-0.

3. American Lutheran Church CPA & Rezone

CPA-2024-143 & RZN-2024-144

Consider a request by American Lutheran Church for a Comprehensive Plan Amendment for 6.56 acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and rezone the 6.56 acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8).

Chairman Teske recused himself from deliberating on this item.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff and applicant

Commissioner Weckerly asked if cluster provisioning would be allowed through the rezone. She asked if the property would need to be subdivided prior to the rezone. She asked if the Mixed Use landuse designations allowed residential uses and why the parcels zoned MU-1 and MU-2 were not included in the counts for residential properties in the City. She challenged Staff's interpretation that the Comp Plan Amendment to Residential Medium was necessary to improve affordability of the subsequent properties.

Commissioner Ehlers asked if the density calculation would be evaluated for the whole 6.5-acre parcel or if it only considered the ~2 acres where the residences would be developed. He asked for clarification on the bulk standards for multifamily development in an R-5 zone district.

Commissioner Secrest asked about site access.

Aaron Young with Kaart Planning gave a brief presentation and was available for questions.

Commissioner Ehlers asked why the parcel was not subdivided prior to the request for a comp plan amendment and rezone.

Commissioner Weckerly asked if there was enough flexibility in the current code to create cottage courts under an RL-4 or RL-5 zone designation.

Commissioner Moore asked if the intention was to subdivide the parcel prior to development. He asked if the code allowed the property to be developed at RM-8 density for the whole parcel prior to being subdivided.

Commissioner Secrest speculated on the future development should the parcel be rezoned to RM-8.

Commissioner Scissors asked if the church would still have some say in the development of the parcel once it had been subdivided from the larger acreage.

David Miller with American Lutheran Church spoke on the church's desire for the future development of the land and all the considerations leading up to this request. He indicated that Housing Resources of Western Colorado (HRWC) was the tentative buyer of the future ~2-acre parcel and that their intent was to provide attainable housing through a cottage court style development.

Commissioner Ehlers asked what the tentative unit count was for the development. He asked Mr. Miller why the church was not developing the parcel themselves.

David Miller responded that the church needed the money from the sale of the land to help pay the church's mortgage.

Commissioner Weckerly asked if the City had previously amended the comp plan to increase residential density on a parcel.

Commissioner Scissors asked staff for context as to why they did not advise subdividing the parcel prior to the comp plan amendment and rezone request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Damon Davis expressed his interest in increasing housing stock in the area. He noted that attainable housing would allow employees for local businesses to move to Grand Junction.

Carlene Goldthwaite provided some statistics on housing affordability. She spoke about the "Yes in God's Backyard (YIGBY)" movement nationwide.

Todd Ousley, President of the Four Pines Subdivision HOA, expressed concerns about the density of the development being based on the larger acreage. He commented on the inadequacy of F ½ Rd to accommodate the increase in traffic created by this development. He asked about height restrictions in the RL-5 vs. RM-8 zone districts. He stated that the church's ability to pay their mortgage should not be a factor in the consideration of the rezone request.

Jamie Edwards with HRWC noted that their organization had no intention of "overdeveloping" the parcel or sneak anything past the neighbors.

Curtis Johnston advocated to keep the current landuse designation and develop the parcel at an RL-5 zoning instead.

Carol Bergman asked if the parcel would be rezoned to RM-12 in the future. She shared other's concerns about using the larger acreage for calculating density and stated the parcel should be split before rezone.

Hector Bran stated his concerns about traffic and parking problems created from the rezone and the impact the increased density would have on surrounding property values.

John Gordon stated his concerns about traffic and parking problems created from the rezone.

Leslie Gordon expressed her concerns about the church being demolished and the RM-8 zoning allowing future developers to create apartment buildings on the parcel.

Jen Foster spoke about the landuse designations outlined in the current Comp Plan and that this rezone would not have a meaningful impact on housing availability or affordability.

Laura Ousley agreed that the parcel should be subdivided prior to development. She expressed concerns about the height restrictions for structures in the RM-8 zone district.

Valerie Carson, Reverend of the church, asked if there was a way for the Commission to add a contingency to the rezone request that the property be subdivided prior to development. She clarified that HRWC needed to be able to build 24 units in order to receive approval from their board, so anything less than RM-8 would not meet the minimum requirements. She brought up that F ½ Rd was already slated for improvement regardless of how this parcel developed.

Becky Delk shared concerns about the increased traffic and parking. She stated that the new development could block her view of the Grand Mesa.

Thomas Kierstead stated that there was no perfect solution for if the parcel should be subdivided prior to rezone or vice versa.

Katie Kierstead noted that the City had minimum off-street parking requirements for new developments.

Valerie Carson, David Miller, and Aaron Young responded to public comments.

Conversation ensued about how the parcel could develop at the 24-unit density.

The public comment period was closed at 8:16 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers commented on the City's development requirements for simple and major subdivisions. He clarified the max heights for various zone districts. He expressed that he did not feel the comp plan amendment was necessary to create the desired density on the parcel.

Commissioner Herek stated her concerns with rezoning the parcel prior to subdividing. She expressed that she didn't think rezoning the whole parcel to RM-8 was appropriate.

Commissioner Secrest spoke about the potential for the project to change during the development and that despite ALC and HRWC's intentions, the property may end up getting sold to a different developer looking to maximize density.

Commissioner Moore stated the importance of upholding the Comprehensive Plan rather than amending it in the name of increased density. He speculated on whether it was appropriate to rezone the whole parcel to RM-8 regardless of future development and whether it fit the visions and goals of the overall community.

Commissioner Weckerly spoke on the importance of upholding the Comprehensive Plan. She noted that an amendment to Residential Medium could allow future rezones to MU-1 which is not the intent of the current request. She commented on the projects around town that had stalled out halfway through development and that she didn't want to see that for this project.

Commissioner Scissors commented on the novelty of the seller/buyer for a development not being profit motivated. He said he was not as concerned about the Comp Plan amendment or the ramifications it had for the future development of the parcel.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 631 26 ½ Road, City file number CPA-2024-143, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion failed 5-1.

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the property located at 631 26 ½ Road, City file number RZN-2024-144, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium."

Commissioner Herek seconded; motion failed 5-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:45 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL LOW (2-5.5 DWELLING UNITS/ACRE) TO RESIDENTIAL MEDIUM (5.5-12 DWELLING UNITS/ACRE) FOR AMERICAN LUTHERAN CHURCH PROPERTY LOCATED AT 631 26 ½ ROAD

Recitals:

The property owner, American Lutheran Church, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5 – 12 du/ac) on a total of 6.56-acres, located at 631 26 ½ Road, Grand Junction, Colorado.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5 - 12 du/ac), finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5-12 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals the following described parcel of land shall be re-designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the

Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land being comprised of 6.56 acres as described.

INTRODUCED on first reading this _____ day of _____, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.ii.

Meeting Date: July 17, 2024
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

An Ordinance Rezoning 6.56 Acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church Located at 631 26 1/2 Road

RECOMMENDATION:

The Planning Commission heard the request at its June 11 meeting and voted (5 to 1) to recommend denial. The Zoning and Development Code Section 21.02.030(h)(2)(ii)(C) states "An affirmative vote of five members of the City Council shall be required to approve rezones and Comprehensive Plan amendments recommended for denial by the Planning Commission."

EXECUTIVE SUMMARY:

The Property Owner, American Lutheran Church is requesting a rezone from R-1R (Residential 1 Retired) to RM-8 (Residential Medium 8) for property located at 631 26 1/2 Road on 6.56 acres in the Horizon Planning Area near St Mary's Hospital. The subject property has an existing church building with approximately three acres of the site remaining vacant.

The property owner is requesting a rezone in anticipation of future residential subdivision development on the undeveloped portion of their property. The zone district of RM-8 is consistent with and implements the Residential Medium Land Use category of the Comprehensive Plan. A comprehensive plan amendment from Residential Low to Residential Medium will also be considered by the City Council at the same Council meeting, but prior to consideration of this rezone request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The new Zoning and Development Code (ZDC) became effective on January 21, 2024. The property is currently designated Residential Low on the Land Use Map and zoned Residential 1 Retired (R-1R). The development rights and dimensional standards are found in the ZDC. However, with the retired status of this zone district no new properties will be rezoned to this district and the zoning no longer implements any Land Use designation of the Comprehensive Plan.

The property was zoned Residential-1 (R-1, one du/acre) at the time of annexation in August 2000. With the ZDC update effective January 21, 2024, the R-1 zone district became Residential 1 Retired (R-1R). The requested rezone is to RM-8 (Residential Medium 8) a zone district that requires the Residential Medium Land Use designation be established on the subject property first. In addition, the Comprehensive Plan adopted in 2020 established a new urban minimum density of 2 dwelling units per acre which further promoted the retiring of all zone districts that can't meet the minimum densities of the Comprehensive Plan, R-1 being one of those.

The Property Owner, American Lutheran Church, is requesting a rezone from R-1R to RM-8 (Residential Medium 8) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near St Mary's Hospital. The subject property has an existing church building with approximately two acres of the site remaining vacant.

Surrounding properties have a mix of residential zone districts. The area to the east is zoned RL-4 (Residential Low 4), to the south is zoned RM-8, to the north and west are zoned R-2R (Residential 2 Retired) to the west and R-1R and R-2R to the north. Both the R-1R and R-2R zone districts are retired zone districts and are no longer zone districts that properties would be rezoned to or implement any of the land use designations of the One Grand Junction Comprehensive Plan.

In proximity are two churches located to the east at 632 26 ½ Road and 641 Horizon Drive. The Cappella Assisted Living Facility has full-time residents and is located to the southeast within 200 feet of this property. This facility includes 84 beds for a density of 8.8 dwelling units per acre.

A large "Employment Center" as identified in the One Grand Junction Comprehensive Plan is located to the south approximately ¼ of a mile. This employment area includes many facilities of the region's medical community including St Mary's Hospital. Health and medical care are major industries, and employment growth continues to grow.

The proposal for residential development within an RM-8 zone district will support the St Mary's Employment and Services Center. The approximately three acres of developable land area on this property lends itself to residential infill development.

The subject property has sewer service and all other urban amenities to the property. Urban infill development is also supported in this area by the City's plans to reconstruct 26 ½ Road from Horizon Drive to Summer Hill Way in the next couple of years. The

project is currently in the design phase with construction budgeted. This multi-modal corridor will include safer vehicular travel and facilities for pedestrian and bicycle traffic along the nearly two-mile section of roadway. The new 26 ½ Road corridor will support and promote pedestrian and bicycle travel to the St Mary's employment area and points south to downtown.

The Property Owner is requesting to amend the Comprehensive Plan Land Use Map from Residential Low to Residential Medium, which is the same category found adjacent to the south of the subject property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, which classifies it as an urban infill area.

A request for a Comprehensive Plan Amendment to Residential Medium will be considered prior to this Rezone request being considered by City Council. Without a change to the Land Use Map as requested in the separate Comprehensive Plan Amendment request, the Rezone request to RM-8 is not supported by the Comprehensive Plan. Support for a Rezone to RM-8 is tied to an amendment to the Land Use Map of Residential Medium for the subject property. Without the Comprehensive Plan Amendment, the property could be rezoned to RL-4 or RL-5 (Residential Low 5) to implement the Residential Low land use designation of the Comprehensive Plan.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and Rezone was held on March 4, 2024, in accordance with Section 21.02.030(c) of the ZDC. The Applicant, Applicant's representative and City staff were in attendance, along with more than 20 members of the public. General issues/concerns reflected in the meeting included traffic, setbacks, school closures, process for rezoning and comp plan request, zoning district, parking, high density, and elderly drivers. An official development application was submitted to the City of Grand Junction for review in March 2024.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with an application sign on April 19, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 31, 2024. The notice of the Planning Commission public hearing was published on June 4, 2024, in the Grand Junction Daily Sentinel. An online public hearing with an opportunity for public comment was held between June 4, 2024, and June 10, 2024, through the GJ Speaks platform.

ANALYSIS

The RM-8 zone district requires a minimum of 5.5 dwelling units per acre. Therefore, the requested zoning of RM-8 provides for the type and scope of housing desired and needed in the community. The proposed RM-8 zone district implements the Comprehensive Plan's Residential Medium Land Use category.

The existing zoning of R-1R allows residential development with a maximum of one dwelling unit per acre. This density limits the vacant area of this property to two single-family homes. It does not provide the type of housing needed by those who are employed nearby nor by many community-wide seeking a housing choice.

The purpose of the RM-8 zone district is to provide medium-density detached dwellings, two-family and other attached single-family dwellings, and medium-sized multifamily structures. RM-8 is appropriate for the creation of neighborhoods as a transitional district between low-density zone districts such as RL-4, located across 26 ½ Road to the east, and high-density districts such as R-24, located to the south between the subject property and the employment center area anchored by St Mary's Hospital. The proposed RM-8 zone district is an appropriate transition between these zone districts and land uses.

The RM-8 ensures minimum densities of 5.5 dwelling units per acre are met. This property is located within tier 1 of the Intensification and Growth Tiers Map of the One Grand Junction Comprehensive Plan. Tier 1 areas are "areas where urban services already exist and generally meet service levels...where the focus is on intensifying residential...areas through infill and redevelopment". Although this property provides only a small infill area of two acres next to the church facility, the site is large enough to accommodate RM-8 densities between 11 and 16 dwelling units. The current Land Use Designation of Residential Low will permit four to 11 dwelling units per acre on two acres. Existing City zoning will only accommodate two dwelling units within that same infill area. Note, in the future if the existing church use is converted to residential uses, then additional residential could be developed at the same ratios.

In addition to the RM-8 (Residential – 8 du/ac) zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac).

- a. RM-12 (Residential Medium – 8-12 du/ac)
- b. P-1 (Public Parks and Open Space)
- c. P-2 (Public, Civic, and Institutional Campus)
- d. Planned Development

In reviewing the other zone district options for the proposed Residential Medium (5.5 – 12 du/ac) category, the R-12 zone districts would create a larger change to the area and may not be compatible with the existing residential uses to the east and north since the RM-12 allows a maximum density of 12 dwelling units per acre. The RM-12 also does not allow for single-family development.

The rezone criteria for review are set forth in Section 21.02.050(l)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Plan Principle 3: Responsible and Managed Growth

Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.

The existing 26 ½ Road corridor is currently in the design phase for a multi-modal facility with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. The project reconstructs this important north-south transportation corridor. It provides a direct route for the subject property to the St Mary's employment area and to 7th Street south of Patterson Road to downtown. Rezoning the property to increase housing density on the subject property will provide additional residents access to this corridor for their transportation needs and within a walkable/bikeable distance to a major employment center. The subject property has existing sewer service and all other urban amenities serving it.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what an RL-4 or RL-5 zone district would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, and smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter-acre lot.

Intensification and Tiered Growth Plan. The subject property is located within Tier 1, where the Comprehensive Plan focuses on intensifying residential density through infill and redevelopment. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Land Use Plan, Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

The proposed RM-8 Zone District is one of the implementing zoning districts for the Residential Medium Land Use Category.

Therefore, Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

A large "Employment Center," as identified in the One Grand Junction Comprehensive Plan (Chapter 4), is located to the south approximately ¼ of a mile. This employment

area includes many facilities of the region's medical community including St Mary's Hospital, the second-largest employer in Mesa County. Health and medical care are major industries and continue to grow. Providing housing within proximity to where people work is a need expressed by many looking for housing and by those seeking jobs. The proposal for residential development within an RM-8 zone district will support this. The approximate 2 acres of vacant land area on this property lends itself to residential infill development and a rezone to RM-8 would increase density up to eight times than the existing 1-acre density the current zone district provides and nearly double what a RL-5 zone would permit. The One Grand Junction Comprehensive Plan "Plan Principle 3 Responsible and Managed Growth" and the goal to "Encourage infill and redevelopment to leverage existing infrastructure support the request to increase residential density on the subject property. The property owner is requesting a Comprehensive Plan Amendment to Residential Medium and a rezone to RM-8 to achieve this.

The subject property has sewer service and all other urban amenities to the property. Urban infill development is also supported in this area by the City's plans to reconstruct 26 ½ Road from Horizon Drive to Summer Hill Way in the next couple of years. The project is currently in the design phase with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. This multi-modal corridor will include safer vehicular travel and facilities for pedestrian and bicycle traffic along the nearly two-mile section of roadway. The new 26 ½ Road corridor will support and promote pedestrian and bicycle travel to the St Mary's employment area and points south to downtown.

Surrounding properties have a mix of land use designations and zone districts. The area to the east is zoned RL-4, to the south is zoned RM-8, and to the north and west are zoned a mix of R-1R and R-2R. Both the R-1R and R-2R zone districts are retired zone districts which no longer zone support rezones or implement any of the land use designations of the One Grand Junction Comprehensive Plan. There are also two churches located to the east at 632 26 ½ Road and 641 Horizon Drive. In proximity, the Cappella Assisted Living Facility, which has full-time residents, is located to the southeast within 200 feet of this property. This facility includes 84 beds for a density of 8.8 dwelling units per acre.

The neighborhood has seen much of this growth in the past 20 years as it has seen infill with higher intensity land uses. The location of the area to St Mary's and other employment opportunities, as well as the services these land uses provide to area residents, are major factors in the desire and demand for high-intensity and density development in the area. This order of development is how communities grow and people living in close proximity to St Mary's and employment opportunities and needed services is desirable. Increasing the area with more housing opportunities provides for more residents to benefit from this proximity. The subject property includes a church, which, in the development of the 2010 and 2020 Comprehensive Plans, did not consider the expansion of higher densities of residential land use since it was a church site and anticipated church building growth. Now that the vacant land on the church site

is no longer needed for the future church building reconsidering this for greater residential density is logical for the reasons already stated.

The subject property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area.

The proposed RM-8 zoning on the subject property will increase the availability of medium-density zoning in the neighborhood by expanding the zone district north from the current RM-8 boundary, which currently stops at the property immediately south of the subject property. Yet, it still preserves the low-density residential land uses to the north and west of the subject property.

Therefore, Staff finds that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed rezoning.

A rezone to RM-8 increases the amount of undeveloped land available for medium densities as the area continues to attract residential development needing urban services and proximity to the St Mary's employment and services environs. As of December 2023, RM-8 zoning within the city included 10 percent of all land zoned, and only 161 acres of vacant land existed, or 13 percent of the total of RM-8 zoned lands. Additional areas of RM-8 zoning are needed in the community to accommodate short-term growth.

The requested RM-8 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choices of the One Grand Junction Comprehensive Plan.

Therefore, Staff finds that this criterion has been met.

Section 21.02.160(f) of the Grand Junction Zoning and Development Code provides that a rezone shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the RM-12 zone district could be considered in a Residential Medium Land Use implementing zone district, the RM-8 zone is consistent with the recommendations of the Plan's proposed amended Land Use Map, compatible with the surrounding neighborhood, and provides for single-family housing on a smaller residential lot, thereby providing housing choices to the community.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Rezone request, RZN-2024-144, from R-1R to RM-8 for the property located at 631 26 ½ Road, the following findings of fact and condition have been made.

On the request for a Rezone, if the Comprehensive Plan Amendment is approved, the following findings of fact have been made:

1. The request has met the burden of proof identified in Section 21.02.050(I)(3)(ii) of the Zoning and Development Code.

The Planning Commission recommended denial of the requested Rezone.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on the type of use.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5225, an ordinance rezoning the American Lutheran Church property located at 631 26 1/2 Road from Residential – 1 retired (R-1R) to RM-8 (Residential Medium – 8 dwelling units/acre) zone district on final passage, and order final publication in pamphlet form.

Attachments

1. Development Application
2. Site Location, Aerial, Future Land Use & Zoning Maps, etc
3. Neighborhood Meeting Notes
4. Public Comments Received thru June 11th
5. Planning Commission Minutes - 2024 - June 11 - DRAFT
6. ORD-American Lutheran 20240708

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application



Date

3/12/2024

Signature of Legal Property Owner

Rev. Valerie Carlson

Date

3/14/2024



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

**American Lutheran Church
Comp Plan Amendment and Rezone
631 26 ½ Rd.
March 11, 2024
General Project Report**

Project Description

The subject property is approximately 6.5 acres in size and is located at 631 26 ½ Rd., as displayed below.



This application requests a comprehensive plan amendment and a rezone for the subject property. The request is to change the future land use designation of the subject property



from Rural Low to Residential Medium, and a rezone to change the subject property from the R-1R zone district to the RM-8 zone district.

