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**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 7, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Planning Commission and Zoning Board of Appeals

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, August 7, 2024 or 4) submitting comments [online](#) until noon on Wednesday, August 7, 2024 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

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 15, 2024, Workshop
- b. Minutes of the July 17, 2024, Regular Meeting

- c. Minutes of the July 17, 2024, Special Meeting Executive Session
- d. Minutes of the July 24, 2024, Special Meeting Executive Session
- e. Minutes of the July 26, 2024, Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending 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 and Setting a Public Hearing for August 21, 2024

3. Procurements

- a. Authorization for 2024 Sewer Replacement - Phase 2 Construction Contract
- b. Authorization for Kannah Creek Water Storage Tank Project Construction Contract
- c. Authorization for North Avenue Enhanced Transportation Corridor Design Services Contract

REGULAR AGENDA

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

4. Resolutions

- a. A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs (DOLA) for the More Housing Now and Land Use Initiative

5. Public Hearings

- a. Quasi-judicial
 - i. 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

- ii. An Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities

6. 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.

7. Other Business

8. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: August 7, 2024
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Planning Commission and Zoning Board of Appeals

RECOMMENDATION:

To appoint the interview committee's recommendation to the Planning Commission and Zoning Board of Appeals.

EXECUTIVE SUMMARY:

There is one expiring term on the Planning Commission and two vacancies on the Zoning Board of Appeals.

BACKGROUND OR DETAILED INFORMATION:

Melanie Duyvejonck resigned and Keith Ehlers is term-limited. 1st Alternate, Orin Zyvan moved to Melanie's seat with a term expiration of October 31, 2024. 2nd Alternate, Ian Moore will move into Keith Ehlers' seat, leaving two vacancies on the Zoning Board of Appeals.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

To (reappoint/not reappoint) and (appoint/not appoint) the interview committee's recommendation to the Planning Commission and Zoning Board of Appeals.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY July 15, 2024

Meeting Convened: 5:30 p.m. The meeting was 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, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Mayor Pro Tem Randall Reitz, and Mayor Abram Herman.

Staff present: Interim City Manager Andrea Phillips, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Engineering and Transportation Director Trent Prall, Finance Director Jennifer Tomaszewski, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Business License Program Discussion

The purpose of this discussion was to present the basics of a city general business license program, including the costs and benefits, and to gauge whether the Council is interested in proceeding toward the development of such a program. Grand Junction currently lacks a general business license, unlike many similar-sized communities. Interim City Manager Andrea Phillips presented this item.

Benefits included:

- Early contact with fire and police departments for inspections and safety.
- Better understanding of economic trends and business locations.
- Creation of a comprehensive business database for emergency contact and economic development.

Challenges: Costs and resources needed for implementation.

Council Feedback:

- Concerns about privacy, economic impact on small businesses, and potential misuse of data.
- Suggestions to collaborate with economic development partners and ensure minimal burden on businesses.
- Council directed staff to move forward with researching the program and report back once more information has been compiled.

b. I-70 Interchange at 29 Road

Mesa County and the City of Grand Junction have been working collaboratively on the development of the 29 Road corridor as a major arterial for over 25 years. More recently, staff has been working with the Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT) on the planning, environmental, and permitting components for the proposed interchange with I-70. Colorado State Transportation Commission approval will be sought later this summer, followed by FHWA consideration/approval of the Interstate Access Request this Fall.

The consideration of the funding strategy for the interchange is an important consideration for the City Council. If the City Council commits to the proposed draft intergovernmental agreement (IGA), the City will be agreeing, subject to annual appropriation, to participate in the repayment of the \$80 million debt necessary to build the project. The IGA is an important step in Mesa County's consideration of referring a ballot measure to the November 5, 2024, election. That ballot measure, if approved by the voters, will be for the issuance of bonds to finance the I-70 Interchange at 29 Road and the associated reconstruction of 29 Road from the interchange to Patterson Road.

Transportation and Engineering Director Trent Prall presented this item.

Discussion focused on funding and debt service of the City's commitment and potential debt service implications. Council expressed concerns with project priority, funding mechanisms, impact on city budget, and future grant opportunities.

There were four councilmembers in support of moving forward with the preparation of a draft Intergovernmental Agreement with Mesa County and potential ballot initiative for voter approval to come before Council for approval.

c. Orchard Mesa Pool Discussion

Mayor Herman updated the Council on discussions with Mesa County Valley School District 51 Board President and Superintendent regarding the future of Orchard Mesa Pool. He summarized the following points of the proposed agreement:

- The City would keep the pool open until mid to late 2026 and pay 100% of utilities and operations.
- The gymnasium and band room would be demolished thirty days from the agreement.
- Escrowed demolition funds in the amount of \$100,000 that would be refunded if unused.

The final agreement will come to Council for consideration in August.

d. Council Policies-Draft Budget Policy

The City Council discussed the preparation and implementation of a new budget policy, focusing on key components such as the budget calendar, roles and responsibilities, performance measurement, monitoring, fund transfers, carryover savings, and fund balances. The policy aims to consolidate existing practices into a single guiding document to aid the council in annual budget decisions.

Interim City Manager Andrea Phillips presented this item and highlighted the points of the policy.

Discussion ensued regarding:

- Utilization of Budget Savings - A proposed allocation of any surplus in the general fund, with percentages designated for things such as council strategic priorities, safety equipment reserve, non-profits, and general fund reserves.
- Labor Vacancy Savings - How to budget and whether this should be addressed in the policy.

- Quarterly Financial Reports - Actual versus budgeted amounts in quarterly reports, as well as the feasibility and utility of including projected expenditures. There was consensus that while projections are valuable, they should be balanced with staff capacity and workload considerations.

The Council generally agreed to move forward with the budget policy as proposed, with noted adjustments and clarifications, and to continue refining the process based on quarterly reports and staff input.

2. Council Communication

The Council briefly discussed potential support for homeless non-profits, such as providing storage for water and supplies, and emphasized that such operational decisions should be handled by staff unless they rise to the level requiring council policy direction.

3. Next Workshop Topics

Mayor Herman outlined future workshop items.

4. Other Business

Interim City Manager asked for concurrence from Council on the Impact Fee Stakeholder Group. After discussion, the Council asked the group to stay as is without adding an additional member, as requested by the Association for Managed Growth and Development.

5. Adjournment

There being no further business, the Workshop adjourned at 9:34 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
July 17, 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 17th day of July 2024 at 5:34 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, and Council President Abram Herman.

Council President Pro Tem Randall Reitz was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Housing Specialist Lindy Hodges, Principal Planner David Thornton, Senior Planner Thomas Lloyd, Parks and Recreation Director Ken Sherbenou, General Services Director Jay Valentine, City Clerk Selestina Sandoval, Deputy City Clerk Misty Williams.

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

Presentation

Auditor's Report to City Council Regarding the 2023 Audit

Christine McLeod, Auditor from Haynie & Company, presented the Auditor's Report for 2023.

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 provided a presentation to report the results of the audit to City Council. This report showed the City again received an unmodified or "clean" opinion, which means the financial statements presented fairly, in all material respects, the financial position of the City.

Haynie & Company 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.

Proclamation

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

Councilmember Simpson read the proclamation recognizing July 17, 2024, as Sister Karen Bland Day. Sister Karen was in attendance to receive the proclamation and she expressed her gratitude to Council and the audience.

Public Comments

Public comments were heard from:

Austin Erickson, Jeremy Sheetz, Jim Ciha, Steve Grindle and Michael Agee.

Interim City Manager Report

Interim City Manager Phillips gave a report on the recent Coffee with the City Manager event, which took place at Baker's Boutique and Colorado Q. These events take place generally once a month at various locations around the city, giving citizens the opportunity to ask questions and voice any concerns they may have.

Boards and Commission Liaison Reports

Councilmember Kennedy shared updates about the Grand Junction Regional Airport Authority, Grand Junction Economic Partnership (GJEP), and Museums of the West.

Councilmember Nguyen shared updates regarding Urban Trails Committee (UTC) receiving a presentation from The Center for Independence.

Councilmember Stout had updates regarding her visit to sister city El Espino, as well as Colorado Municipal League (CML), and the Air Service Alliance.

Councilmember Beilfuss shared updates about the Homeless Coalition.

Council President Herman shared his update regarding the Parks Improvement Advisory Board.

CONSENT AGENDA

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

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

REGULAR AGENDA

2024 Community Development Block Grant (CDBG) Annual Action Plan

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.