The applicant intends to execute a simple lot split, after the rezone, to sell a portion of their property that is currently unused. The applicant is currently maintaining and paying taxes on a large portion of their property, and it is in the applicant's best interest to sell that portion to help retire existing debt on the remaining portion of the property.

Public Benefit (of the entire project):

This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. The housing shortage and lack of affordability is well documented in our community, as is the lack of medium density housing and land zoned for medium density housing. This location is perfect for medium density housing given its close proximity to St. Mary's, the largest employer in Mesa Co., and associated medical uses along Patterson Rd. An RM-8 housing product at this location will attract future residents that are employed by St. Mary's, as they will have the ability to walk to work.

An additional public benefit to this project is that it is infill with existing built ROW and public utilities surrounding the property. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure.

Neighborhood Meeting

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 - 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:



- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

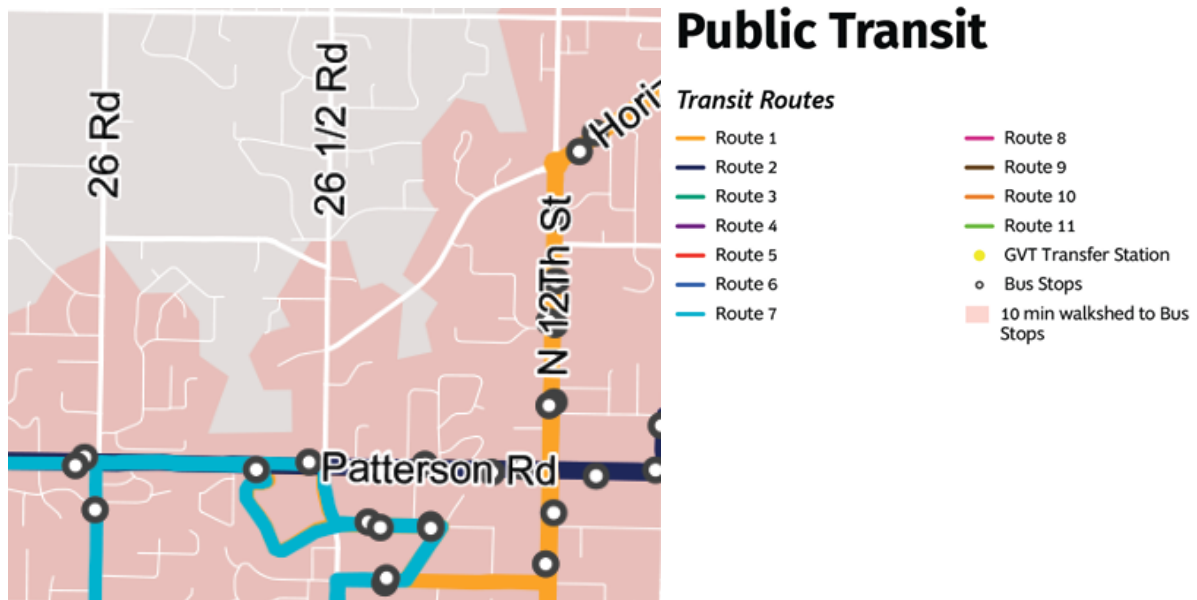
The subject property is designated as Residential Low in the future land use map of the comprehensive plan. This application proposes to change the future land use designation on the subject property to Residential Medium. The subject property is adjacent to property with Residential Medium future land use designation to the south and property with Residential High future land use designation to the southeast, as depicted in the figure below.

The land use designation descriptions from the Comp Plan provide a detailed description of what development in each land use designation should look like. This property is more consistent with the description of the residential medium land use designation, as shown in the table below.



Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The property is located within a 10-minute walkshed of major transit routes on Patterson Rd., as shown in page 101 of the Comp Plan and below. Also of note is that the Comp Plan has designated Patterson Rd. as a potential bus rapid transit (BRT) corridor. Low density housing along major transit routes is a very poor use of land, and medium or high density housing at this location would provide a much greater benefit to our community as a whole, given proximity to existing and future public transit.





The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 2: Resilient and Diverse Economy

Policy 6. Invest in key infrastructure that supports business

Objective a. Attainable Housing.

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

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

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

Objective c. Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

Objective d. Density/Intensity

Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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



Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types

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

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

Objective b. Connectivity and Access.

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

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

Objective b. Connectedness

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

Land Use and Growth Framework

"Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors." (pg. 54 Comp Plan).



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the west, vacant property to the south, multi-family residential to the east, and single-family residential to the north.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel
- Irrigation: GVIC

Approval Criteria

Section 21.02.050(e)(4)(iii) of the GJMC states that, "The Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria: "

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

Response: First, it is important to note that the Comp Plan details the fact that the land use map must be periodically updated to stay relevant with the changes in housing demand in the community. Objective a. under Policy 1.1 of Plan Principle 5 states, "Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand."

The Grand Valley Housing Needs Assessment was updated after the Comp Plan was adopted and provided an update on the housing demand in the community. It is well documented that the community needs more medium density housing in order to meet the demographic changes and growth in the community.

The land use designations of the future land use map are all assigned definitions with specific characteristics. The Comp Plan requires this proposed amendment to Residential Medium, as this property does not fit the characteristics of the Residential Low land use designation as shown below.

This requested change in land use designation for the subject property is needed in order for many components of the Comp Plan to be implemented. The Comp Plan emphasizes



the importance of infill development, providing diverse housing choices, and creating a community that is connected by multiple modes of transit to employment and commercial uses. The following policies and principles from the Comp Plan illustrate the need for this request to be approved in order for the Comp Plan to be implemented.

Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The subject property is in the core of Grand Junction and located where public services and infrastructure are in abundance. It is within a 10-minute walkshed of major transit routes along Patterson Rd. and a defined major employment center of St. Mary's.

Finally, the Comp Plan requires this amendment in order to achieve its vision for strong neighborhoods and housing. The below principles and policies emphasize the need for diverse housing types

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types



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

This criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

Response: This property has been vacant and underutilized for decades, while housing needs in the City have increased dramatically. The City has dedicated a lot of time and resources to making housing more available and to identify needed housing types. Those studies have called for more housing that is consistent with and will be provided by the Residential Medium land use designation.

The below excerpt from the Grand Valley Housing Needs Assessment illustrates how far behind our community is when it comes to medium density housing.

Over the past decade 5,391 single-family units and only 759 multifamily units have been permitted, around 87% of those multifamily units were in structures with 5 or more units. The level of multifamily development has not kept up with the increase in renter households. (pg. 8)

According to estimates from the Comprehensive Plan, the Sewer 201 Boundary will grow to 103,623 in 2025, 110,036 in 2030, 117,360 in 2035 and in 2040 the population estimate is 124,220. With a 2.2 persons/household average, and a population increase of 25,401 people, the Persigo Sewer 201 area will need 11,546 additional dwelling units through 2040. That is an average of 577 new dwelling units annually. (pg. 39)

Building permits issued across Mesa County since 2020 indicate that building activity is not keeping up with the demand for housing, especially the demand for medium density housing. The table below shows building permits issued in the City of Grand Junction to date since 2020 by housing type. The community will benefit from more medium density housing.



Year	One Family	Two Family	Multi Family
2020	507	9	12
2021	540	4	19
2022	360	1	11
2023	272	3	25
2024 (Jan & Feb)	53	0	6
Total	1,732	17	73

This criterion has been met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

Response: This proposed amendment is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report

This criterion has been met.

Section 21.02.050(l)(3)(ii) of the GJMC states that Review Criteria An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response: RM-8 zoning is one of the implementing zone districts for the Residential Medium land use designation. Additionally, the proposed RM-8 zoning is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report.

This criterion has been met.

(B) Development Patterns The proposed zoning will result in logical and orderly development pattern(s).

Response: The subject property is adjacent to multifamily housing to the east, medium density zoned vacant land to the south, and lower density single-family residential to the



north and west. Medium density residential in this location is logical in that it continues with the existing development pattern of the area, as it provides a buffer between high density zoning to the east and southeast and the lower density single family uses to the west and north. Additionally, medium density zoning along 26 ½ Rd. is logical as it is a major thoroughfare with planned infrastructure improvements. The subject property is walking distance to a major employment center and major transit routes along Patterson Rd.

This criterion has been met

(C) Benefits The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Response: The proposed change provides a significant benefit to the community as it implements the Comp Plan in many ways and creates more medium density zoned land to improve upon the housing issue that was well documented on pages 9-10 of this narrative.

This criterion has been met

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION:

All that part of the NE¼ NE¼ SW¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, lying South of the right of way of the Grand Valley Irrigation Company Canal; EXCEPT all that part as conveyed by deed recorded December 8, 1950 in Book 537 at Page 338, for highway purposes; EXCEPT all that part as conveyed by deed recorded March 14, 1952 in Book 562 at Page 526; AND EXCEPT the East 30.00 feet thereof as conveyed to the City of Grand Junction by deed recorded January 8, 2004 in Book 3566 at Page 173, Reception No. 2171294 and corrected by Deed recorded January 12, 2004 in Book 3567 at Page 133, Reception No. 2171640.

Said parcel contains 6.49 ACRES.

ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION
SQ SQUARE
FT FEET
AVE. AVENUE
ST. STREET
CT. COURT
LN. LANE
DR. DRIVE
U.S. UNITED STATES
L.C.E. LIMITED COMMON ELEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
W.C. WITNESS CORNER

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 20677
FOUND No. 5 REBAR WITH ILLEGIBLE 2 INCH ALUMINUM CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

EXISTING UTILITY POLE
EXISTING SIGN
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GAS METER
EXISTING CAN LIGHT
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING STORM INLET
EXISTING AREA INLET
EXISTING IRRIGATION MANHOLE
EXISTING IRRIGATION FEATURE
EXISTING WATER MANHOLE
EXISTING STORM MANHOLE
EXISTING LIGHT POLE
EXISTING UTILITY PEDESTAL
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND IRRIGATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE LINE
EXISTING CONCRETE

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NE¼ SW¼ SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N89°50'50"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2172700, OF THE MESA COUNTY RECORDS.
- WHEN PLOTTING THE LOCATION OF THE ROAD RIGHT OF WAYS FOR F 1/2 ROAD, SPECIFICALLY THE 40 FOOT RIGHT OF DESCRIBED AT RECEPTION NUMBER 531502, AN APPROXIMATE GAP OF 17 FEET BETWEEN THE WEST LINE OF THE ROW, AND THE WEST LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 IS EVIDENT. SAID GAP IS SHOWN HEREON BUT WAS NOT MONUMENTED AS PART OF THIS SURVEY.
- THERE APPEARS TO BE AN APPROXIMATE 5.5 FOOT GAP BETWEEN THE SOUTH LINE OF THE SUBJECT PROPERTY AND THE NORTH LINE OF THE 50 FOOT RIGHT OF WAY FOR NORTHACRES ROAD, AS SHOWN ON THE PLAT OF NORTHACRES SUBDIVISION AT RECEPTION No. 922133. THE SOUTH LINE OF THE SUBJECT PROPERTY IS THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2. FOUND MONUMENTS TO SUPPORT THE LOCATION OF SAID SOUTH LINE ARE SHOWN HEREON. WHEN SAID PLAT, AS WELL AS THE SUBSEQUENT PAXTON VALLEY SUBDIVISION ARE PLOTTED, SAID GAP CAN BE FOUND. SAID PLATS MAKE NO REFERENCE TO THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 WHEN DESCRIBING THE NORTHERLY LINE OF THE ROW, SO AS TO INDICATE THEY ARE THE SAME LINE. SAID GAP IS DIMENSIONED HEREON.

IMPROVEMENT SURVEY

AMERICAN LUTHERAN CHURCH

SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2023-104 FIELD WORK: JM DRAWN BY: JW-NB
DATE: 8/21/23 DRAWING NAME: 631 26-1/2 RD CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE

DATE 9/21/2023

DEPOSIT No. 6876-23

DEPOSIT 6876-23

LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land contains 6.56 acres as described.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) American Lutheran Church ("Entity") is the owner of the following property:

(b) 631 26 1/2 Rd. GRAND JUNCTION, CO 81506 (2945-023-00-072)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager Pastor for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Comp Plan Amendment; Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

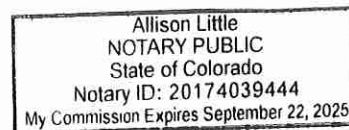
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Rev. Valerie Carlson

Printed name of person signing: Rev. Valerie Carlson

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 15 day of MARCH, 2024
by Reverend Valerie Carlson

Witness my hand and seal.

My Notary Commission expires on September, 22, 2025
Allison Little

Notary Public Signature

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

American Lutheran Church

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Religious Institution (Christian Church)

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 631 26 1/2 Rd. Grand Junction, CO 81506

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Rev. Valerie Carlson, Pastor

Allison Little, Church Council President

Rev. Daniel Carlson, Pastor

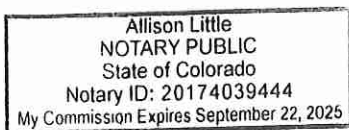
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

not limited

Other matters concerning the manner in which the entity deals with interests in real property:

Congregational vote

Executed this 14th day of March, 2024.



Rev. Valerie Carlson
Signature (Type or Print Name Below)

Rev. Valerie Carlson

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 15 day of March, 2024, by Valerie Carlson (insert name of individual) as Pastor (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for American Lutheran Church (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: September 22, 2025

Allison Little
Notary Public

2

PAGE DOCUMENT

WARRANTY DEED

American Lutheran Church, a nonprofit corporation, Grantor, whose address is 631 26 1/2 Road, Grand Junction, CO 81506 for and in consideration of the sum of Nine Hundred Forty-Two and 80/100 Dollars (\$942.80), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in the Southwest Quarter (SW ¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said SW ¼, and considering the East line of the SW ¼ of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence S00°01'13"W, along the East line of said SW ¼, a distance of 272.11 feet; thence N90°00'00"W a distance of 30.00 to the West line of 26 ½ Road right of way as same is recorded in Book 3567, Page 133, at the office of the Mesa County Clerk and Recorder, the POINT OF BEGINNING; thence S00°01'13"W, along said West line of 26 ½ Road right of way, a distance of 23.18 feet; thence N67°13'47"W a distance of 26.60 feet; thence N00°01'03"E a distance of 15.24 feet; thence S84°29'06"E a distance of 24.64 feet, more or less, to the point of beginning.

Containing 471.40 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 25 day of January, 2008.

American Lutheran Church, a nonprofit corporation

By

Peter Rekemeyer, Council President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of January, 2008, by Peter Rekemeyer, Council President for American Lutheran Church, a nonprofit corporation.

My commission expires 12/31/95

Witness my hand and official seal.

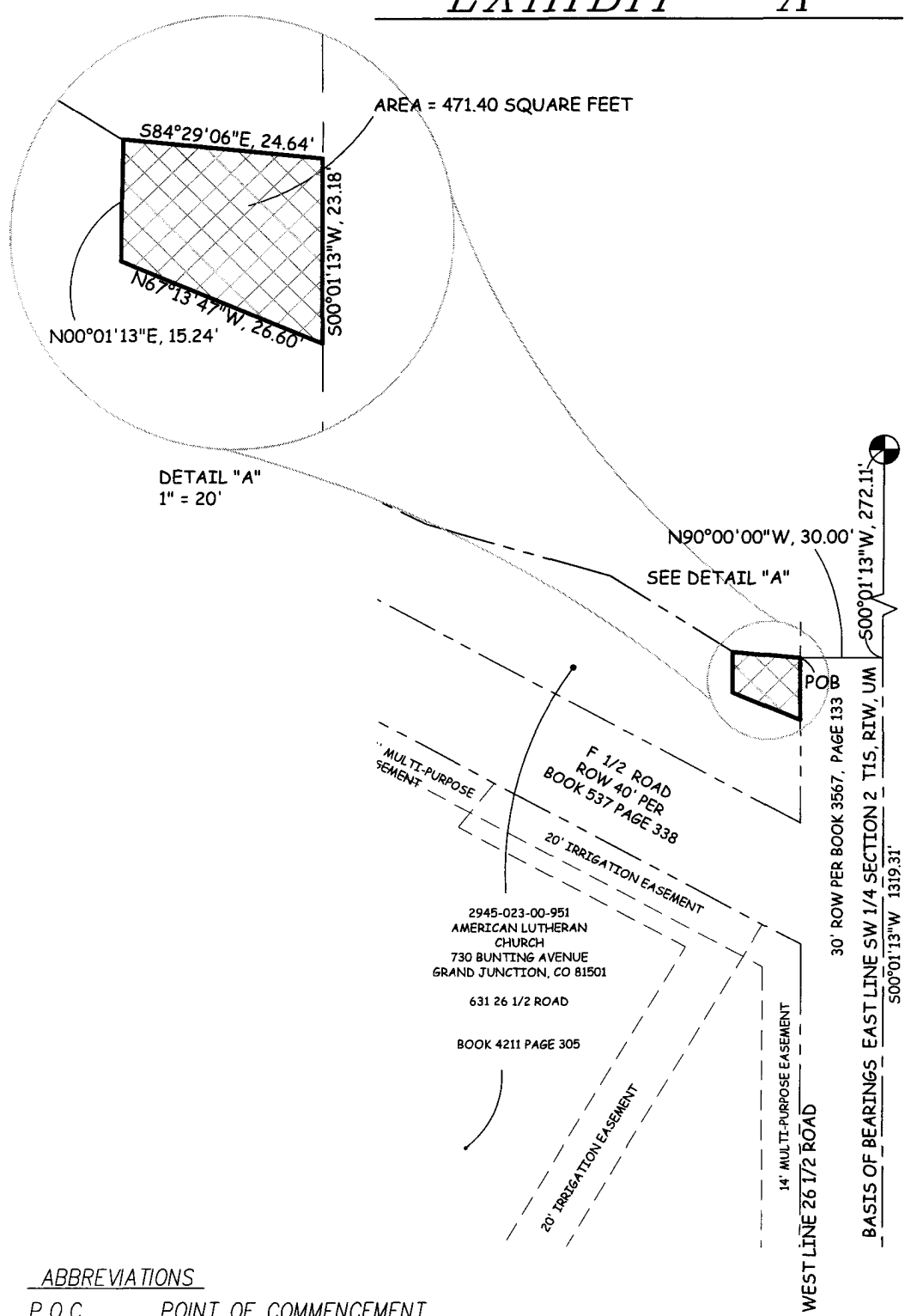


My Commission Expires 03/03/2009

Peg Hunter
Notary Public

The foregoing legal description was prepared by Mike Grizenko, 250 North 5th Street, Grand Junction, Colorado 81501

EXHIBIT "A"



POC
NE COR SW COR
SEC 2 TWP 1S, RGE 1W
UTE MERIDIAN

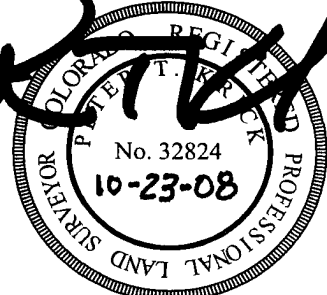


0 30 60
1 inch = 60 ft.

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: MG
DATE: 10-23-2008
SCALE: 1" = 60'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 203
2945-023-00-951
AMERICAN LUTHERAN CHURCH



N:\LandProj\1662200 (GRJ-26.5-F.6 BRIDGE REPLACEMENT)\dwg\From Real Estate 3-04-08\7TH F5 BRIDGE EXHIBITS.dwg, 10/23/2008 1:51:51 PM



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 – 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:

- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

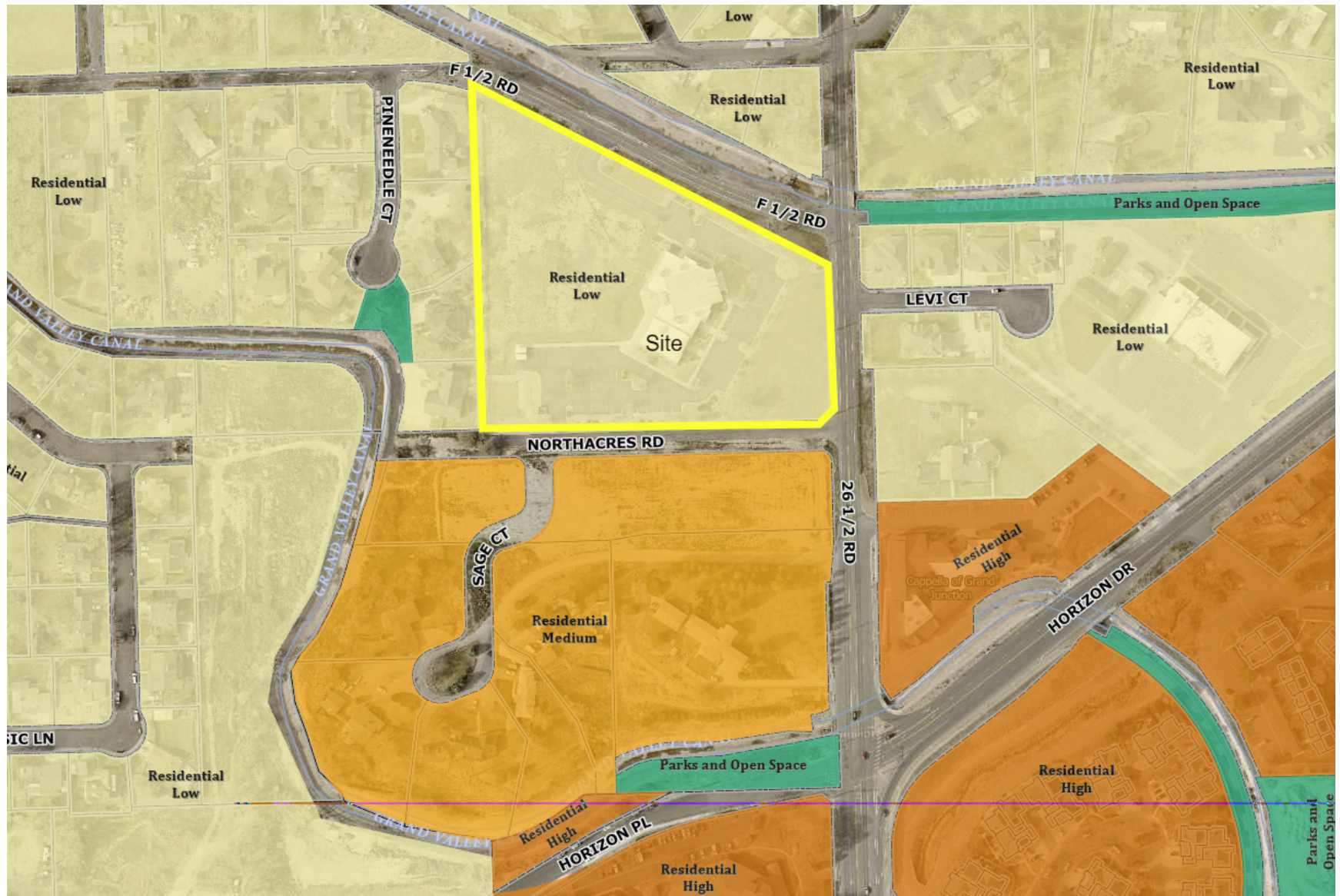
Site Vicinity Map – American Lutheran Church Comp Plan Amendment & Rezone



Site Location Map

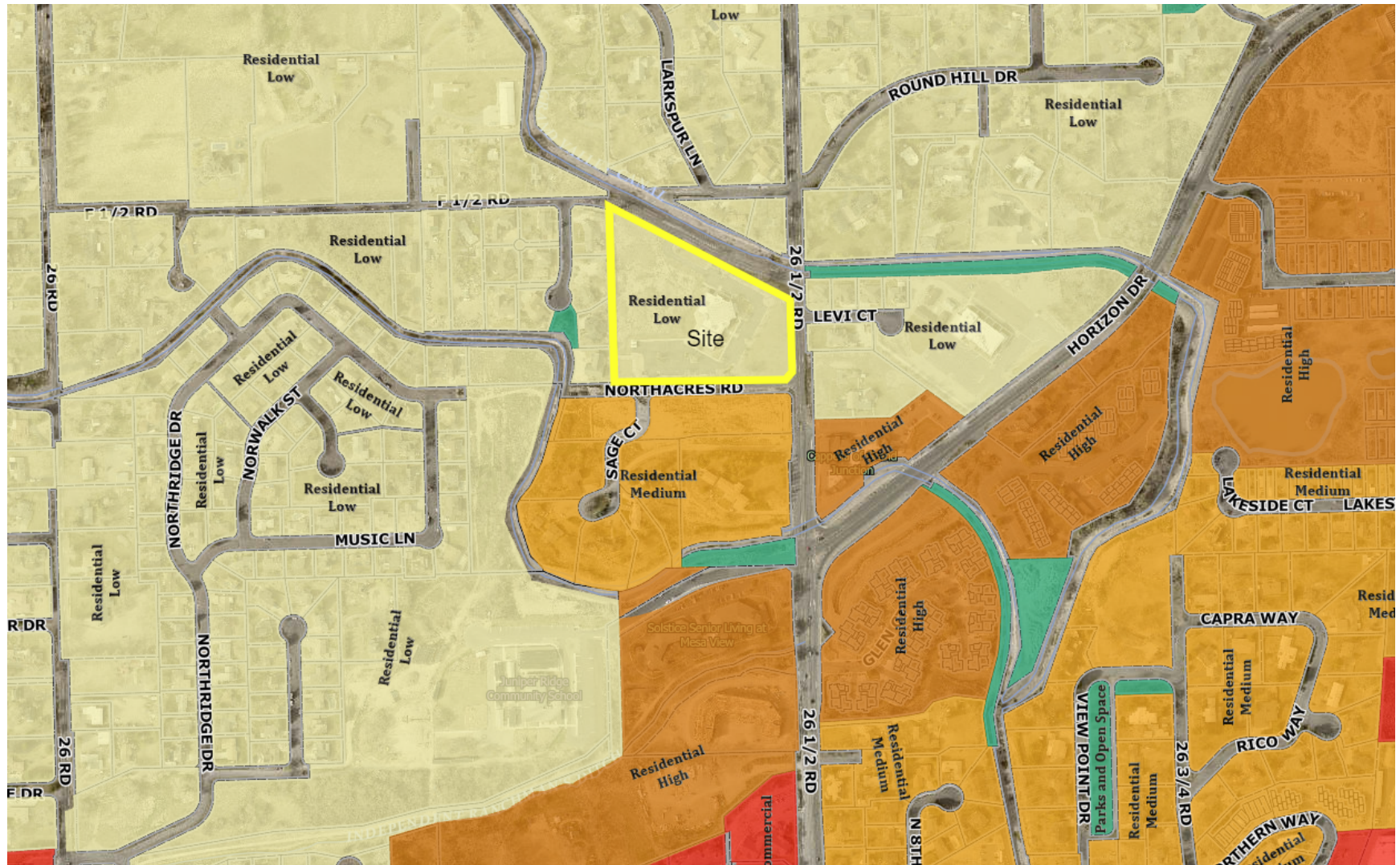


Land Use Map

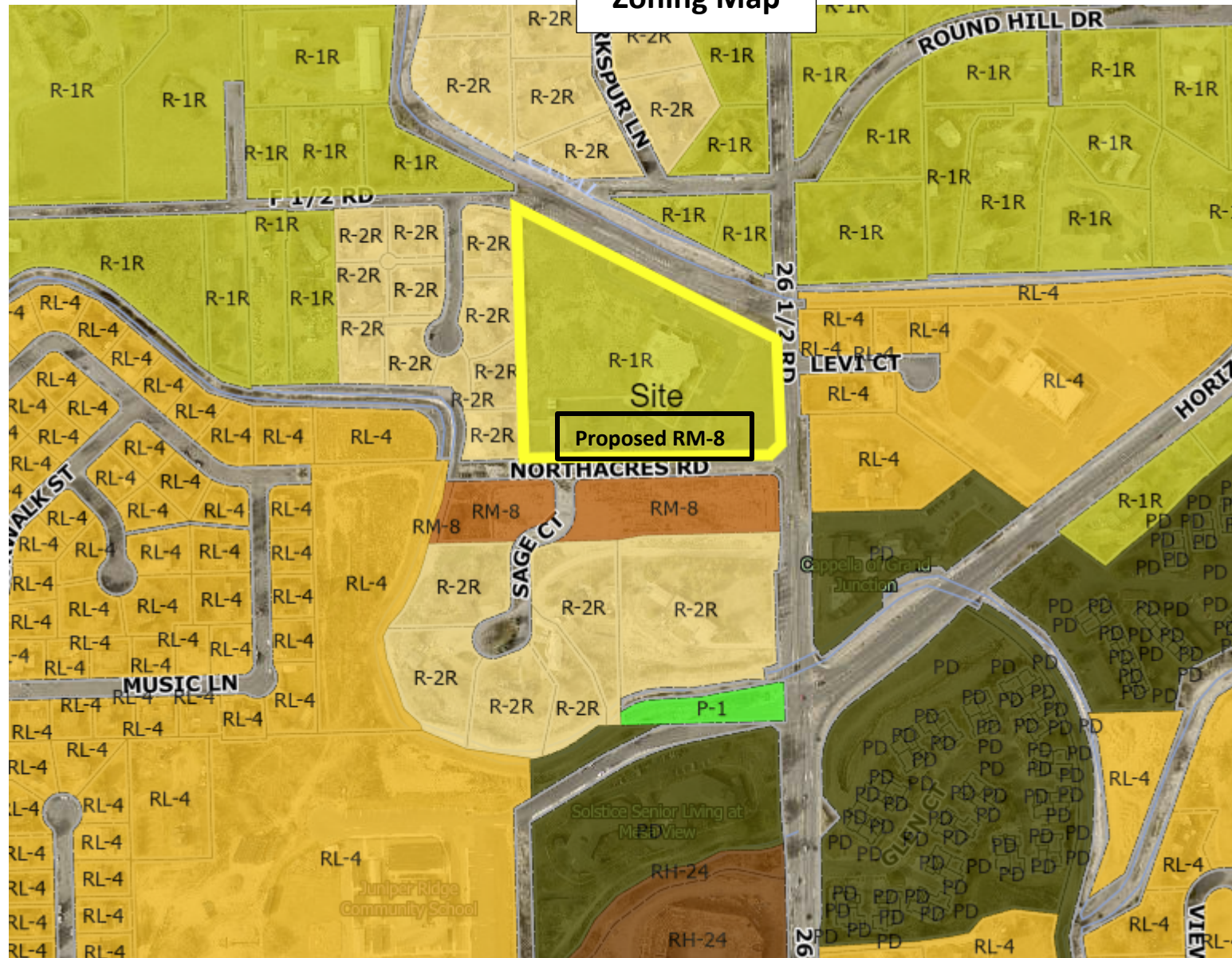


Land Use Map

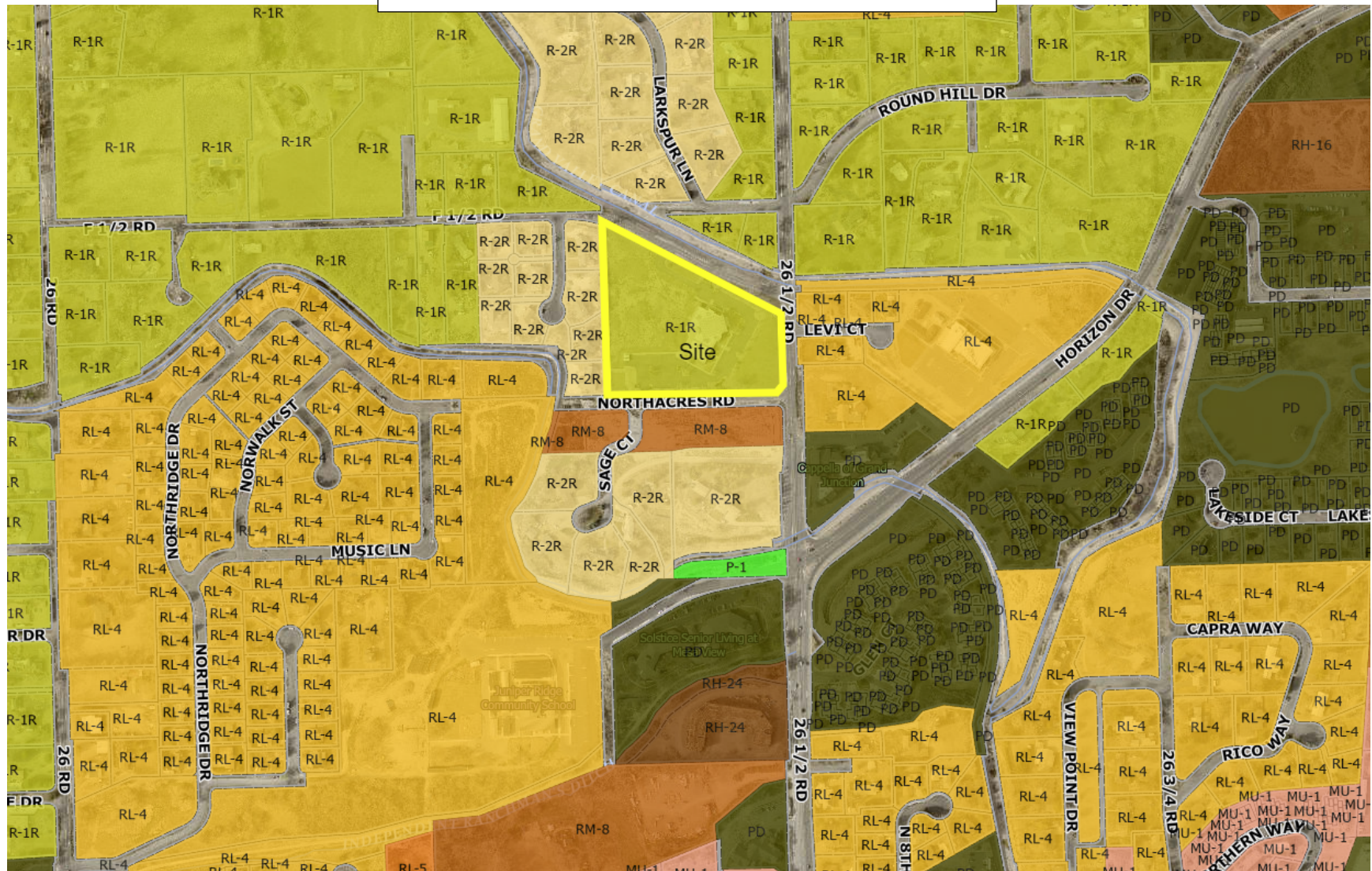
Larger View



Zoning Map



Zoning Map Larger View





View from 26 ½ Road looking West



View from F ½ Road looking south



View of property from North Acres Road looking north



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- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

David Thornton

From: Gregg K. Kampf <gkampf@hfak.com>
Sent: Wednesday, June 5, 2024 11:44 AM
To: David Thornton
Subject: American Lutheran Church request for Comp Plan Amendment and Rezone to RM-8; Planning Commission Hearing on June 11 at 5:30 pm

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

To Planning Commission
c/o David Thornton, (ACP)
Principal Planner
City of Grand Junction

I am writing in support of the request to change the Comp Plan and allow the property at 631 26 ½ Road to be rezoned to RM-8 for the reasons very convincingly stated in the application filed by Kaart. I will not repeat those statements here but just say that this request supports a very significant need in our community for medium density workforce housing, and the location meets many of the criteria for such housing in Grand Junction.

I have been a long-time member of the church.

Thank you for your consideration and for your service to the community.

Gregg Kampf

Hoskin Farina & Kampf, P.C.

(970) 986-3400

FAX: (970) 986-3401

Confidential and Privileged:

This e-mail communication, including any attachment(s), contains information intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged and/or confidential. If you are not the intended recipient or an employee or agent responsible for delivering the communication to the intended recipient, you are hereby notified that any review, disclosure, copying, printing, distribution, or use of its contents or attachments is strictly prohibited. If you have received this communication in error, please notify our administrator immediately by telephone at (970) 986-3400, return the original communication and its attachment(s) to admin@hfak.com and permanently delete the communication from your system. Thank you.

David Thornton

From: Todd Ousley <toddousley@gmail.com>
Sent: Sunday, June 9, 2024 1:51 PM
To: Andrew Teske; ateske@hfak.com; herek.kimberly@gmail.com; kehlers@threesail.net; Keith Ehlers; Ken Scissors; Kimberly Herek; Melanie Duyvejonck; melanie.duyvejonck@mesacounty.us; Melanie Duyvejonck; Sandra Weckerly; sandra.weckerly@gmail.com; scissorsgj@gmail.com; shannons@gjcity.org; shannon@shannonsecrest.com; Tamra Allen; David Thornton
Subject: CPA-2024-143 & RZN-2024-144 American Lutheran Church 631 26 1/2 Road Comments

⚠ **EXTERNAL SENDER** ⚠

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Planning Commission Members,

My name is Todd Ousley. I represent the Four Pines Subdivision as the HOA President. The Four Pines Subdivision is located on Pineneedle Court, which is immediately to the east and adjacent to the land parcel owned by the American Lutheran Church at 631 26 1/2 Road. The American Lutheran Church is requesting an amendment to the City of Grand Junction Comprehensive Master Plan to change the 6.56 acre parcel from Residential Low to Residential Medium. They are also requesting a rezone of the 6.56 acre property from R-1 to RM-8. The Four Pines neighborhood and homes are the properties that are most impacted by this request. Our HOA has a number of concerns we would like the planning commission to be aware of prior to the public hearing.

1. The church building infrastructure and parking lot occupy over half of the 6.56 acres. It does not seem appropriate to change the Comp Plan and rezoning for **the entire parcel**. This could result in high density housing directly adjacent to low density housing, with no transition. Given that an existing 16,800 SF church building is already located on the 6.56 acre lot, there is a particular concern about the use of clustering provisions in the zoning code to potentially concentrate all of the allowed density for the entire zone lot onto the approximately 3 acres of open portion of the zone lot. For this reason, **it is our strong opinion that the American Lutheran Church be required to subdivide their land parcel into TWO LOTS prior to moving forward with a change to the Comp Plan and rezoning in order** to eliminate a potential loophole that could double the development density of the vacant portion of the church property.

2. With the current residential density in the area and the rural character of F 1/2 Road between 26 road and 26 1/2 road, the unimproved roadway is a very popular stretch for pedestrians, joggers, dogwalkers, child cyclists, and other non-vehicle commuters and users. This can conflict with vehicle commuters that use F 1/2 Road as an alternate to Patterson Road at rush hour to avoid congestion. Currently there is **no bike lane or paved shoulder whatsoever on F 1/2 Road** between 26 Road and 26 1/2 Road. The addition of medium density housing on the church parcel will add 50-100 additional vehicles that will be using F 1/2 road multiple times daily. **It is our strong opinion that infrastructure improvements and traffic calming features need to be made to F 1/2 Road between 26 Road and 26**

1/2 Road prior to ANY development on the church parcel, and that development on the church parcel should not have a left out connection to F 1/2 Road.

3. We understand that the location of the vacant land on the church parcel is a logical place for residential development. However, it is surrounded on 3 sides by a Residential Low Comprehensive Plan designation. A change from R-1 to RM-8 is not a smooth transition. **It is our strong opinion to NOT make an amendment to the Comprehensive Master Plan.** We feel it is most appropriate for the Planning Commission to adhere to the Comp Plan, and **keep the parcel designated Residential Low with a rezone to R-4.** Changes to the Comprehensive Master Plan should not be taken lightly. Citizens of Grand Junction make some of their most important housing and financial life decisions based in part on the Comprehensive Master Plan. The Citizens of Grand Junction should be able to have trust in the Planning Commission to stay true to the vision of the Comprehensive Master Plan.

4. The requested changes by the American Lutheran Church have building height restrictions of 50 feet. **A building height of 50 feet would significantly alter the character, feel, privacy, and value of all the neighboring properties.** In the Four Pines subdivision this would directly impact 4 homes, and potentially their only view would be a 50-foot building. **It is our strong opinion that the height restriction on ANY development at 631 26 1/2 Road be limited to a height consistent with one or two story single family properties.**

Thank you for reviewing and giving consideration to the identified concerns prior to the public hearing. We understand that this is an emotional issue for many of the surrounding residents, and you will hear a variety of concerns at the meeting. Our HOA feels it is critically important for you to consider our **valid and objective concerns** in your decision making process.