Lindy Hodges, Housing Specialist for the City of Grand Junction, presented the 2024 Community Block Grant (CDBG) Annual Action Plan.

The public hearing opened at 6:27 pm.

No comments were heard.

The public hearing closed at 6:27 pm.

Councilmember Simpson moved to adopt Resolution No. 51-24 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, and Councilmember Kennedy seconded the motion.

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

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.

City Attorney John Shaver presented this item.

The public hearing opened at 6:30 pm.

No comments were heard.

The public hearing closed at 6:30 pm.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt 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. Motion carried by unanimous roll call vote.

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 ½ Road

American Lutheran Church requested 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 requested 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.

Principal Planner David Thornton presented this item, and a presentation was also given by David Miller, representing the Lutheran Church.

The public hearing opened at 7:17 pm.

Comments were heard from Dianne Dike, Todd Yousley, Emily Howell, Jody Cole, Bill Wade, Wayne Mineke, Carol Bergman, Ryan Fricke, and Laura Yousley.

The public hearing closed at 7:37 pm.

Principal Planner David Thornton answered questions from Council.

Comments were heard from Councilmembers Kennedy, Nguyen, Simpson, Stout, Beilfuss, and Council President Herman.

Councilmember Stout moved, and Councilmember Beilfuss seconded to adopt 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 ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote 5-1 with Councilmember Simpson voting No.

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 ½ Road

American Lutheran Church requested rezone from R-1R (Residential 1 Retired) 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 three acres of the site remaining vacant.

The property owner requested 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.

Principal Planner David Thornton presented this item.

The public hearing opened at 8:17 pm.

Comments were heard from Todd Yousley, Darren McFarren, and Bill Waite.

The public hearing closed at 8:24 pm.

Comments were heard from Councilmembers Nguyen and Kennedy.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5225, 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 ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

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

The City of Grand Junction, property owner, requested 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.

Senior Planner Thomas Lloyd presented this item.

The public hearing opened at 9:05 pm.

No comments were heard.

The public hearing closed at 9:05 pm.

Comments were heard from Councilmember Kennedy.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt 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 ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Procurement Approval for Bid Package #1 and Bid Package #2 for the Construction of Grand Junction Community Recreation Center at Matchett Park

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.

Representatives from FCI Constructors were available to answer Council's questions.

The public hearing opened at 9:35 pm.

No comments were heard.

The public hearing closed at 9:35 pm

No further comments were heard from Council.

Councilmember Simpson moved, and Councilmember Stout seconded to 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. Motion carried by unanimous roll call vote.

Construction Contract for Purchase and Install of Solar Panels for City Hall

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.

General Services Director Jay Valentine presented this item.

The public hearing opened at 9:51 pm.

No comments were heard.

The public hearing closed at 9:51 pm.

Comments were heard from Councilmembers Kennedy, Stout, Nguyen, Beilfuss, and Council President Herman.

Councilmember Stout moved, and Councilmember Nguyen seconded to 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. Motion carried by unanimous roll call vote.

Non-Scheduled Comments

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:58 pm.

Selestina Sandoval, CMC
City Clerk



**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING**

City Hall Administration Conference Room

July 17, 2024

Call to Order

Council President Herman called the Special Meeting of the Grand Junction City Council to order at 2:12 p.m. on the 17th day of July 2024.

Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, and Council President Abram Herman. Council President Pro Tem Randall Reitz was absent.

Also present was City Attorney John Shaver.

Executive Session

Councilmember Nguyen moved and Councilmember Kennedy seconded to convene into ***EXECUTIVE SESSION TO DISCUSS/CONSIDER APPLICATIONS, RESUMES, AND QUALIFICATION OF CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S. SECTIONS 24-6-402(3.5) AND/OR 24-6-402 (4)(f)(I) AND/OR TO INSTRUCT NEGOTIATORS RELATIVE TO MATTERS CONCERNING EMPLOYMENT MATTERS WITH CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S SECTION 24-6-402(e)(I).***

It was a unanimous vote to convene into Executive Session for the purpose stated.

Upon completion of the Executive Session, Councilmember Kennedy moved, and Councilmember Nguyen seconded to return to open session in the City Hall Administration Conference Room. The motion passed 6-0.

Council President Herman reconvened the Special Meeting at 3:19 p.m.

Adjournment

The meeting adjourned at 3:25 p.m.