Yours Truly,

Todd Ousley
642 Pineneedle Court
Grand Junction CO 81506
970-234-9054

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Monday, June 10, 2024 3:28 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Dorothy Lorraine Burkhardt:

commenting on the proposed zoning change for the church next door. that would be nearly 50 units per on that property we have difficulty right now getting out on 26 1/2 Road plus why are we down grading the area our homes in here are now worth 500000 to 1000000 we don't need high density low income houses next door get it together on your planning committee. this is ridiculous. just stick to the original Zone

You can approve or reject the comment [here](#).

This email was delivered by [gjspeaks.org](mailto:no-reply@gjspeaks.org)

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Friday, June 7, 2024 6:07 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

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The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Thomas H. Kierstead:

Although I intend to attend the meeting, I will leave these thoughts for the record in the event I am unable to be there in person. I have 22 years service, although it was in another state, working closely with the planning commission as a member and president of the county board of zoning appeals for the local lake watershed in a four season resort. We approached issues like this much in the same manner as the application by the American Lutheran Church (ALC), of which I am a member. It seems to me to be a good use of the property, designed to provide much needed housing for professionals who would be employed by our local regional health providers like St. Marys, or teachers in our public schools. These professionals need more affordable homes, not as readily available in the Valley. The City and County government are supporting development of affordable housing units. It seems wise to me that we do this in an orderly manner when we can. This property seems ideal for a small development to me. Please give it favorable consideration.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Sunday, June 9, 2024 12:25 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Steven C Schulte:

I support this request. The city is in desperate need of housing and this carefully planned development will be a positive step in this direction.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

LARRY & WINONA BECKNER

653 LARKSPUR LANE
GRAND JUNCTION, CO 81506
970-270-1050
larbeck65@gmail.com

To: City of Grand Junction Planning Commission

Re: Lutheran Church Comp Plan Amendment & Rezone
CPA-2024-143 & RZN-2024-144

Dear Members of the Planning Commission:

This letter is submitted in support of the application from the American Lutheran Church for a rezone of approximately 6.5 acres from the current R1-R (Residential Low) to R-8 (Residential Medium). This letter is submitted by Larry & Winona Beckner, 653 Larkspur Lane, Grand Junction, which is located about 150 yards north of the church site. We can see the church property from our back yard. We are not members of the American Lutheran Church, and we have no financial interest one way or the other in the sale or development of any portion of the Church property. We support the rezone request as we believe it furthers the existing development along 7th Street and it is compatible with the long-range development goals of the City for the 7th Street corridor.

Our home at 753 Larkspur Lane was constructed in 1990, and we purchased the property in 2005. Since 1990 there has been a considerable amount of residential, multi-family, commercial and other development along 7th Street, including the construction of the Church. Some of the development that impacts traffic on 7th Street north of Patterson Road since 1990 is summarized as follows:

Pinedale Court – Plat 2002 (9 single family lots)

Cherry Hills – Plat 1999 (24 single family lots)

Grand Vista Subdivision – Plat 2002

Summer Hill Subdivision – Plat 2000 (hundreds of single-family lots)

Emerald Ridge Subdivision – Plat 2020 (hundreds of single-family lots)



June 5, 2024

To whom it concerns:

This letter is in support of American Lutheran Church in Grand Junction in their efforts to change the zoning on the land which they own and operate at 631 26 ½ Rd. from R-1R to RMF-8, with the intention to subdivide a portion of the land for future medium density residential development.

Housing Resources of Western Colorado recognizes the need for more housing throughout Mesa County, and medium density housing on this site would benefit the area and the community at large by providing homesites benefitting the work force in Grand Junction. The land in question is walking distance to St. Mary's Hospital and the surrounding medical offices as well as near major thoroughfares, the airport, dining, and shopping.

Changing the zoning to RMF-8 fits in with the surrounding area. The property directly to the south is zoned RMF-8 and there are several high-density housing developments to the east as well. The site already has public utilities and is accessed by a developed road. Changing the future land use code opens this land up for housing without the need for additional infrastructure, allowing infill development and much needed housing in a desirable location close to amenities. Moreover, the change would advance the City's adopted affordable housing strategy by facilitating additional housing options and affordable inventory. The infill land provides a prime opportunity to create affordable housing (either naturally occurring or subsidized) for Grand Junction residents. With the smart design that is required by the City's zoning and development code, any future housing project can blend nicely into the surrounding area, and any negative impacts can be effectively mitigated.

Please consider the request to rezone the American Lutheran Church property at 631 26 ½ Rd from R-1R to RMF-8 as a positive and necessary change to the Comprehensive Plan.

Respectfully,

Emilee Powell, Executive Director

From: Kathleen Theodora Gillespie <ktedig@gmail.com>

Sent: Tuesday, June 11, 2024 8:11 PM

To: GJCityWebinar <gjcitywebinar@gjcity.org>

Subject: ALC Planning Commission

⚠️ EXTERNAL SENDER ⚠️

Only open links and attachments from known senders. DO NOT provide sensitive information.

I can't access my microphone but I would like the planning commissioners to know how much I appreciate their thoughtful concerns - which are my concerns as a neighbor just to the south of the church.

Thank you.

GRAND JUNCTION PLANNING COMMISSION
June 11, 2024, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Kim Herek, Sandra Weckerly, Keith Ehlers, and Ian Moore.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dave Thornton (Principal Planner), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 33 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 14, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Circulation Plan, Comp Plan & Neighborhood Plan Amendments **CPA-2024-265**

Consider a Request by City Community Development Department Staff to (1) Amend the Grand Junction Circulation Plan; (2) Amend the One Grand Junction Comprehensive Plan; and (3) Retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan. **This item was continued to the June 25 Planning Commission Hearing.**

2. Sawmill Rezone **RZN-2024-236**

Consider a request by the City of Grand Junction, Property Owner, to rezone a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Greg Gouth asked if a Traffic Impact Study had been conducted for this intersection. He expressed concerns about the introduction of residential uses into an otherwise commercial and industrial area.

Hollis Krenines asked why the City was developing the parcel instead of a private agency. She agreed that this was not an area for residential development.

Commissioner Weckerly asked why only a portion of the parcel was being rezoned.

Chairman Teske asked if the portion to be rezoned was accurately **described**

The public comment period was closed at 6:10 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers noted that this rezone aligned with the Comprehensive Plan. He encouraged the public to continue their participation as the property developed and continue to question the City's capacity to develop land.

Commissioner Secrest provided some context about the development of the site and that a traffic impact study would not be completed until a use/building had been proposed and that tonight's hearing was a request to rezone the property.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the parcels located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection, City file number RZN-2024-236, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion passed 7-0.

3. American Lutheran Church CPA & Rezone

CPA-2024-143 & RZN-2024-144

Consider a request by American Lutheran Church for a Comprehensive Plan Amendment for 6.56 acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and rezone the 6.56 acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8).

Chairman Teske recused himself from deliberating on this item.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff and applicant

Commissioner Weckerly asked if cluster provisioning would be allowed through the rezone. She asked if the property would need to be subdivided prior to the rezone. She asked if the Mixed Use landuse designations allowed residential uses and why the parcels zoned MU-1 and MU-2 were not included in the counts for residential properties in the City. She challenged Staff's interpretation that the Comp Plan Amendment to Residential Medium was necessary to improve affordability of the subsequent properties.

Commissioner Ehlers asked if the density calculation would be evaluated for the whole 6.5-acre parcel or if it only considered the ~2 acres where the residences would be developed. He asked for clarification on the bulk standards for multifamily development in an R-5 zone district.

Commissioner Secrest asked about site access.

Aaron Young with Kaart Planning gave a brief presentation and was available for questions.

Commissioner Ehlers asked why the parcel was not subdivided prior to the request for a comp plan amendment and rezone.

Commissioner Weckerly asked if there was enough flexibility in the current code to create cottage courts under an RL-4 or RL-5 zone designation.

Commissioner Moore asked if the intention was to subdivide the parcel prior to development. He asked if the code allowed the property to be developed at RM-8 density for the whole parcel prior to being subdivided.

Commissioner Secrest speculated on the future development should the parcel be rezoned to RM-8.

Commissioner Scissors asked if the church would still have some say in the development of the parcel once it had been subdivided from the larger acreage.

David Miller with American Lutheran Church spoke on the church's desire for the future development of the land and all the considerations leading up to this request. He indicated that Housing Resources of Western Colorado (HRWC) was the tentative buyer of the future ~2-acre parcel and that their intent was to provide attainable housing through a cottage court style development.

Commissioner Ehlers asked what the tentative unit count was for the development. He asked Mr. Miller why the church was not developing the parcel themselves.

David Miller responded that the church needed the money from the sale of the land to help pay the church's mortgage.

Commissioner Weckerly asked if the City had previously amended the comp plan to increase residential density on a parcel.

Commissioner Scissors asked staff for context as to why they did not advise subdividing the parcel prior to the comp plan amendment and rezone request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Damon Davis expressed his interest in increasing housing stock in the area. He noted that attainable housing would allow employees for local businesses to move to Grand Junction.

Carlene Goldthwaite provided some statistics on housing affordability. She spoke about the "Yes in God's Backyard (YIGBY)" movement nationwide.

Todd Ousley, President of the Four Pines Subdivision HOA, expressed concerns about the density of the development being based on the larger acreage. He commented on the inadequacy of F ½ Rd to accommodate the increase in traffic created by this development. He asked about height restrictions in the RL-5 vs. RM-8 zone districts. He stated that the church's ability to pay their mortgage should not be a factor in the consideration of the rezone request.

Jamie Edwards with HRWC noted that their organization had no intention of "overdeveloping" the parcel or sneak anything past the neighbors.

Curtis Johnston advocated to keep the current landuse designation and develop the parcel at an RL-5 zoning instead.

Carol Bergman asked if the parcel would be rezoned to RM-12 in the future. She shared other's concerns about using the larger acreage for calculating density and stated the parcel should be split before rezone.

Hector Bran stated his concerns about traffic and parking problems created from the rezone and the impact the increased density would have on surrounding property values.

John Gordon stated his concerns about traffic and parking problems created from the rezone.

Leslie Gordon expressed her concerns about the church being demolished and the RM-8 zoning allowing future developers to create apartment buildings on the parcel.

Jen Foster spoke about the landuse designations outlined in the current Comp Plan and that this rezone would not have a meaningful impact on housing availability or affordability.

Laura Ousley agreed that the parcel should be subdivided prior to development. She expressed concerns about the height restrictions for structures in the RM-8 zone district.

Valerie Carson, Reverend of the church, asked if there was a way for the Commission to add a contingency to the rezone request that the property be subdivided prior to development. She clarified that HRWC needed to be able to build 24 units in order to receive approval from their board, so anything less than RM-8 would not meet the minimum requirements. She brought up that F ½ Rd was already slated for improvement regardless of how this parcel developed.

Becky Delk shared concerns about the increased traffic and parking. She stated that the new development could block her view of the Grand Mesa.

Thomas Kierstead stated that there was no perfect solution for if the parcel should be subdivided prior to rezone or vice versa.

Katie Kierstead noted that the City had minimum off-street parking requirements for new developments.

Valerie Carson, David Miller, and Aaron Young responded to public comments.

Conversation ensued about how the parcel could develop at the 24-unit density.

The public comment period was closed at 8:16 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers commented on the City's development requirements for simple and major subdivisions. He clarified the max heights for various zone districts. He expressed that he did not feel the comp plan amendment was necessary to create the desired density on the parcel.

Commissioner Herek stated her concerns with rezoning the parcel prior to subdividing. She expressed that she didn't think rezoning the whole parcel to RM-8 was appropriate.

Commissioner Secrest spoke about the potential for the project to change during the development and that despite ALC and HRWC's intentions, the property may end up getting sold to a different developer looking to maximize density.

Commissioner Moore stated the importance of upholding the Comprehensive Plan rather than amending it in the name of increased density. He speculated on whether it was appropriate to rezone the whole parcel to RM-8 regardless of future development and whether it fit the visions and goals of the overall community.

Commissioner Weckerly spoke on the importance of upholding the Comprehensive Plan. She noted that an amendment to Residential Medium could allow future rezones to MU-1 which is not the intent of the current request. She commented on the projects around town that had stalled out halfway through development and that she didn't want to see that for this project.

Commissioner Scissors commented on the novelty of the seller/buyer for a development not being profit motivated. He said he was not as concerned about the Comp Plan amendment or the ramifications it had for the future development of the parcel.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 631 26 ½ Road, City file number CPA-2024-143, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion failed 5-1.

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the property located at 631 26 ½ Road, City file number RZN-2024-144, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium."

Commissioner Herek seconded; motion failed 5-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:45 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING THE AMERICAN LUTHERAN CHURCH PROPERTY LOCATED AT 631 26 ½ ROAD FROM RESIDENTIAL – 1 RETIRED (R-1R) TO RM-8 (RESIDENTIAL MEDIUM – 8 DWELLING UNITS/ACRE) ZONE DISTRICT

Recitals:

The American Lutheran Church proposes a rezone from Residential – 1 Retired (R-1R) to RM-8 (Residential – 8 du/ac) on a total of 6.56-acres that it owns at 631 26 ½ Road, Grand Junction, Colorado ("Property.")

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Property RM-8 (Residential – 8 du/ac) finding that the RM-8 zone district conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5 -12 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies, and that RM-8 is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning of the Property from Residential -1 Retired (R-1R) to RM-8 (Residential – 8 du/ac) is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e). The City Council also finds that the RM-8 zone district is consistent and in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(l) of the Grand Junction Zoning and Development Code.

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

In consideration of the Recitals the following described parcel of land is and shall be duly and lawfully rezoned to RM-8 (Residential Medium – 8 du/ac) on the City zoning map, conditioned upon the Comprehensive Plan Land Use Map being amended to a *Residential Medium* Land Use Designation:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of

the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land being comprised of 6.56 acres as described.

INTRODUCED on first reading this _____ day of _____, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2024 and ordered published in pamphlet form.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #6.b.iii.

Meeting Date: July 17, 2024
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning Approximately 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) Zone District Located at the Northwest and Southwest Corner of the Winters Avenue and Riverside Parkway Intersection

RECOMMENDATION:

The Planning Commission heard this request at the June 11, 2024, meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The City of Grand Junction, property owner, ("City") is requesting a rezone of a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection. The requested MU-2 zone district is consistent with the One Grand Junction Comprehensive Plan Land Use Map designation of Mixed Use.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The request for a rezone anticipates future mixed-use development on the properties. The One Grand Junction Comprehensive Plan encourages urban infill redevelopment on underutilized properties through policies that encourage increased riverfront and

downtown area activation.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 (Mixed-Use Neighborhood) district but smaller in scale than MU-3 (Mixed-Use Downtown). Ground stories along streets are intended for commercial uses, while upper stories are most appropriate for residential and/or office uses. The MU-2 district supports the Comprehensive Plan principles pertaining to Mixed-Use areas.

In addition to the MU-2 (Mixed-Use Light Commercial) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Mixed-Use:

- a. R-16 (Residential High 16)
- b. R-24 (Residential High 24)
- c. MU-1 (Mixed-Use Neighborhood)
- d. MU-2 (Mixed-Use Light Commercial)
- e. MU-3 (Mixed-Use Downtown)

The properties adjacent to the subject properties to the north are zoned P-1 (Public, Parks, and Open Space) and I-2 (Industrial General). The property adjacent to the West and South are I-2 (Industrial General) and CG (Commercial General). To the South and the East, Las Colonias Park is zoned PD (Planned Development).

Though not specifically related to the rezone requires, it is important to note that a portion of the properties (7.73 acres) to be rezoned to MU-2 (Mixed-Use Light Commercial) will be subject to restrictive covenants that were put in place by CDPHE. In the property's deed that conveyed it to the City, restrictive covenants state that the property (i) must be used for public purposes, (ii) not to use groundwater from the site for any purpose, no wells on the site and no exposing of groundwater to the surface, (iii) not to perform construction of any kind on the property without the written approval of construction plans by the Grantor and the U.S. Department of Energy, (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other mitigation measures, and (v) that its use of the property shall not adversely impact groundwater or interfere with groundwater remediation. These covenants must be considered and addressed when determining the property's future use at the time of future development.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at Las Colonias Park on April 4, 2024, in accordance with Section 21.02.030(c) of the Zoning and Development Code. Of note, a concept plan was not presented at the meeting due to there being no concept for the site. City staff was present as the Applicant, along with three members of the public. Additional information was presented regarding the timeline of the rezone request, opportunities for public comment, and public notification

for the rezone request. Attendees at the meeting were concerned about the compatibility of residential uses adjacent to industrial-zoned areas that allow and have existing higher-intensity uses. There were also concerns about additional traffic and how it may affect the area's existing industrial operations and safety on Riverside Parkway.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on May 27, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 31, 2024. The notice of this public hearing was published June 2, 2024, in the Grand Junction Daily Sentinel. An online hearing with an opportunity for public comment was held between June 4, 2024, and June 11, 2024, through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(I)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to MU-2 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Land Use Plan: Relationship to Existing Zoning

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

Plan Principle 3: Responsible and Managed Growth

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth.

How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development.

Rezoning these properties to MU-2 accomplishes all of these.

Plan Principle 4: Downtown and University Districts

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies Investment in the Riverfront as an important step in the activation and redevelopment of the Downtown area. With its proximity to Las Colonias Park and the Colorado River, these properties have the potential to be an important piece in the development in the River District, giving more residents and businesses the opportunity to locate near the new infrastructure and amenities constructed in that area.

How We Will Get There – This principle encourages a mix of uses in the three subdistricts that comprise the Downtown District. Specifically, this policy encourages mixed-use development in the River District due to the abundance of open space amenities and pedestrian bicycle infrastructure along the riverfront. The policy further encourages the River District to develop into more of an urban neighborhood context with a mix of uses such as residential, home businesses, grocery, retail, and institutional to enhance the enjoyment and quality of life of residents and visitors alike in this area. In addition, this principle encourages the redevelopment of underutilized properties. The Comprehensive Plan encourages the need for infill development, placemaking, and connectivity as key elements of keeping a Downtown area vibrant. Rezoning the subject properties to MU-2 supports implementation of these policies.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative housing types provide options for residents, such as affordability, low maintenance, community open spaces, and shared facilities. Another benefit of multifamily development is that it can be less expensive for the City to provide services than conventional single-family housing. The community has also expressed a preference for these housing areas to be located with easy access to commercial services and outdoor recreational amenities. The City's goal is to have a more diverse range of housing types to expand the City's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site.

Plan Principle 8: Resource Stewardship

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need to protect Grand Junction's rich natural resources. This includes water conservation, protecting landscape and habitat, natural areas and agriculture, and minimizing new developments impact on the environment.

How We Will Get There – The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure.

Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the riverfront to support it rather than developing in existing greenfields.

Riverfront Area Specific Policies

The subject properties are identified as being in the Riverfront Mixed Use Area referenced in Chapter 4 of the Comprehensive Plan. This rezone is consistent with the Riverfront Area mixed-use area-specific policies. The area-specific policies encourage a mix and relationship of uses with vertical mixed-use or freestanding multifamily buildings, and that development adjacent to the Colorado River should work to activate and enhance the riverfront. Rezoning these properties to MU-2 would allow future development to develop the properties in line with these policies.

Lower Downtown Subarea and Functional Improvements

These properties are identified within the Riverside Parkway Mixed-Use Character Area in the Lower Downtown Subarea. The Comprehensive Plan indicates that this area should be developed with a mix of uses oriented towards both Riverside Parkway and the park areas along the Riverfront. Uses such as hotels, entertainment, multifamily, commercial, and offices are all identified as acceptable development in this area. Further, the subject properties are identified as Opportunity Sites on the potential functional improvements map in this subarea. Functional improvements are key improvements that will help ensure the area evolves in a way consistent with the community's vision. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be an important step in further implementing this portion of the Comprehensive Plan and further activating the Lower Downtown Subarea. Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The Land Use Plan map identifies the subject properties as Mixed Use. The requested MU-2 zone is an implementing zone district of the Mixed Use land use designation. The Mixed Use land use designation is implemented through zone districts which are comprised of uses that include higher residential densities while also allowing commercial, retail, employment, and service-oriented uses. The Land Use Plan map identifies Mixed Use as an appropriate use along the Riverside Parkway corridor to further encourage more urban redevelopment of these properties adjacent to such amenities as Las Colonias Park and the Riverfront Trail. The Comprehensive Plan encourages urban redevelopment in areas that have amenities nearby and existing infrastructure.