Selestina Sandoval

City Clerk



**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING**

City Hall Administration Conference Room

July 24, 2024

Call to Order

Council President Herman called the Special Meeting of the Grand Junction City Council to order at 9:06 a.m. on the 24th day of July 2024.

Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Executive Session

Councilmember Simpson moved to convene into ***EXECUTIVE SESSION TO DISCUSS/CONSIDER APPLICATIONS, RESUMES AND QUALIFICATIONS OF CANDIDATES AND CONDUCT INTERVIEWS OF CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S. SECTIONS 24-6-402(3.5) AND/OR 24-6-402 (4)(f)(I) AND/OR TO INSTRUCT NEGOTIATORS RELATIVE TO MATTERS CONCERNING EMPLOYMENT MATTERS WITH CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S SECTION 24-6-402(e)(I).***

It was a unanimous vote to convene into Executive Session for the purpose stated.

Upon completion of the Executive Session, Councilmember Kennedy moved to return to open session in the City Hall Administration Conference Room. The motion passed 7-0.

Council President Herman reconvened the Special Meeting at 4:27 p.m.

Adjournment

There being no further business, the meeting adjourned at 4:27 p.m.

Selestina Sandoval

City Clerk



**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING**

City Hall Administration Conference Room

July 26, 2024

Call to Order

Council President Herman called the Special Meeting of the Grand Junction City Council to order at 8:11 a.m. on the 26th day of July 2024.

Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Executive Session

Council President Pro Tem Reitz moved and Councilmember Kennedy seconded to convene into ***EXECUTIVE SESSION TO DISCUSS/CONSIDER APPLICATIONS, RESUMES AND QUALIFICATION OF CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S. SECTIONS 24-6-402(3.5) AND/OR 24-6-402 (4)(f)(I) AND/OR TO INSTRUCT NEGOTIATORS RELATIVE TO MATTERS CONCERNING EMPLOYMENT MATTERS WITH CANDIDATES FOR EMPLOYMENT FOR THE POSITION OF CITY MANAGER PURSUANT TO C.R.S SECTION 24-6-402(e)(I).***

It was a unanimous vote to convene into Executive Session for the purpose stated.

Upon completion of the Executive Session, Councilmember Kennedy moved, and Councilmember Simpson seconded to return to open session in the City Hall Administration Conference Room. The motion passed 7-0.

Council President Herman reconvened the Special Meeting at 8:39 a.m.

Adjournment

There being no further business the meeting adjourned at 8:39 a.m.

Selestina Sandoval

City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: August 7, 2024
Presented By: Niki Galehouse, Planning Supervisor
Department: Community Development
Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending 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 and Setting a Public Hearing for August 21, 2024

RECOMMENDATION:

The Planning Commission heard this request at the July 9, 2024 meeting and voted (7-0) to recommend approval of the request with a requirement that an interim housing site cannot be in use on a property for more than four years.

EXECUTIVE SUMMARY:

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning and Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current Zoning & Development Code does not contemplate Interim Housing as a use. Before the City can delve into programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Interim Housing Work Group Recommendation

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing

continuum and is not a land use or structure contemplated by the existing Zoning and Development Code (ZDC). An Interim Housing strategy has two primary components - regulations and programming. The current ZDC does not contemplate Interim Housing as a use. Before the City can delve into programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

It is important to note that “transitional housing” has evolved as a term to identify the programmatic goals and supportive services designed to act as a bridge between temporary and permanent housing. This term is not generally related to a specific housing type and can include anything from typical “brick and mortar” multifamily housing facilities to safe camping areas. The term “interim housing” is now being utilized by many government agencies and the housing sector to identify shelter types like sanctioned camping, safe parking, and temporary shelters that often are not permanent facilities and that often either don’t meet or are not required to meet building codes for permanent residential use. Interim housing may or may not have transitional programmatic services. Due to the evolution of terminology and because “brick and mortar” facilities are already allowed under the ZDC, the City will be using the term “interim housing.”

During the adoption of the 2023 ZDC, the Development Code Committee identified that the topic of interim housing warranted more extensive community input and discussion for more detailed recommendations to be made. At the City Council Workshop on December 4, 2023, City Council agreed that interim housing be considered urgently. As such, staff contracted with Clarion Associates (“Clarion”) to facilitate the process and provide recommendations. Clarion has experience developing regulations on this subject with other communities.