The subject properties are located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, which classifies it as an urban infill area. In Tier 1 areas, development should be directed toward vacant and underutilized parcels such as this one. This encourages orderly development patterns and limits infrastructure

extensions while still allowing for both residential and business growth. The proposed MU-2 zoning district on the subject properties will increase the availability of higher density residential units while also providing the opportunity for commercial uses for servicing that additional density.

The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the Riverfront to support it rather than developing existing greenfields. The subject properties have sewer service and all other urban amenities. Further, the City has completed a substantial capital investment in the Riverfront area with the construction of Riverside Parkway, Las Colonias Park, Las Colonias Business Park, Dos Rios, and the Riverfront Trail. The City's investment has greatly improved multi-modal transportation along Riverside Parkway and north towards the Downtown employment area. The amenities of Las Colonias Park and the Riverfront Trail provide a gathering space for future community members in the Lower Downtown subarea and have enhanced the livability of this area. The culmination of the City's investment makes this area a logical place for community members to live, work, and play.

Surrounding properties have a mix of land use designations and zone districts. Properties directly to the west are zoned I-2 (Industrial General). The area directly to the north is zoned a mixture of I-2 and I-1 (Industrial Light). This area of the City has seen substantial growth recently with the investment the City has completed in Riverside Parkway and Las Colonias Park. With this investment, this area has become attractive for infill development and particularly for higher-density residential and commercial uses. The area to the west along Riverside Parkway extending to S 9th St is zoned CG (Commercial General) and has an approved site plan for the Kimball Residences. There is also an existing mixed-use development nearby with the Struthers Residences. The area to the south is zoned PD at Las Colonias Park with both commercial and recreational uses. To the southwest from Las Colonias is property zoned MU-2 which consists of a campground as well as the Eddy Apartment building. Further west along Riverside Parkway includes the Dos Rios PD with a variety of commercial and residential uses planned for the site. Rezoning the subject property to MU-2 will be an extension of existing and planned mixed-use development already present in this area. Mixed-use development on this site will have a significant effect on the further activation of the public and private spaces in the lower downtown area. It will build on the City's previous investment and work. Staff finds that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive Plan, along with commercial and institutional uses that can be

supported by the additional housing. The further activation of this area will build on the City's previous efforts in the River District with the Dos Rios and Las Colonias projects. As stated earlier, the Comprehensive Plan has identified these properties as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be a benefit to the community because it would be a step in further implementing this portion of the Comprehensive Plan and further activating the Lower Downtown Subarea. Staff finds that this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Sawmill rezone request, for a rezone from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the Southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of Winters Avenue and Riverside Parkway intersection., the following findings of fact have been made:

1. The request has met the burden of proof identified in Section 21.02.050(I)(3)(ii) of the Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the requested Rezone.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on the type of use.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5226, an Ordinance Rezoning Approximately 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) Zone District Located at the Northwest and Southwest Corner of the Winters Avenue and Riverside Parkway Intersection on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Site Maps
3. Planning Commission Minutes - 2024 - June 11 - Draft
4. ORD-Sawmill RZN-2024-236 202040708

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Mixed-Use Existing Zoning: I-2, P-1
Proposed Land Use Designation: Mixed-Use Proposed Zoning: MU-2

Property Information

Site Location: NW/SW CORNER OF WINTERS AND RIVERSIDE Site Acreage: 14.38
Site Tax No(s): 294524215008, 294525200268, 294524300272 Site Zoning: I-2 (Industrial General)

Project Description: The City of Grand Junction, property owner, is requesting a rezone of a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) located at the NW and SW corner of the Winters Avenue and Riverside Parkway Intersection.

Property Owner Information

Applicant Information

Representative Information

Name: <u>City of Grand Junction</u>	Name: <u>City of Grand Junction</u>	Name: <u>Community Development</u>
Street Address: <u>250 N 5th St</u>	Street Address: <u>250 N 5th St</u>	Street Address: <u>250 N 5th St</u>
City/State/Zip: <u>Grand Junction, CO,</u>	City/State/Zip: <u>Grand Junction, CO,</u>	City/State/Zip: <u>Grand Junction, CO,</u>
Business Phone #: <u>970-244-1508</u>	Business Phone #: _____	Business Phone #: <u>970-244-1430</u>
E-Mail: <u>andrea.phillips@gjcity.org</u>	E-Mail: _____	E-Mail: <u>thomas.lloyd@gjcity.org</u>
Fax #: _____	Fax #: _____	Fax #: _____
Contact Person: _____	Contact Person: _____	Contact Person: <u>Thomas Lloyd</u>
Contact Phone #: _____	Contact Phone #: _____	Contact Phone #: <u>970-256-4143</u>

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

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

Signature of Person Completing the Application: Thomas Lloyd - Demo Date: 5/21/24

Please print and sign

Signature of Legal Property Owner: Andrea Phillips, Interim City Manager Date: 5/20/24

Please print and sign

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

QUITCLAIM DEED

The Colorado Department of Public Health and the Environment ("Grantor"), whose address is 4300 Cherry Creek Drive South, Denver, Colorado, 80222-1530, City and County of Denver, State of Colorado, pursuant to 42 U.S.C § 7914 (c) (1) (B) and C.R.S. § 25-11-303, hereby donates and quit claims to the City of Grand Junction ("Grantee", whose address is 250 North 5th Street, Grand Junction, Colorado, 81501, City of Grand Junction, County of Mesa, State of Colorado, the following real property in the County of Mesa, State of Colorado, to wit: A parcel of land containing Ninety Seven and Eighty Third (97.83) acres more or less, described as follows:

Book 2320 Page 884

1796705 0945AM 04/29/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No Fee

A parcel of land situated in the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and in Lot 3 of Section 23, and in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 3 and Lot 4 of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence N 00° 16' 54" W along the East line of the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 330.32 feet to the Northeast Corner of said S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence N 89° 14' 53" W along the North line of said S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1318.19 feet to the Northwest Corner of said S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 00° 03' 46" W along the West line of said S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 43.20 feet to a point on the South right-of-way line of Kimball Avenue and the True Point of Beginning of the parcel described herein; thence S 57° 18' 26" E a distance of 220.01 feet to a point 10.00 feet southerly measured at right angle to the centerline of the Denver and Rio Grande Western Railroad Spur Line; thence along a line parallel with and 10.00 feet southerly of said Railroad Spur centerline the following four (4) courses:

- 1) 211.84 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32° 48' 39", and a long chord bearing S 73° 42' 44" E a distance of 208.96 feet;
- 2) N 89° 52' 57" E a distance of 710.66 feet;
- 3) 353.70 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17° 31' 37", and a long chord bearing N 81° 07' 09" E a distance of 352.33 feet;
- 4) N 72° 21' 21" E a distance of 488.61 feet to a point on the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, Township 1 South, Range 1 West; thence N 89° 56' 27" E along the North line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 72.40 feet to the Southeast Corner of Lot 3, Colorado West Development Park, Filing No.2; thence N 00° 11' 11" W along the East line of said Lot 3 a distance of 67.50 feet to the Southwest Corner of Lot 4 of said Colorado West Development Park, Filing No.2; thence N 89° 36' 26" E along the South line of said Lot 4 a distance of 252.36 feet to the Southeast Corner of said Lot 4; thence S 00° 23' 34" E along the west line of Lot 6 of said Colorado West Development Park, Filing No. 2 a distance of 144.00 feet to the Southwest Corner of said Lot 6; thence N 89° 42' 38" E along the South line of said Lot 6 a distance of 411.62 feet to a point on the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24; thence N 00° 22' 48" W along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1064.19 feet to the Northwest Corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, thence N 89° 57' 16" E along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 799.91 feet to Northwest Corner of Pleasant View Subdivision (Replat); thence S 00° 06' 46" W along the West boundary of said Pleasant View Subdivision (Replat) a distance of 823.83 feet to the Southwest Corner of said Pleasant View Subdivision (Replat); thence S 89° 53' 44" E along the South boundary of said Pleasant View Subdivision (Replat) a distance of 528.15 feet to a point on the West right-of-way line for 27 $\frac{1}{2}$ Road; thence S 00° 06' 46" W along said West right-of-way line a distance of 494.90 feet to a point on the North line of Lot 3 of said Section 24; thence S 89° 55' 33" W along the North line of said Lot 3 a distance of 652.10 feet; thence leaving said North line S 00° 08' 01" E a distance of 521.56 feet to the North bank of the main channel of the Colorado River; thence along the North bank of the main channel of said Colorado River the following four (4) courses:

- 1) S 75° 52' 39" W a distance of 681.87 feet;
- 2) S 74° 18' 00" W a distance of 262.06 feet;
- 3) N 83° 57' 00" W a distance of 192.50 feet;
- 4) S 80° 23' 00" W a distance of 521.30 feet;

thence along the North bank of the north channel of said Colorado River the following four (4) courses:

- 1) N 78° 24' 00" W a distance of 662.60 feet;
- 2) S 87° 31' 00" W a distance of 404.40 feet;
- 3) S 73° 37' 00" W a distance of 187.60 feet;
- 4) S 89° 21' 00" W a distance of 463.96 feet to a point on the West line of Lot 3 of said Section 23; thence N 00° 03' 46" E along the West line of said Lot 3 and West line of the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 1069.94 feet to the True Point of Beginning. Said parcel contains 97.83 acres more or less; Subject to a permanent 25 foot ingress-egress easement situate in the E $\frac{1}{2}$ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being 25 feet to the left (east) of an existing easement as conveyed to Prosperity Park, Inc., February 20, 1981 and recorded in Book 1299 at Page 197 of the records of the Mesa County Clerk and Recorder and said easement being extended south of the Prosperity Park Inc. Easement to the south line of the property, more particularly described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West, whose South line bears N 90° 00' 00" E with all bearings contained herein being relative thereto; thence N 00° 36' 22" W a distance of 289.92 feet to the Southerly edge of Kimball Avenue; thence leaving said Southerly edge of Kimball Avenue S 57° 51' 25" E a distance of 53.69 feet to the True Point of Beginning of the easement described herein; thence S 00° 36' 22" E a distance of 261.35 feet along the East line of the easement as recorded in said Book 1299 at Page 197 to the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ if said Section 23, thence S 00° 43' 57" E a distance of 416.13 feet to the South line of the easement recorded in said Book 1299 at Page 197; thence S 90° 00' 00" W a distance of 45.15 feet along the South line of said existing easement as recorded in said Book 1299 at Page 197 to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23; thence South along the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 to the South line of the Property and the Point of Termination. The above described easement being left or East of the described line.

Including nine (9) shares of the capital stock of the Grand Valley Irrigation Company;

Grantor reserves to itself any non-tributary ground water underlying this parcel, the right to develop tributary ground water, and the right to surface access for ground water development;

Subject to: (i) any coal, oil, gas, or other mineral rights in any person; (ii) existing rights-of-way for roads, railroads, telephone lines, transmission lines, utilities, ditches, conduits, or pipelines on, over, or across said lands; (iii) court liens, judgments, or financial encumbrances such as deeds of trust for which a formal consent or order has been obtained from a court for the lien holder; (iv) other rights, interests, reservation or exceptions of record; and the following terms, conditions, rights, reservations and covenants:

Grantee agrees to accept financial responsibility for any costs associated with the disruption of any improvements on the site should the Department of Energy be required by the U.S. Nuclear Regulatory Commission to perform further surface remedial action;

Grantee covenants (i) not to use the property for any purpose other than public purposes as required by UMTRCA, 42 U.S.C. 7901 et. seq., as amended; (ii) not to use ground water from the site for any purpose, and not to construct wells or any means of exposing ground water to the surface unless prior written approval is given by the Grantor and U.S. Department of Energy; (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs and specifications is given by Grantor and the U.S. Department of Energy; (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other radon mitigation measures; and (v) that its use of the property shall not adversely impact ground water quality nor interfere with ground water remediation under UMTRCA;

These covenants are made in favor and to the benefit of Grantor, shall run with the land and be binding upon Grantee and its successors and assigns, and shall be enforceable by Grantor, and its successors and assigns;

Grantee acknowledges that the property was once used as a uranium milling site, and that the Grantor makes no representations or warranties that the property is suitable for Grantee's purposes;

IN WITNESS WHEREOF:

GRANTOR:

APPROVED AS TO FORM:


David Kreutzer - Assistant Attorney General

STATE OF COLORADO
Roy Romer, Governor
Acting by and through
The Department of Public Health and Environment

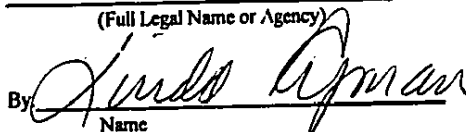
By: 
Executive Director

By: 
Program Approval

ACCEPTANCE OF DEED
AND COVENANTS

GRANTEE:

CITY OF GRAND JUNCTION
(Full Legal Name or Agency)

By: 
Name

Title: Mayor

(Affix Seal)



Book 2320 Page 886

ATTESTATION:

Stephanie Nye
City/County Clerk

Signed this day of , 19

STATE OF COLORADO,
County of

}-

The foregoing instrument was acknowledged before me this 26th
day of March, 1997 by Linda Ofman and Stephanie Nye

My commission expires 2/2/98

Witness my hand and official seal



Christine English
Notary Public

WARRANTY DEED

This Warranty Deed made this 30th day of December, 2019 by and between **Winters Ave., LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 1441 Winters Avenue, Grand Junction, CO 81501, for and in consideration of One Million, Eight Hundred Thousand and 00/100 Dollars, (\$1,800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described real property together with all improvements, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lots 5 and 6, Colorado West Development Park Filing Two as recorded in the Mesa County Clerk and Recorder's records, plus all of the vacated right-of-way abutting Lots 5 and 6 less that portion of Lot 6 previously granted to Grantee.

Also known by street and number as: 1441 Winters Avenue, Grand Junction, CO 81501.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, including but not limited to the wall adjacent to the right-of-way on the real property and continuing along the City's properties abutting.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, together with any and all water rights and/or water shares, and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever. Grantor further covenants that it has full power and lawful authority to grant, sell and convey the same and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind and nature whatsoever, except taxes for the current year to be prorated to the date of sale and other encumbrances of record.

Executed and delivered this 30th day of December, 2019.

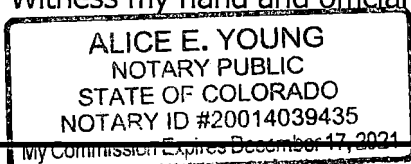
Winters Ave., LLC

Doug Jones
Doug Jones, Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 2019 by Doug Jones, Member of Winters Ave., LLC.

My commission expires 12/31/21 Alice E. Young
Witness my hand and official seal.



Notary Public

Sawmill Property
Neighborhood Meeting Notes
April 4, 2024

A meeting was held at Las Colonias Park, at the Mariposa picnic shelter at 5:30 pm within view of the Sawmill property. There were three members of the public that attended. In attendance was a surrounding property owner Mr. Greg Guth. Representing Valor Tactical Innovation were CFO Wanda Carlson and Environment Health and Safety Manager Jeff Purdy. In attendance from the city was Thomas Lloyd from the Community Development Department.

City staff conducted the meeting and presented the proposed rezone of the city owned property at 1441 Winters Avenue along with the property across Winters Ave. The city's proposal is to rezone the property from Industrial General (I-2) to Mixed-Use Light Commercial (MU-2).

Public Comments/Questions

The attendees of the meeting had general concerns about the potential for residential dwelling units adjacent to an industrial area and asked why the city was interested in this rezoning. The attendees did not think that residential would be compatible with the existing industrial uses in the area. Staff explained that this property was identified as being an opportunity site to further enhance the River District in the 2020 Comprehensive plan due to the existing infrastructure and amenities nearby. Staff explained that the property was identified as Mixed Use on the Future Land Use Map. Attendees had concerns about traffic issues that might affect their operations as well as the potential for complaints from future residents in the area about their industrial operations. There were also concerns about the potential for car accidents on Riverside Parkway. Staff indicated that traffic analyses would be conducted and addressed during the major site plan process.

Attendees asked who would be partnering with the city to develop the property. Additionally, they asked whether a developer would receive incentives to develop the property. One attendee indicated his concerns with the city potentially providing incentives for private development. Staff indicated that it is unknown who would develop the property and that this is strictly a rezone of the property and that a partnership is not being sought out at this time. Staff explained that if the rezone is approved, the city would then likely seek bids for a partnership.

The representatives from Valor Tactical Innovation had concerns about new residential units in proximity to their facility. The company holds permits from various Federal and State regulatory agencies that are governed based on inhabited building distances. Valor Tactical Innovation's concern is that too many inhabited dwelling units could make the regulatory burden too scrutinous to continue their operation on Winters Ave. Staff explained the public comment process and that there would be opportunities to voice these concerns at upcoming Planning Commission and Town Council meetings.

EXHIBIT 1 - REZONE PARCEL A

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

Legal Description

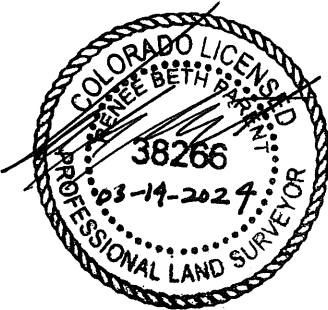
A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence N00°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35°41'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'54" whose chord bears S49°45'48"W, a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence N00°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence N00°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning.

Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517.

Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Authored by:
Renee B. Parent, CO LS #38266
City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 1 of 4

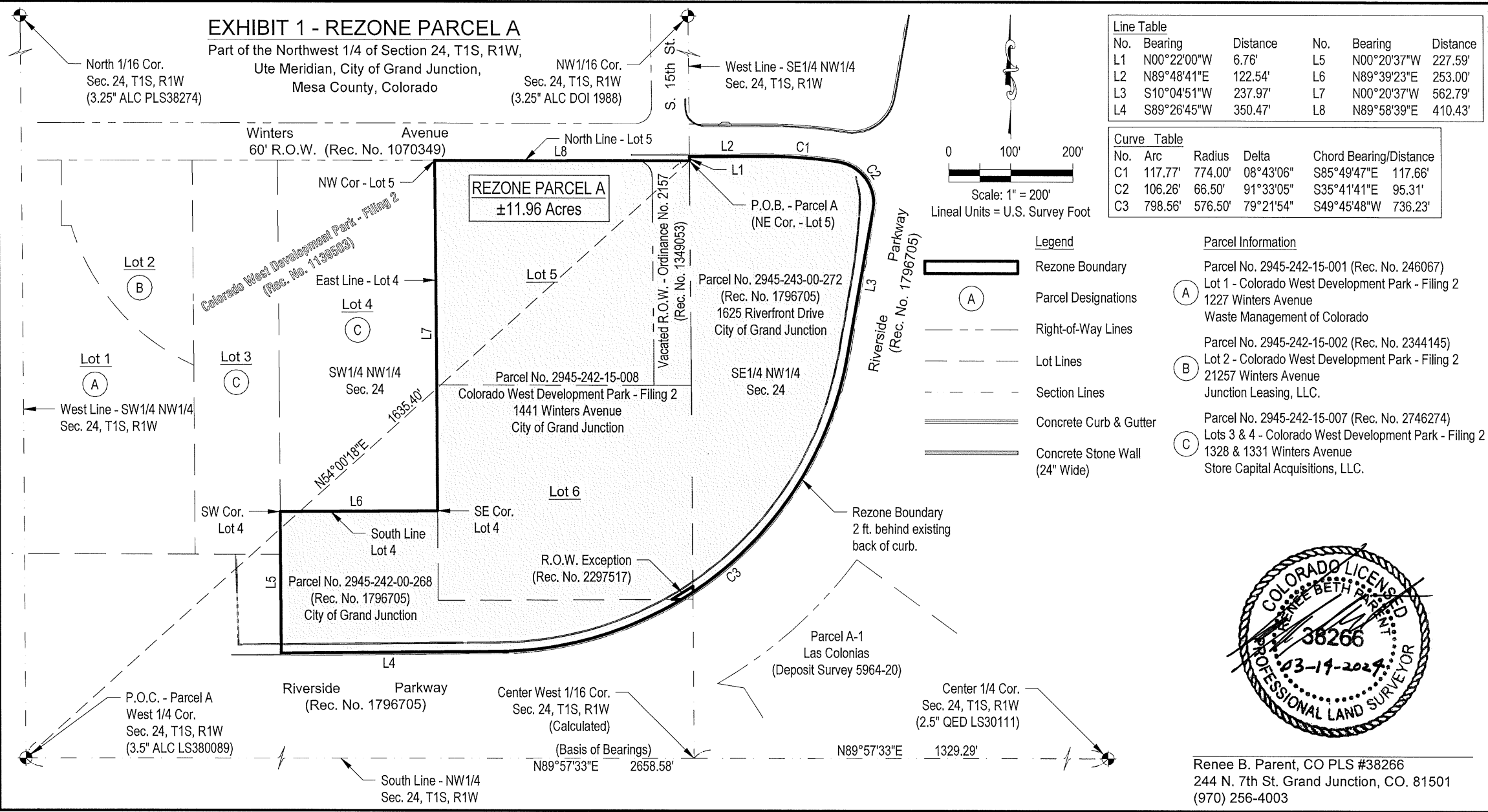
The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

ABBREVIATIONS
Rec. No. Reception Number Cor. Corner
R.O.W. Right-of-Way AC. Acres
P.O.B. Point of Beginning T Township
P.O.C. Point of Commencement R Range

Exhibit 1 - Rezone Parcel A
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501



Engineering & Transportation Department

Sheet 2 of 4

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Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

ABBREVIATIONS

Rec. No.	Reception Number	Cor.	Corner
R.O.W.	Right-of-Way	AC.	Acres
P.O.B.	Point of Beginning	T	Township
P.O.C.	Point of Commencement	R	Range

Exhibit 1 - Rezone Parcel A
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

244 North 7th Street
Grand Junction, Co. 81501

EXHIBIT 2 - REZONE PARCEL B

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

Legal Description

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, N89°58'16"E, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence S10°03'53"W, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of 88°45'36" whose chord bears S54°26'41"W, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of 09°00'495" whose chord bears N85°40'55"W, a distance of 129.81 feet; thence S89°48'41"W, a distance of 122.70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N00°21'59"W, a distance of 301.11 feet along said West line to the Point of Beginning.

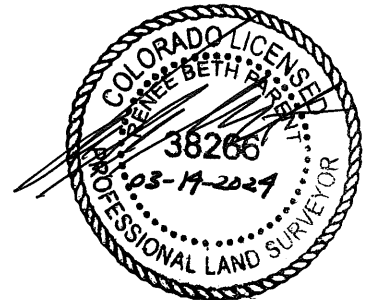
Said Rezone containing 105,222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, N89°57'33"E using the Mesa County Local Coordinate System (MCLCS).

Authored by:

Renee B. Parent, CO LS #38266

City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 3 of 4

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Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
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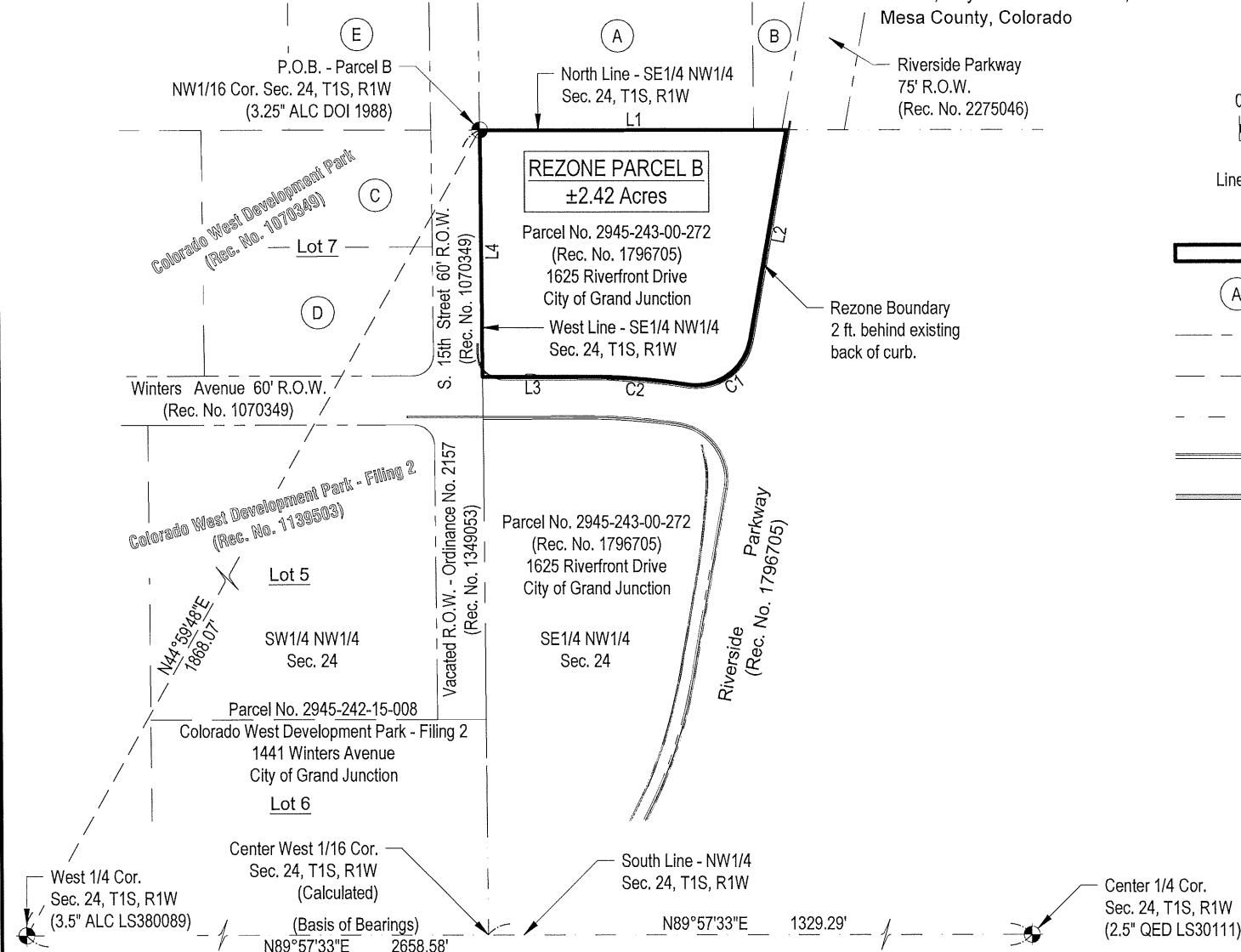
ABBREVIATIONS	
Rec. No.	Reception Number
R.O.W.	Right-of-Way
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
Cor.	Corner
AC.	Acres
T	Township
R	Range

Exhibit 2 - Rezone Parcel B
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501

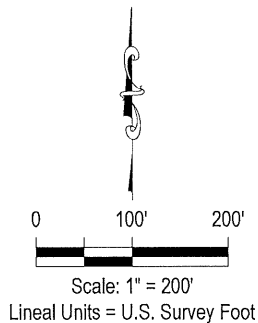
EXHIBIT 2 - REZONE PARCEL B

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado



Curve Table				
No.	Arc	Radius	Delta	Chord Bearing/Distance
C1	103.79'	67.00'	88°45'36"	S54°26'41"W 93.72'
C2	129.94'	826.00'	09°00'49"	N85°40'55"W 129.81'

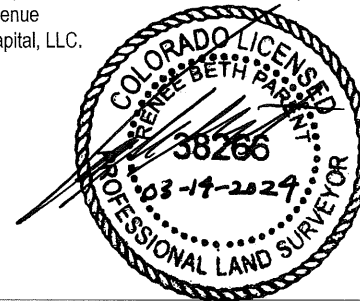
Line Table		
No.	Bearing	Distance
L1	N89°58'16"E	375.78'
L2	S10°03'53"W	260.17'
L3	S89°48'41"W	122.70'
L4	N00°21'59"W	301.11'



Legend	
	Rezone Boundary
	Parcel Designations
	Right-of-Way Lines
	Lot Lines
	Section Lines
	Concrete Curb & Gutter
	Concrete Stone Wall (24" Wide)

Parcel Information

- (A) Parcel No. 2945-242-00-233 (Rec. No. 1937088)
710 South 15th Street
A & G Partnership, LLP
- (B) Parcel No. 2945-242-00-262 (Rec. No. 1936868)
Parkerson Brothers, LLC
- (C) Parcel No. 2945-242-12-015 (Rec. No. 2326170)
Part of Lot 7 - Colorado West Development Park
1031 Winters Avenue
Teddy Bair Enterprises, LLC.
- (D) Parcel No. 2945-242-12-014 (Rec. No. 2412519)
Part of Lot 7 - Colorado West Development Park
1440 Winters Avenue
D.S. Partnership, LLC.
- (E) Parcel No. 2945-242-12-027 (Rec. No. 2099616)
Parcel D - Replat of Lot 3 - Colorado West Development Park
1453 4th Avenue
Hercules Capital, LLC.



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 4 of 4

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Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
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ABBREVIATIONS
Rec. No. Reception Number
R.O.W. Right-of-Way
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Cor. Corner
AC. Acres
T Township
R Range

Exhibit 2 - Rezone Parcel B
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Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501

General Project Report

Sawmill Property Rezoning

Background:

The city is proposing to rezone vacant land owned by the city for future development. The property is located at 1441 Winters Avenue on the corner of Riverside Parkway and Winters Avenue. The property consists of 14.38 acres, see area highlighted in yellow below. The rezoning area will contain a portion of Lots 4, 5 and 6 of the Colorado West Development Park, and a portion of the ROW and 2 feet behind the existing back of curb alongside Riverside Parkway and Winters Avenue. See below for the properties included in this request as well as the attached Rezone Exhibit for more detail.



Proposed Zoning:

The current zoning on the property south of Winters Ave is Industrial General (I-2). The current zoning on the property north of Winters Ave is Public Parks and Open Space (P-1). The proposed zone of the two properties is Mixed-Use Light Commercial (MU-2).

The properties lie within the area of Mixed-Use on the Land Use Map of the 2020 One Grand Junction Comprehensive Plan. The purpose of the Mixed-Use Land Use Designation in the Comprehensive Plan is to provide residential uses with a range of higher densities while also allowing commercial, retail, employment, and service-oriented uses. The zone districts that implement the Mixed-Use land use category include Residential High 16 (RH-16), Residential High 24 (RH-24), Community Services and Recreation (CSR), Mixed-Use Neighborhood (MU-1), Mixed-Use Light Commercial (MU-2), and Mixed-Use Downtown (MU-3). Zone districts that implement that land use category range in density from 12 units an acre (minimum) to 24 dwelling units an acre. The requested MU-2 zoning provides for a minimum density of 16 units an acre.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district but smaller in scale than MU-3. Ground stories along streets are intended for commercial uses while upper stories are most appropriate for residential and/or office uses. The MU-2 district supports the comprehensive plan principles pertaining to Mixed-Use areas.

In terms of surrounding zoning, the properties to the east and south are zoned Planned Development (PD) and are part of the RiverFront at Las Colonias Park and Business Park. Properties to the west are zoned Commercial General (CG) and Industrial General (I-2).

Neighborhood Meeting:

A Neighborhood Meeting was held on Thursday, April 4 at 5:30 to discuss the rezoning of the property. See the attached Neighborhood meeting Notes.

Rezoning Review Criteria:

- 1) **Review Criteria.** An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:
 - a) **Consistency**
The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response:

The proposed rezone to MU-2 (Mixed Use) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

- Plan Principle 3: *Responsible and Managed Growth*

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas such as this property identified for infill and redevelopment to move forward effectively and manage growth.

How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development. Rezoning these properties to MU-2 accomplishes all of these.

- Plan Principle 4: Downtown and University Districts

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies Investment in the Riverfront as an important step in the activation and redevelopment of the Downtown area. With its proximity to Las Colonias Park and the Colorado River, this property has the potential to be an important piece in the development in the River District, giving more residents and businesses the opportunity to locate near the new infrastructure and amenities constructed in that area.

How We Will Get There – This principle encourages a mix of uses in the three subdistricts that comprise the Downtown District. Specifically, this policy encourages mixed use development in the River District due to the abundance of

open space amenities and pedestrian-bicycle infrastructure along the riverfront. The policy further encourages the River District to develop into more of an urban neighborhood context with a mix of uses such as residential, home businesses, grocery, retail, and institutional uses. Having such a mix of uses will enhance the enjoyment and quality of life of residents and visitors alike in this area, while also encouraging a variety of housing options for residents in this area. In addition, this principle encourages the redevelopment of underutilized properties. The Comprehensive Plan encourages the need for infill development, placemaking, and connectivity as key elements of keeping a Downtown area vibrant. Rezoning the subject properties to MU-2 is supported by the previously mentioned policies for all these reasons.

- Plan Principle 5: Strong Neighborhoods and Housing Choices

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative housing types provide options for residents such as affordability, low maintenance, community open spaces, and shared facilities. Another benefit of multifamily is that it can be less expensive for the city to provide services than conventional single-family housing. The community has also expressed a preference for these housing areas to be located with easy access to commercial services and outdoor recreational amenities. The city's goal is to have a more diverse range of housing types to expand the city's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site.

- Plan Principle 8: Resource Stewardship

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need to protect Grand Junctions rich natural resources. This includes water conservation, protecting landscape and habitat, natural areas and agriculture, and minimizing new developments impact on the environment.

How We Will Get There – The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject property to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the riverfront to support it rather than developing in existing greenfields.

- **Riverfront Area Specific Policies:** The subject properties are identified as being in the Riverfront Mixed Use Area referenced in Chapter 4 of the Comprehensive Plan. This rezone is consistent with the Riverfront Area mixed use area specific policies. The area specific policies encourage a mix and relationship of uses with vertical mixed-use or freestanding multi-family buildings and that development adjacent to the Colorado River should work to activate and enhance the riverfront. Rezoning this property to MU-2 would allow development to develop the property in line with these policies.

- **Lower Downtown Subarea and Functional Improvements:** This property is identified within the Riverside Parkway Mixed Use Character Area in the Lower Downtown Subarea. The comprehensive plan indicates that this area should be developed with a mix of uses oriented towards both Riverside Parkway and the park areas along the Riverfront. Uses such as Hotels, entertainment, multifamily, and commercial uses and offices are all identified as acceptable development in this area. A rezone of MU-2 would be supported by this. Further, 1441 Winters Ave and the property to the north is identified as a potential functional improvement. Functional improvements are key improvements that will help ensure the area evolves in a way consistent with the community's vision. Specifically, 1441 Winters Ave is identified as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be an important step in further implementing this portion of the comprehensive plan and further activating the Lower Downtown Subarea.

b) Development Patterns

The proposed zoning will result in logical and orderly development pattern(s).

As stated before, the Future Land Use Map identifies 1441 Winters Avenue and the property to the north as Mixed Use. The requested zoning of MU-2 is compatible with this designation since MU-2 is an implementing zone district of Mixed Use identified areas. The Future Land Use Map identifies Mixed Use as an appropriate use along the Riverside Parkway Corridor to further encourage more urban redevelopment of these properties adjacent to such amenities as Las Colonias Park and the Riverfront Trail. The adopted land use plan as included in the 2020 Comprehensive Plan encourages urban redevelopment in areas that have existing amenities nearby and infrastructure. Additionally, the proposed property results in a logical development pattern because it would be an extension of the other mixed-use areas along Riverside Parkway and the Colorado River and would have a significant effect on the further activation of the public and private spaces in lower downtown.

c) **Benefits**

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive plan along with commercial and institutional uses that can be supported by the additional housing. The further activation of this area will build on the city's previous efforts in the River District with the Dos Rios and Las Colonias projects. As stated earlier, the Comprehensive plan has identified this property as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be a benefit to the community because it would be a step in further implementing this portion of the comprehensive plan and further activating the Lower Downtown Subarea.

Site Photos:

Looking at the Site from Across the St on Winters Ave



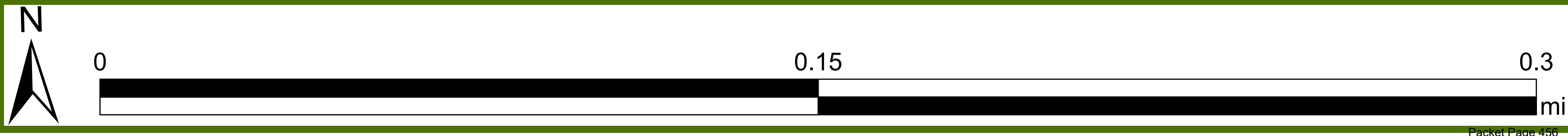
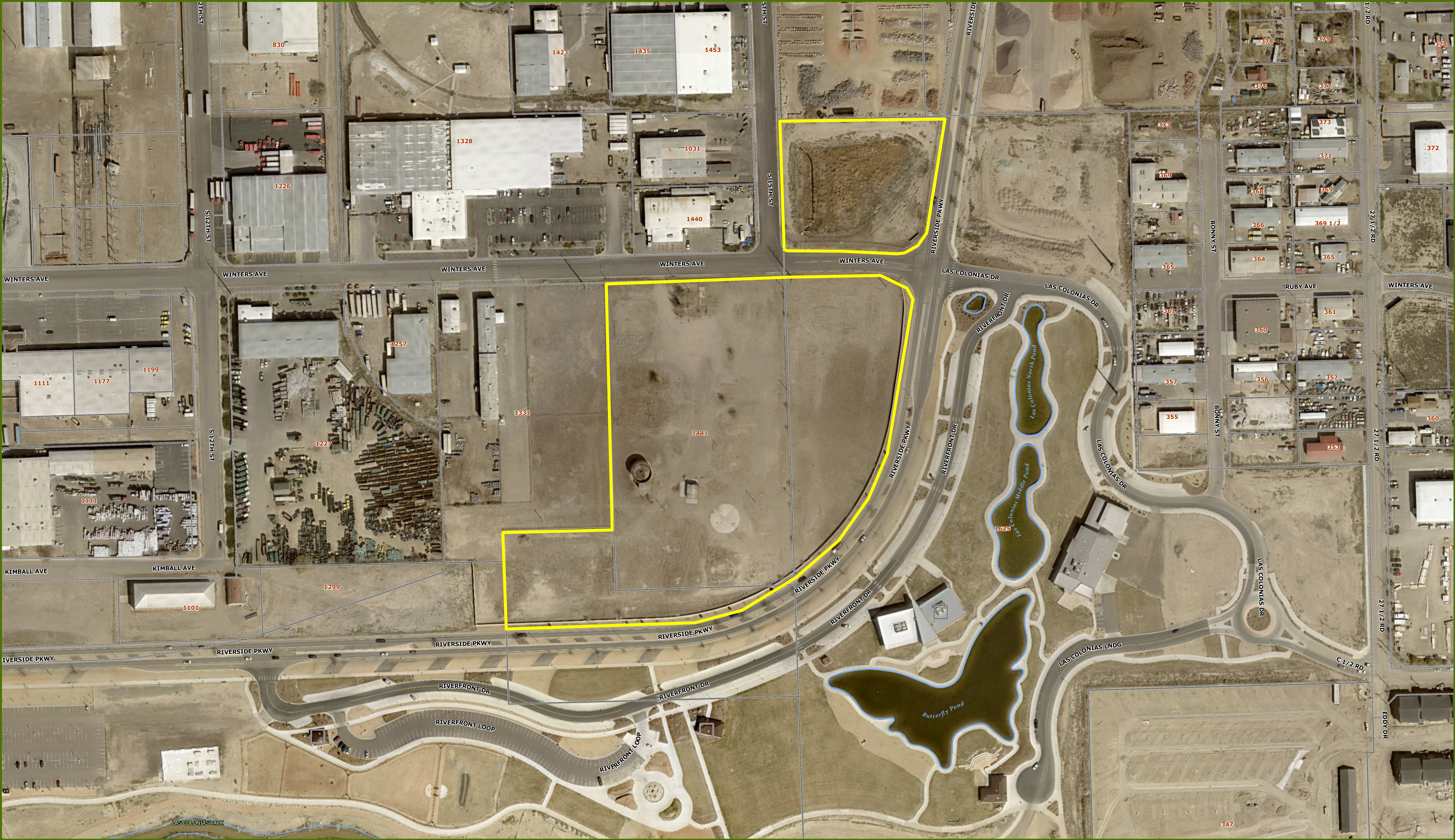
View of the Northeast Corner from Across the St on Riverside Parkway