Staff and Clarion recommended a working group be formed to provide direct input and offer insight into Grand Junction's needs and preferences in addressing this topic. Members of the working group have been playing a critical role in discussing and developing any land use changes that may result, serving as a sounding board that reflects a diverse set of perspectives. This group comprises 20 members, varying from nonprofit, financial, development, and community backgrounds.

Interim Housing Work Group (IHWG)

Since January 16, 2024, the Interim Housing Work Group (IHWG) has met seven times. The IHWG discussed many aspects of the issues and reviewed five case study communities for best practices and code language. From there, the IHWG drafted regulations by working through fourteen major issues:

- Definitions
- Zone district appropriateness
- Buffers
- Transportation to support services
- Permitted shelter types

- Setbacks and internal spacing
- Screening
- Sanitary facilities and waste disposal
- Site amenities
- Vehicle parking and bicycle storage
- Occupancy limits
- Operational entities and on-site management
- Management plan; and
- Procedure for approval.

Overview of Draft Regulations

The draft regulations address Interim Shelter Sites, which would allow temporary structures for shelter. The use is proposed to require an Extended Temporary Use review, modeled after the Conditional Use Permit but approved by City Council, in Mixed-Used, Commercial, Industrial, and Public zone districts. They are not permitted in residential zone districts.

The draft regulations provide standards for setbacks, spacing of individual units, provision of sanitary facilities, waste disposal, and vehicle parking for the Interim Shelter Sites. A significant portion of the use-specific standards for interim housing is dedicated to the site's operations. These requirements include the type of organization that may operate one of these sites, a requirement for continuous on-site management by a trained staff member and the provision of a management plan. The management plan must include information about on-site management, staff training, pet allowances, resident intake screening, fire safety and emergency access, evacuation plans, a resident code of conduct agreement, lights out and quiet hours, and security measures.

The draft regulations provide for a maximum of 30 shelters per site, with a minimum of 150 square feet per shelter and 10 feet of spacing required between shelter units. Only 20 percent of these may be available for double occupancy. The number of shelter units may be increased after six months of successful operation, as defined by the regulations. An Interim Shelter Site must provide amenities including a designated smoking area, pet relief area, and sufficient community space to serve resident needs. Secure bicycle storage must be provided.

Individual units that may be used on an Interim Shelter Site must be provided by the managing entity and can include prefabricated shelters and micro-shelters. These facilities are temporary and, as such, cannot be connected to water or sewer.

Interim Shelter Site managers would be required to provide support services, such as educational and job training or case management, on-site or have a plan to provide transportation for its residents.

The draft regulations propose that Interim Shelter Sites are exempt from density requirements, as the shelters are not permanent dwelling units, lot coverage standards,

landscaping requirements, site and structure development standards, and off-street parking standards, except where those are made specifically applicable.

The use-specific standards would be considered as part of the Extended Temporary Use (ETU) review criteria, in addition to those provided in the ETU process standards, which include compliance with the Zoning and Development Code, compatibility in scale and design with surrounding uses, and consideration of adverse effects, and evaluation of risk to public health and safety. The ETU also allows for additional ease of enforcement should there be issues that arise with noncompliance with any of the required standards or nuisance to the surrounding neighborhood.

An ETU, if issued, would be valid for two years on initial approval, with the ability to request an extension from the City Council if the Site demonstrates need and/or a history of positive outcomes by the number of residents moved into permanent housing. A request for an extension must consider the existence and frequency of sustained Code Enforcement complaints, calls for service to Police and Fire, documentation of transitioning residents into long-term or stable housing, and other documentation as deemed necessary by the Community Development Director.

During the Planning Commission workshops, it was recommended that the regulations limit the operation period, including any extensions, to three years. The Commission also recommended that to ensure the community could anticipate any impacts from the proposed use, if there was to be a request to expand the number of units allowed, these be provided in a phasing plan with the initial approval or that the addition must come through an entire new submittal to allow for public participation.

In April, Community Development gathered public input about possible interim housing use(s) within City limits. Information was added to EngageGJ.org, a virtual meeting was held on April 10, 2024, an in-person open house took place at the Lincoln Park Barn on April 18, 2024, and City Staff was present at Southwest ArborFest with information and demonstration models. City Staff also conducted outreach with the unhoused population at the Resource Center on May 1, 2024.