View of the SE Corner from Across the Street on Riverside Parkway

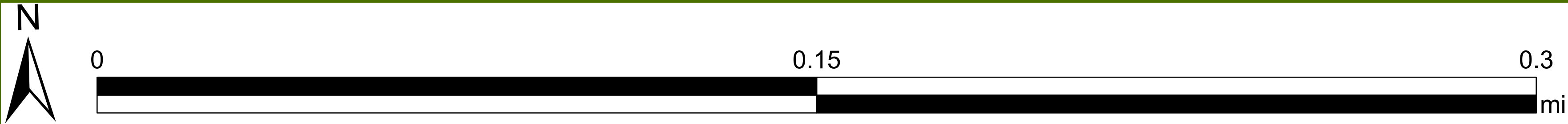
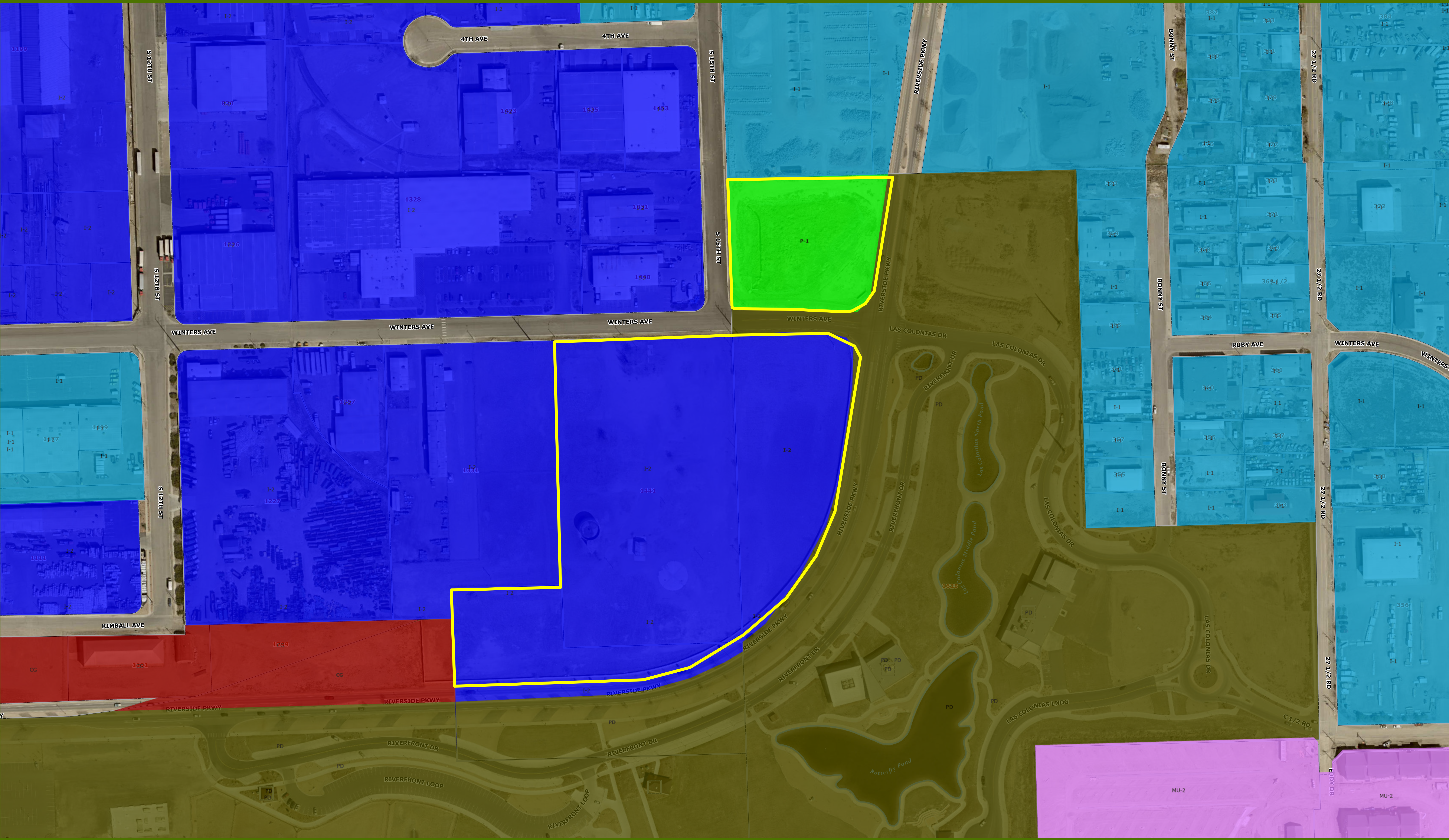


Sawmill Property Aerial



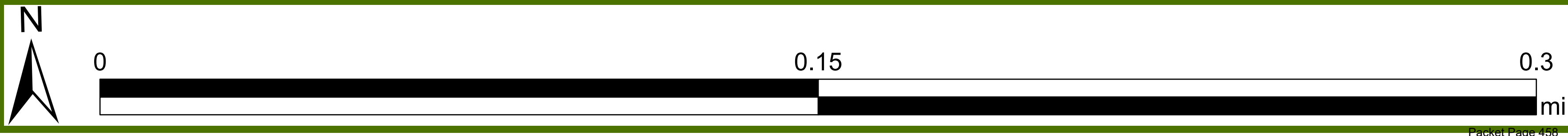
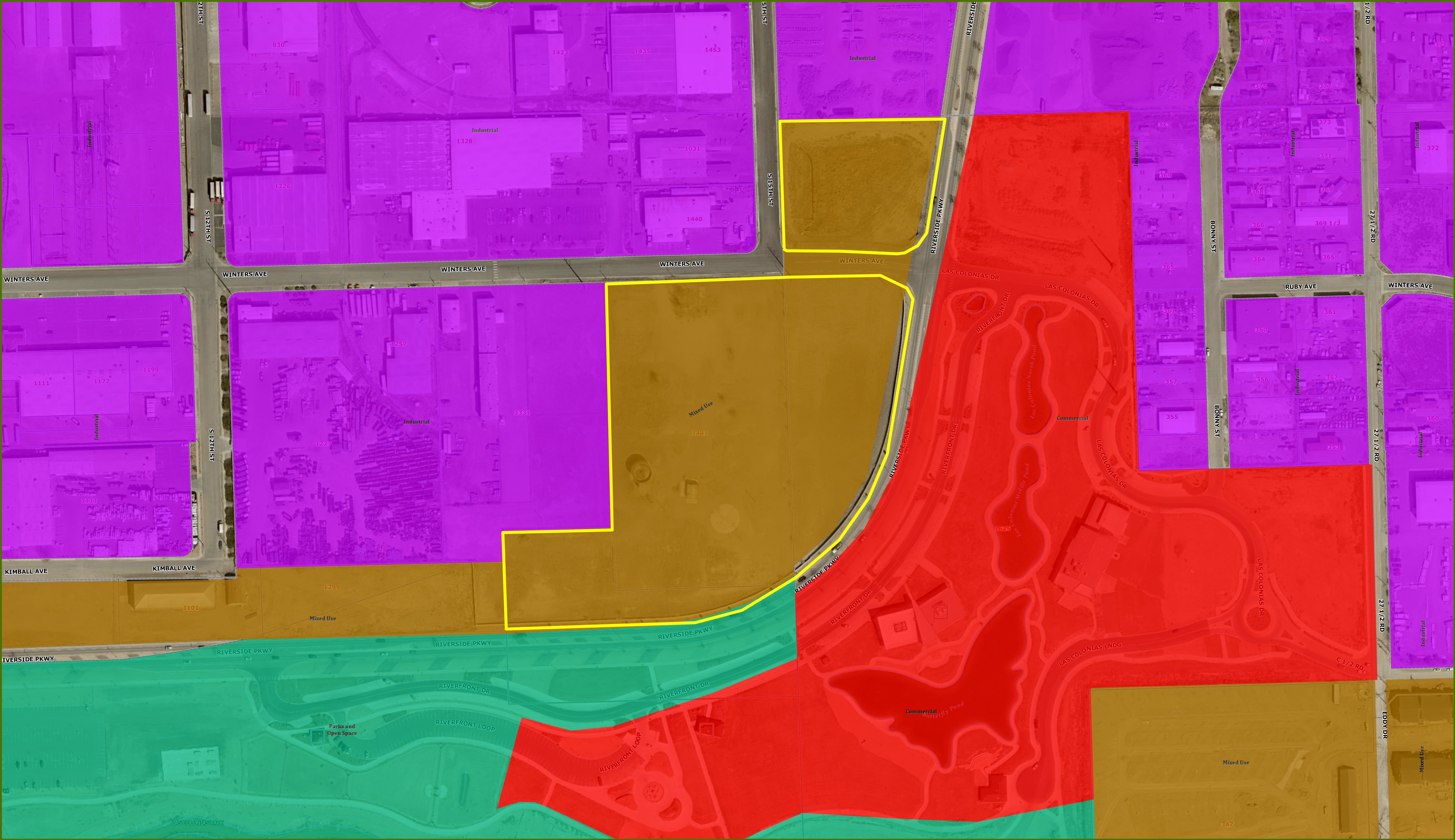
Printed: 4/3/2024
1 inch equals 94 feet
Scale: 1:1,128

Sawmill Property Current Zoning



Printed: 4/3/2024
1 inch equals 94 feet
Scale: 1:1,128

Sawmill Property Future Land Use



Printed: 4/3/2024
1 inch equals 94 feet
Scale: 1:1,128

GRAND JUNCTION PLANNING COMMISSION
June 11, 2024, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Kim Herek, Sandra Weckerly, Keith Ehlers, and Ian Moore.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dave Thornton (Principal Planner), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 33 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 14, 2024.

Commissioner Scissors moved to approve the consent agenda.
Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Circulation Plan, Comp Plan & Neighborhood Plan Amendments **CPA-2024-265**

Consider a Request by City Community Development Department Staff to (1) Amend the Grand Junction Circulation Plan; (2) Amend the One Grand Junction Comprehensive Plan; and (3) Retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan. **This item was continued to the June 25 Planning Commission Hearing.**

2. Sawmill Rezone **RZN-2024-236**

Consider a request by the City of Grand Junction, Property Owner, to rezone a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Greg Gouth asked if a Traffic Impact Study had been conducted for this intersection. He expressed concerns about the introduction of residential uses into an otherwise commercial and industrial area.

Hollis Krenines asked why the City was developing the parcel instead of a private agency. She agreed that this was not an area for residential development.

Commissioner Weckerly asked why only a portion of the parcel was being rezoned.

Chairman Teske asked if the portion to be rezoned was accurately **described**

The public comment period was closed at 6:10 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers noted that this rezone aligned with the Comprehensive Plan. He encouraged the public to continue their participation as the property developed and continue to question the City's capacity to develop land.

Commissioner Secrest provided some context about the development of the site and that a traffic impact study would not be completed until a use/building had been proposed and that tonight's hearing was a request to rezone the property.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the parcels located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection, City file number RZN-2024-236, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion passed 7-0.

3. American Lutheran Church CPA & Rezone **CPA-2024-143 & RZN-2024-144**

Consider a request by American Lutheran Church for a Comprehensive Plan Amendment for 6.56 acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and rezone the 6.56 acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8).

Chairman Teske recused himself from deliberating on this item.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff and applicant

Commissioner Weckerly asked if cluster provisioning would be allowed through the rezone. She asked if the property would need to be subdivided prior to the rezone. She asked if the Mixed Use landuse designations allowed residential uses and why the parcels zoned MU-1 and MU-2 were not included in the counts for residential properties in the City. She challenged Staff's interpretation that the Comp Plan Amendment to Residential Medium was necessary to improve affordability of the subsequent properties.

Commissioner Ehlers asked if the density calculation would be evaluated for the whole 6.5-acre parcel or if it only considered the ~2 acres where the residences would be developed. He asked for clarification on the bulk standards for multifamily development in an R-5 zone district.

Commissioner Secrest asked about site access.

Aaron Young with Kaart Planning gave a brief presentation and was available for questions.

Commissioner Ehlers asked why the parcel was not subdivided prior to the request for a comp plan amendment and rezone.

Commissioner Weckerly asked if there was enough flexibility in the current code to create cottage courts under an RL-4 or RL-5 zone designation.

Commissioner Moore asked if the intention was to subdivide the parcel prior to development. He asked if the code allowed the property to be developed at RM-8 density for the whole parcel prior to being subdivided.

Commissioner Secrest speculated on the future development should the parcel be rezoned to RM-8.

Commissioner Scissors asked if the church would still have some say in the development of the parcel once it had been subdivided from the larger acreage.

David Miller with American Lutheran Church spoke on the church's desire for the future development of the land and all the considerations leading up to this request. He indicated that Housing Resources of Western Colorado (HRWC) was the tentative buyer of the future ~2-acre parcel and that their intent was to provide attainable housing through a cottage court style development.

Commissioner Ehlers asked what the tentative unit count was for the development. He asked Mr. Miller why the church was not developing the parcel themselves.

David Miller responded that the church needed the money from the sale of the land to help pay the church's mortgage.

Commissioner Weckerly asked if the City had previously amended the comp plan to increase residential density on a parcel.

Commissioner Scissors asked staff for context as to why they did not advise subdividing the parcel prior to the comp plan amendment and rezone request.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via www.GJSpeaks.org.

Damon Davis expressed his interest in increasing housing stock in the area. He noted that attainable housing would allow employees for local businesses to move to Grand Junction.

Carlene Goldthwaite provided some statistics on housing affordability. She spoke about the "Yes in God's Backyard (YIGBY)" movement nationwide.

Todd Ousley, President of the Four Pines Subdivision HOA, expressed concerns about the density of the development being based on the larger acreage. He commented on the inadequacy of F ½ Rd to accommodate the increase in traffic created by this development. He asked about height restrictions in the RL-5 vs. RM-8 zone districts. He stated that the church's ability to pay their mortgage should not be a factor in the consideration of the rezone request.

Jamie Edwards with HRWC noted that their organization had no intention of "overdeveloping" the parcel or sneak anything past the neighbors.

Curtis Johnston advocated to keep the current landuse designation and develop the parcel at an RL-5 zoning instead.

Carol Bergman asked if the parcel would be rezoned to RM-12 in the future. She shared other's concerns about using the larger acreage for calculating density and stated the parcel should be split before rezone.

Hector Bran stated his concerns about traffic and parking problems created from the rezone and the impact the increased density would have on surrounding property values.

John Gordon stated his concerns about traffic and parking problems created from the rezone.

Leslie Gordon expressed her concerns about the church being demolished and the RM-8 zoning allowing future developers to create apartment buildings on the parcel.

Jen Foster spoke about the landuse designations outlined in the current Comp Plan and that this rezone would not have a meaningful impact on housing availability or affordability.

Laura Ousley agreed that the parcel should be subdivided prior to development. She expressed concerns about the height restrictions for structures in the RM-8 zone district.

Valerie Carson, Reverend of the church, asked if there was a way for the Commission to add a contingency to the rezone request that the property be subdivided prior to development. She clarified that HRWC needed to be able to build 24 units in order to receive approval from their board, so anything less than RM-8 would not meet the minimum requirements. She brought up that F ½ Rd was already slated for improvement regardless of how this parcel developed.

Becky Delk shared concerns about the increased traffic and parking. She stated that the new development could block her view of the Grand Mesa.

Thomas Kierstead stated that there was no perfect solution for if the parcel should be subdivided prior to rezone or vice versa.

Katie Kierstead noted that the City had minimum off-street parking requirements for new developments.

Valerie Carson, David Miller, and Aaron Young responded to public comments.

Conversation ensued about how the parcel could develop at the 24-unit density.

The public comment period was closed at 8:16 p.m. on June 11, 2024.

Discussion

Commissioner Ehlers commented on the City's development requirements for simple and major subdivisions. He clarified the max heights for various zone districts. He expressed that he did not feel the comp plan amendment was necessary to create the desired density on the parcel.

Commissioner Herek stated her concerns with rezoning the parcel prior to subdividing. She expressed that she didn't think rezoning the whole parcel to RM-8 was appropriate.

Commissioner Secrest spoke about the potential for the project to change during the development and that despite ALC and HRWC's intentions, the property may end up getting sold to a different developer looking to maximize density.

Commissioner Moore stated the importance of upholding the Comprehensive Plan rather than amending it in the name of increased density. He speculated on whether it was appropriate to rezone the whole parcel to RM-8 regardless of future development and whether it fit the visions and goals of the overall community.

Commissioner Weckerly spoke on the importance of upholding the Comprehensive Plan. She noted that an amendment to Residential Medium could allow future rezones to MU-1 which is not the intent of the current request. She commented on the projects around town that had stalled out halfway through development and that she didn't want to see that for this project.

Commissioner Scissors commented on the novelty of the seller/buyer for a development not being profit motivated. He said he was not as concerned about the Comp Plan amendment or the ramifications it had for the future development of the parcel.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 631 26 ½ Road, City file number CPA-2024-143, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Herek seconded; motion failed 5-1.

Commissioner Ehlers made the following motion "Mr. Chairman, on the Rezone request for the property located at 631 26 ½ Road, City file number RZN-2024-144, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium."

Commissioner Herek seconded; motion failed 5-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:45 p.m.

ORDINANCE NO.

**AN ORDINANCE REZONING APPROXIMATELY 14.38 ACRES FROM I-2
(INDUSTRIAL GENERAL) AND P-1 (Public Parks and Open Space) TO MU-2
(Mixed-Use Light Commercial) ZONE DISTRICT
LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER OF THE WINTERS
AVENUE AND RIVERSIDE PARKWAY INTERSECTION**

Recitals:

The property owner, City of Grand Junction, proposes a rezone from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for 14.38 acres of land with 11.96 acres of the total acreage located at the southwest corner of the intersection of Winters Avenue and Riverside Parkway and including the parcel at 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the East that is bordered by Riverside Parkway on the East and the South, and the parcel abutting 1441 Winters Avenue on the South with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the Northwest corner of the intersection of Winters Avenue and Riverside Parkway. Collectively the "Property." The Property is depicted on the attached drawing labeled as ____, which drawing is incorporated by this reference as if fully set forth.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Mixed-Use and the Plan's goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B is consistent with the vision, intent, goals, and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed-Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(I)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the Property is hereby duly and lawfully zoned MU-2 (Mixed-Use Light Commercial)

Property - Parcel A

A portion of a parcel of land described at Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section

24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence NOO°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35°04'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'35" whose chord bears S49°45'48"W a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence NOO°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence NOO°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning. Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517. Said parcel being comprised of 521,049 Square Feet or 11.96 Acres, more or less as described.

Property - Parcel B

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, N89°58'16"E, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence S10°03'53"W, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of 88°45'36" whose chord bears S54°26'41"W, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of 09°00'49" whose chord bears N85°40'55"W, a distance of 129.81 feet; thence S89°48'41"W, a distance of 122.70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence NOO°21'59"W, a distance of 301.11 feet along said West line to the Point of Beginning.

Said parcel being comprised of 105,222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, N89°57'33"E using the Mesa County Local Coordinate System (MCLCS).

INTRODUCED on first reading this 3rd day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of ____ 2024 and ordered published in pamphlet form.

Abe Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: July 17, 2024

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Kirsten Armbruster

Information

SUBJECT:

Procurement Approval for Bid Package #1 and Bid Package #2 for the Construction of Grand Junction Community Recreation Center at Matchett Park

RECOMMENDATION:

Authorize the City Purchasing Division to execute Change Order 1 with FCI Constructors, Inc., for an early release package (contractor bid packages #1 and #2) for a cost of \$46,956,453 for construction of the new Grand Junction Community Recreation Center at Matchett Park.

EXECUTIVE SUMMARY:

The City is scheduled to start construction of the new Community Recreation Center (CRC) in July 2024. City staff and the CRC Design Team has completed the Bid Packages #1 and #2 for the GJ CRC at Matchett Park, and FCI Constructors has established a total cost for Bid Package #1 and Bid Package #2 of \$46,956,453. These packages comprise the Pool Subcontractor, the Structural Concrete Subcontractor, the Structural Steel Subcontractor, the Plumbing Subcontractor, the Mechanical Subcontractor, the Electrical Subcontractor, the Drilling Subcontractor and the Earthwork/Utilities Subcontractor. Bid Package #3 is the final bid package that will complete the remaining trades working on the CRC, which will come to City Council later this Fall. These two bid packages constitute the first part and most of the Guaranteed Maximum Price.