Event	Date	Participation
Virtual Meeting	April 10, 2024	97
Open House	April 18, 2024	116
ArborFest Booth	April 27, 2024	184
Resource Center	May 1, 2024	30

At the April 18 open house, information was displayed, allowing for public input. The detail of the responses is attached to this agenda item. Of note, the question was asked, "Should Grand Junction allow interim shelter sites?" to which the response, out of 62 participants, was 82 percent yes (41) or yes, but only in certain areas (10). It was also asked, "Should Grand Junction allow interim parking sites?" to which the response,

out of 65 participants, was 72 percent yes (36) or yes but only in certain areas (11).

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 an opportunity for public comment was held between July 2 and July 8, 2024, through the GJSpeaks.org 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.

The proposed amendments to the Zoning & Development Code (ZDC) are generally consistent with the Comprehensive Plan. Plan Principle 5 speaks to rising homelessness and calls for permanent , supportive housing as part of the solution. While permanent housing is the desired long-term goal, the desired outcome includes reduced time in homelessness. Permanent supportive housing takes a significant lift to construct, so the provision of interim housing aides in getting people off the streets and providing support services to transition to permanent housing. Goal 1, Strategy d. encourages planning for populations with specialized housing needs, while Goal 2, Strategy c. supports working cooperatively with regional partners in matters related to affordable housing, including supportive housing for at-risk and homeless populations. 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 ZDC are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code. The existing ZDC does not contemplate interim housing, so the proposed new use is not inconsistent with a previous prohibition. It is not unprecedented that a temporary use be allowed to exist for longer than the standard of 120 days, which is typical for most temporary uses. Temporary parking lots and temporary low-traffic storage yards are permitted for up to 24 months, and mobile food vendors are exempt from the waiting period between temporary use permits, so they may be extended for multiple periods exceeding 120 days. The three years proposed for interim housing shelter sites is not out of line with these, especially given the added public hearing process to approve the use.

The establishment of interim housing as a temporary use sets it aside from traditional development that requires permanent infrastructure and site

improvements as part of the development process. When considering that this use will not exist for a period longer than three years, it is not logical to require permanent infrastructure that will add significant time and cost burdens to the operation. The exemption offered within the temporary use standards for interim housing is appropriate to allow this use to establish in a timely manner to meet the community's needs and maintain consistency with the ZDC. 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 addition of the interim housing use expands the use allowed in the zone districts. Establishing the use is the first step in the process of allowing interim housing to exist within City limits. The use-specific standards add requirements for a specific development issue. The creation of these standards allows for the use to coexist with surrounding uses in a managed way to mitigate any potential impacts. The addition of the extended temporary use process creates a new procedure for processing development applications. This new process allows for public input and places the approval at the City Council level as opposed to approval by Planning Commission if it were to remain a Conditional Use Permit process. 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.

The Planning Commission heard this request at its July 9, 2024, meeting and voted (7-0) to recommend approval of the request with the condition that clarifying language be added to express the intent of this Commission that there be a cap on a site that an interim housing site cannot be in use on that property for more than four years. Staff has included draft language to address this condition in the revised ordinance dated 07.15.24 (revisions highlighted in yellow). In addition, part of the discussion from the Planning Commission hearing brought up a concern about the clarity in the language in Sec. 21.04.060(3)(ii)(A) regarding if each phase would have to meet the standards separately, for example provide perimeter fencing around each phase. As this was not the intent, language has been added to this section to address this.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an ordinance amending 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, pass the Ordinance for publication in pamphlet form, and set a public hearing for August 21, 2024.

Attachments

1. GJZDC_Interim Housing_07.05.24
2. IH Open House Boards
3. IH Public Comment 7.1.24
4. Planning Commission Minutes - 2024 - July 9 - DRAFT
5. ORD-ZDC Interim Housing Post PC 20240726

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) CREATING A NEW LAND USE CATEGORY FOR INTERIM HOUSING, CREATING TEMPORARY USE AND STRUCTURE STANDARDS FOR INTERIM HOUSING, AND CREATING A NEW PUBLIC HEARING PROCESS FOR AN EXTENDED TEMPORARY USE PERMIT

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

Whereas, when the Zoning & Development Code was repealed and replaced on December 20, 2023, the topic of interim housing was warranted more extensive community input and discussion for more detailed recommendations to be made outside of the general code update process. Staff has subsequently worked with a consultant and a working group to provide direct input and offer insight into this complex topic.