BACKGROUND OR DETAILED INFORMATION:

In April 2023, City of Grand Junction voters authorized debt for construction and a 0.14 percent Sales Tax increase for construction, debt service, and operation of the Community Recreation Center at Matchett Park. City Council previously approved a Construction Management/General Contractor (CMGC) contract with FCI Constructors,

Inc. for Grand Junction Community Recreation Center construction on October 4, 2023. Since that time, FCI and the lead architect, Barker-Rinker-Seacat (BRS), and their team of sub-consultant designers, architects, and engineers have been actively evolving the design. This included schematic design and FCI obtaining cost opinions from numerous potential subcontractors to keep the project on budget. This also included design development with FCI again providing a project estimate to keep the project on budget.

Bid Package #1 was then released for the pool subcontractor, and formal bids were collected. The same happened with Bid Package #2, which involves structural concrete, structural steel, plumbing, mechanical, electrical, drilling and earthwork/utilities. Three to seven bids were collected in every trade, ensuring a competitive bidding environment and the best value for the City. FCI also performed its role as CMGC in vetting bidders to ensure experience, capacity, and financial stability. It is of note that the selected subcontractor was local to Grand Junction in six of the eight trades that are the subject of Bid Packages #1 and #2.

The Bid Packages #1 and #2 cost sets the construction cost and is the limit on the amount the City will have to pay FCI Constructors Inc. for this phase of the project, regardless of the actual cost to the contractor. With that said, there is still work to be done in achieving additional cost savings while not impacting the program or quality. For example, there is an additional savings target for Bid Package #3 of \$1,630,657. Additional value engineering is also in process to achieve this savings. There is also approximately \$5,000,000 in contingency budget being carried between the City and FCI, which could help meet the additional savings target. Once the full construction documents are complete (late July), FCI will develop the remaining of the Guaranteed Maximum Price (GMP), Bid Package #3, to be considered by City Council later this fall. The CRC is on track to follow a nearly two-year construction schedule and be complete and open to the public by the middle of 2026.

The Parks and Recreation Advisory Board reviewed the Bid Packages #1 and #2 results at their July 2nd, 2024 meeting and, after lengthy discussion, voted unanimously to recommend City Council approve moving forward with Bid Packages #1 and #2 to allow construction to commence. Enclosed with this agenda documentation is this letter of recommendation, along with a summary of the Bid Packages #1 and #2 from FCI that includes a projection for the final component of the Guaranteed Maximum Price, Bid Package #3. Lastly, the final CRC design that will be constructed with these bid packages is also enclosed.

FISCAL IMPACT:

The \$46,956,453 cost for Bid Packages #1 and #2 is included in the 2024 Amended Budget in the CRC Project within the Major Projects Capital Fund. The cost will be budgeted accordingly, starting in 2024 and finishing in 2026. The remaining Guaranteed Maximum Price (GMP), Bid Package #3, is projected to cost \$23,535,204. Bids on those trades will be collected this summer, and Bid Package #3 is expected to come to City Council in the Fall of 2024. Including Bid Packages #1, #2 and #3 (to be

completed this fall), owner's contingency, soft costs such as design and engineering fees, the total project budget is \$82,100,000.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute Change Order 1 with FCI Constructors, Inc., for an early release package (contractor bid packages #1 and #2) in the amount of \$46,956,453 with FCI Constructors, Inc., for Construction Management/General Contractor (CM/GC) delivery of the Grand Junction Community Recreation Center at Matchett Park.

Attachments

1. CRC Bid Package PRAB letter
2. G2321-G230101 FCI bid package 1 and 2, summary
3. Final Design Summary 4 29 24

July 5, 2024

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

City Council,

Please consider this as a letter of recommendation to approve the Bid Packages #1 and #2 submitted for the Community Recreation Center (CRC) by FCI Constructors.

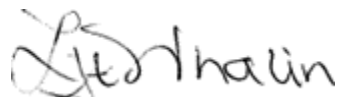
As we continue our journey to see a CRC constructed to benefit the residents of Grand Junction and the surrounding communities, I am recognizing this is an ultra-marathon, and not a sprint, which I suppose any legacy project is. We began our journey making recommendations related to location, and then made recommendations regarding the proposed size of the CRC. Finally, we made recommendations related to operations, and saw the project go before voters in April 2023. The voters of Grand Junction supported building a CRC, and we are again rolling up our sleeves to keep the project moving along.

City Council selected FCI Constructors to manage the project and serve as the general contractor. A groundbreaking ceremony was held on 6/1/24. The excitement at the groundbreaking ceremony was palpable, with many community members, former councilors, current councilors, PRAB, media, and community partners in attendance.

FCI Constructors has regularly met with the Parks and Recreation Advisory Board (PRAB) since being selected as the contractor. On 7/2/24 FCI presented Bid Packages 1 and 2 to PRAB. FCI had 31 bids from various subcontractors: including Earthwork, Drilling, Concrete, Structural, Steel, Mechanical and more. PRAB was pleased to see many of the bids are from local companies, keeping dollars and jobs benefiting the community. FCI additionally reported they feel confident that the total of all the subcontract came in very close to budget.

Approving the bid packages is another important milestone in our journey to see a CRC in Grand Junction. The PRAB voted unanimously to recommend approval of the bid packages submitted by FCI. We are happy to see continued forward movement with the CRC. We hope City Council will agree with our conclusion and approve the bid packages. With that action, the community will see construction work beginning in earnest later in July in Matchett Park.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lisa Whalin". The signature is fluid and cursive, with the first name "Lisa" and last name "Whalin" clearly distinguishable.

Lisa Whalin, MA, LPC-S

PROJECT:

GRAND JUNCTION COMMUNITY RECREATION CENTER

PREPARED FOR:

**CITY OF GRAND JUNCTION
GRAND JUNCTION, CO**

**BID PACKAGE #1 & #2 ESTIMATE
06/27/24**

PREPARED BY: **FCI Constructors, Inc.**

FCI Constructors, Inc.

Date:

Project:

June 27, 2024

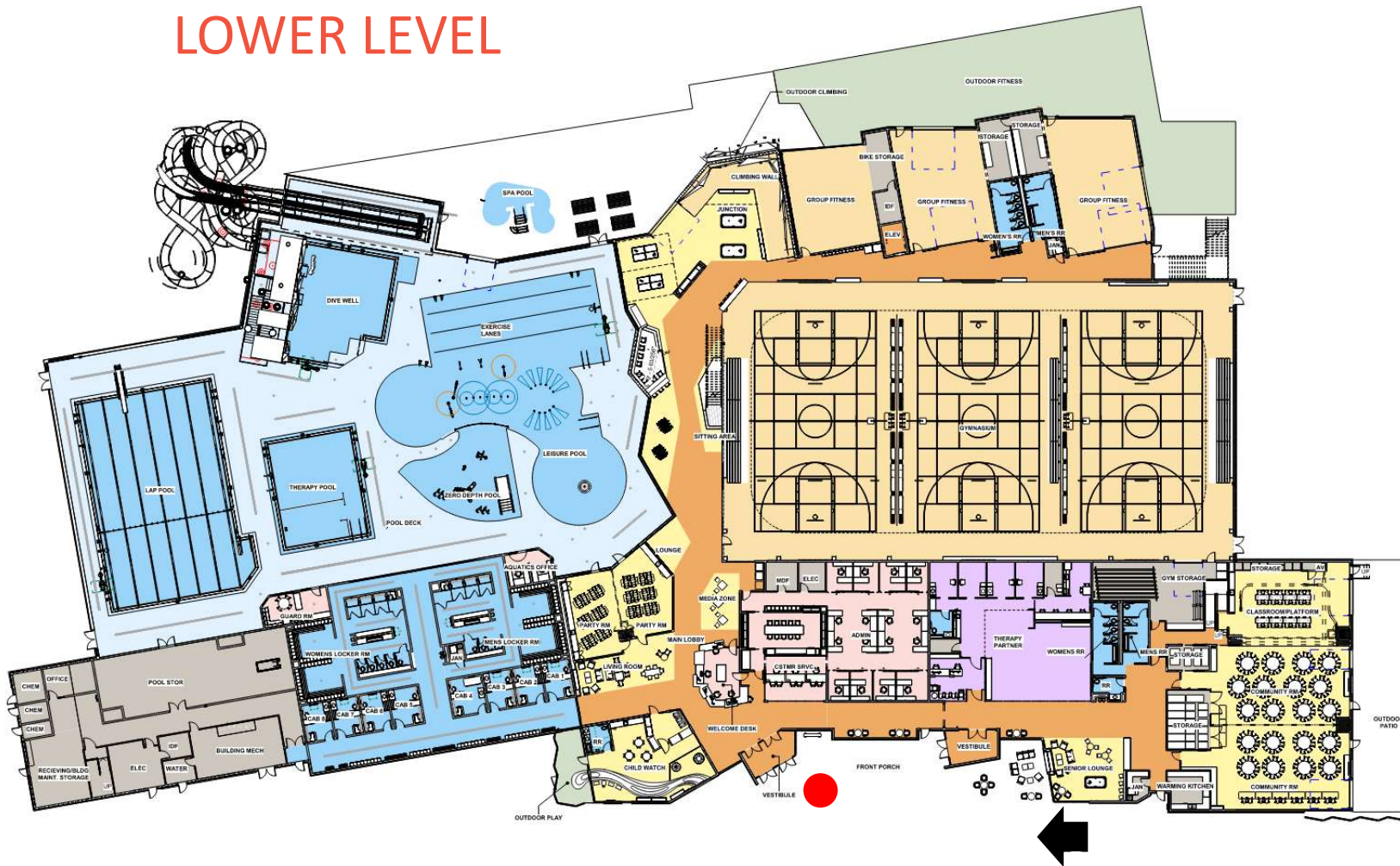
GRAND JUNCTION COMMUNITY RECREATION CENTER

BID PACKAGE #1 & #2 ESTIMATE

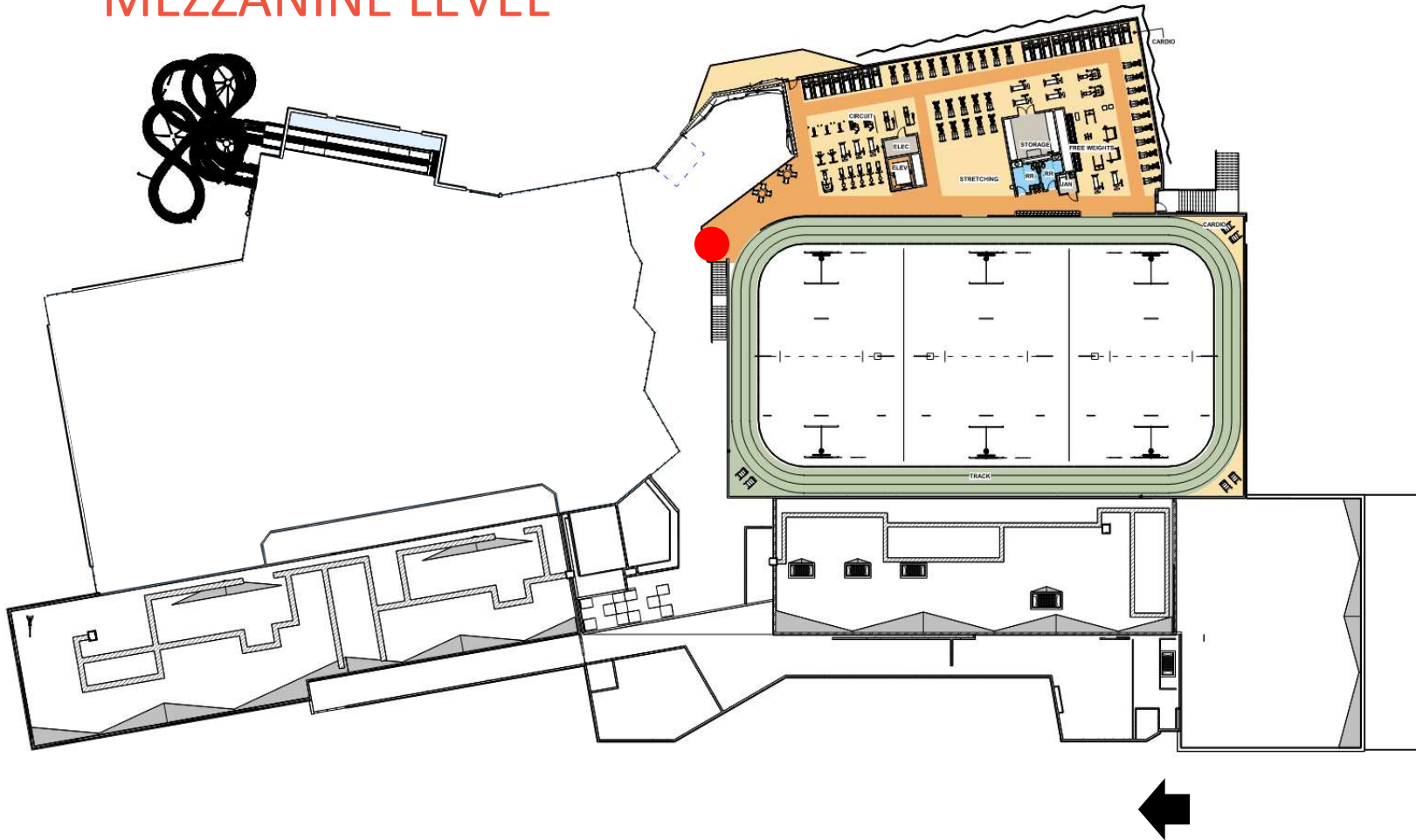
	BP #1 & #2	FUTURE BP	TOTAL PROJECTED	
DESCRIPTION				
	TOTAL COST			NOTES
010000 GENERAL CONDITIONS	\$ 2,635,876	\$ -	\$ 2,635,876	
030000 CONCRETE	\$ 4,183,343	\$ -	\$ 4,183,343	
040000 MASONRY	\$ -	\$ 1,492,296	\$ 1,492,296	
050000 METALS	\$ 6,575,533	\$ -	\$ 6,575,533	
060000 WOOD & PLASTICS	\$ -	\$ 1,219,933	\$ 1,219,933	
070000 THERMAL & MOISTURE PROTECTION	\$ -	\$ 5,320,635	\$ 5,320,635	
080000 DOORS & WINDOWS	\$ -	\$ 3,389,265	\$ 3,389,265	
090000 FINISHES	\$ -	\$ 6,199,752	\$ 6,199,752	
100000 SPECIALTIES	\$ -	\$ 871,683	\$ 871,683	
110000 EQUIPMENT	\$ -	\$ 316,650	\$ 316,650	
120000 FURNISHINGS	\$ -	\$ 128,778	\$ 128,778	
130000 SPECIAL CONSTRUCTION	\$ 10,271,816	\$ -	\$ 10,271,816	
140000 CONVEYING SYSTEMS	\$ -	\$ 151,000	\$ 151,000	
210000 FIRE SUPPRESSION	\$ -	\$ 491,990	\$ 491,990	
220000 PLUMBING	\$ 3,893,804	\$ -	\$ 3,893,804	
230000 HVAC	\$ 6,387,341	\$ -	\$ 6,387,341	
260000 ELECTRICAL	\$ 4,795,617	\$ -	\$ 4,795,617	
27/280000 LOW VOLTAGE/SPECIAL SYSTEMS	\$ -	\$ 317,000	\$ 317,000	
310000 EARTHWORK - BUILDING	\$ 4,421,246	\$ -	\$ 4,421,246	
310000 EARTHWORK	\$ 233,799	\$ -	\$ 233,799	
320000 SITE IMPROVEMENTS	\$ -	\$ 4,328,952	\$ 4,328,952	
330000 UTILITIES	\$ 76,980	\$ -	\$ 76,980	
SUBTOTAL - DIRECT COST	\$ 43,475,355	\$ 24,227,934	\$ 67,703,288	
CONTINGENCY	\$ 1,304,261	\$ 969,117	\$ 2,273,378	4.00%
BUILDERS RISK INSURANCE	\$ 51,653	\$ 28,969	\$ 80,621	
GENERAL LIABILITY INSURANCE	\$ 469,570	\$ 263,350	\$ 732,920	
PERMIT FEES	\$ 100,000	\$ -	\$ 100,000	
FCI PAYMENT/PERFORMANCE BONDS	\$ 248,872	\$ 139,576	\$ 388,448	
FCI PRECONSTRUCTION PHASE FEE	\$ 50,000	\$ -	\$ 50,000	
FCI CONSTRUCTION PHASE FEE	\$ 1,256,742	\$ 704,796	\$ 1,961,538	2.75%
ANTICIPATED/ACCEPTED VE REMAINING FROM DD EST IN BP3		\$ (2,798,538)	\$ (2,798,538)	
ESTIMATED CONSTRUCTION COST	\$ 46,956,452	\$ 23,535,203	\$ 70,491,656	
TARGET BUDGET AT DD AFTER VE			\$ 68,950,229	
CURRENT TRENDING BUDGET DIFFERENCE			\$ 1,541,427	



LOWER LEVEL



MEZZANINE LEVEL





Grand Junction City Council

Regular Session

Item #7.b.

Meeting Date: July 17, 2024

Presented By: Jay Valentine, General Services Director, Jennifer Nitzky, Sustainability Coordinator

Department: General Services

Submitted By: Kirsten Armbruster, Project Engineer

Information

SUBJECT:

Construction Contract for Purchase and Install of Solar Panels for City Hall

RECOMMENDATION:

Staff recommends the City Council authorize the Purchasing Division to enter into a Construction Services Contract with Atlasta Solar Center for a Turnkey solar photovoltaic panel system on the roof of City Hall located at 250 North Fifth Street for the not-to-exceed amount of \$401,147.50.

EXECUTIVE SUMMARY:

On July 3rd, 2024, City Council adopted the Sustainability and Adaptation Plan. Within that plan, Focus Area 3, Energy Stewardship, focuses on community energy resiliency and independence. Strategy 7.a states, "Continue to invest in relevant and available clean technology, including solar arrays for City facilities". Additionally, with the installation of a new roof on City Hall, the timing of solar panel installation is well-aligned.

BACKGROUND OR DETAILED INFORMATION:

In conjunction with the adoption of the Sustainability and Adaptation Plan, and a new roof on City Hall, the City has been allocated formula funding from the Energy Efficiency and Conservation Block Grant (EECBG) from the Bipartisan Infrastructure Law (commonly referred to as BIL or IIJA). This funding's use must be decided upon by recipients for energy efficiency, renewable energy, or vehicle electrification projects by October 2024, and the recipients will have two years to spend the award upon contract execution. Due to these factors, the City has decided to pursue a solar array to help offset the electricity consumption of the building. City-operated buildings account for 70 percent of the GHG emissions from government operations. Adding renewable energy

to offset grid consumption will help to reduce not only GHG emissions, but also electricity costs.

A formal Request for Proposals was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. Four firms submitted formal proposals, which were found to be responsive and responsible. The name of each firm and their location is listed as follows:

Contractor	Location
Active Energies Solar	Avon, CO
Atlasta Solar Center	Grand Junction, CO
CAM Electric	Montrose, CO
Solar Volt	Miami, FL

The five (5) Evaluation Committee team members reviewed each proposal and was evaluated against the criteria set forth in the Request for Proposal. Each Offeror was scored, and the candidates were shortlisted to include Atlasta Solar and CAM Electric. Interviews were conducted with Atlasta Solar and CAM Electric to allow the Evaluation Committee to ask questions and gain additional information from each Offeror. Following the interviews, the Evaluation Committee unanimously voted to contract with Atlasta Solar, based on their responsiveness to the requirements of the RFP and overall pricing.

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law. If awarded, construction will begin in the summer of 2024.

The array from Atlasta Solar Center will be 116 kW, and offset around 28 percent of the electricity used in City Hall.

FISCAL IMPACT:

This \$401,147.50 project is not currently budgeted in the 2024 Adopted Budget. If not funded by savings from other projects in the Sales Tax Capital Projects Fund, a supplemental appropriation will be required to fund from available reserves in the General Fund. Funding for this project includes \$129,430 from the EECBG formula-funded grant, for a net impact in 2024 of \$271,717.50.

An estimated \$120,344 may be recovered by the 30 percent Direct Pay tax credits from the Inflation Reduction Act (IRA), which could be received in 2025 or 2026. Additionally, \$142,405 will be refunded via Xcel Energy Rebates at a rate of \$7,116 annually, for the next 20 years.

SUGGESTED MOTION:

I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with Atlasta Solar Center of Grand Junction, Colorado for the Purchase and Install of Solar Panels for City Hall project in the amount of \$401,147.50.

Attachments

None