Whereas, as part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning & Development Code (ZDC). The proposed regulations address the establishment of the use, process for approval, standards for compatibility with surrounding uses, and health and safety requirements.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development 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:

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language underlined):

...

21.02.020 SUMMARY TABLE OF REVIEW AND DECISION-MAKING BODIES

Table 21.02-1: Summary Table of Review and Decision-Making Bodies R= Recommendation D = Decision A = Appeal						
Section	Procedure	Director	Plan Comm.	HPB	City Council	ZBA
Applications Requiring a Public Hearing						
...						
<u>21.02.050(h)</u>	<u>Extended Temporary Use</u>	<u>R</u>	<u>R</u>		<u>D</u>	
...						

...

21.02.030 COMMONLY APPLICABLE PROCEDURES

...

Table 21.02-2: Summary Table of Commonly Applicable Procedures * = Optional ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	21.02.030 (b) (1)	21.02.030 (b) (2)	21.02.030 (c)	21.02.030 (g)	
Applications Requiring a Public Hearing						
...						
<u>21.02.050(h)</u>	<u>Extended Temporary Use</u>	<u>*</u>	<u>*</u>	<u>NCM</u>	<u>✓</u>	<u>✓</u>
...						

...

Table 21.02-3: Summary Table of Public Notice Requirements Date/Distance/Yes = Required Notice Gray Box = Not Applicable				
Section	Procedure	Published Notice	Mailed Notice	Sign Notice
Applications Requiring a Public Hearing				

Table 21.02-3: Summary Table of Public Notice Requirements Date/Distance/Yes = Required Notice Gray Box = Not Applicable				
Section	Procedure	Published Notice	Mailed Notice	Sign Notice
<u>21.02.050(h)</u>	<u>Extended Temporary Use</u>	<u>7 days</u>	<u>Owners within 500 feet</u>	<u>Yes</u>

...

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

(a) Overview

Major development applications are reviewed and decided on by the Planning Commission or City Council. The following application types are major development applications:

Table 21.02-4: Major Development Application Summary		
Application Type	Purpose	Additional Application Requirements
...		
<u>Extended Temporary Use</u>	<u>Review requested for a temporary use for a period of time exceeding 180 days</u>	<u>21.02.050(h)</u>
...		

...

(g) Conditional Use, Extended Temporary Use, and Special Dimensional Permit Amendment, Termination, or Revocation

(1) Purpose

This section is intended to allow the post-approval review of Conditional Use Permits, Extended Temporary Use Permits, and Special Dimensional Permits for amendment, termination, or revocation.

(2) Interested Party

Any interested party may apply to the City for the amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit. For purposes of this section, "interested party" shall include the following:

- (i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (permit holder);
- (ii) The City; and
- (iii) Any owner or lessee of property that lies within 500 feet of the property for which the Conditional Use Permit was granted.

(3) Preliminary Criteria

An applicant for amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit must establish the following to the satisfaction of the decision-maker before the requested change(s) can be considered by the decision-maker:

(i) Permit Holder

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be amended or terminated at the request of the permit holder as follows:

(A) Grounds for Amendment

- a. The permit holder shall show that a substantial change in circumstance has occurred since the approval of the permit that would justify a change in the permit.
- b. An Extended Temporary Use permit may only be amended in accordance with GJMC 21.02.050(h)(6)(i).

Common Procedures for Major Development Applications

1 General Meeting or Pre-Application Meeting
Sec. 21.02.030 (b)

2 Application Submittal & Review
Sec. 21.02.030 (d) and 21.02.030 (e)

3 Complete Applications with Changed Status
Sec. 21.02.030 (f)

4 Public Notice | Sec. 21.02.030 (g)

5 Planning Commission Recommendation or Decision
Sec. 21.02.030 (h)

6 City Council Decision
Sec. 21.02.030 (h)

7 Post-Decision Actions
Sec. 21.02.030 (i)

(B) Grounds for Termination

The permit holder shall show that the use is an allowed use in the zone district in which it is now established or that the use has ceased to exist.

(ii) Other Interested Party

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be revoked at the request of any other interested party if one or more of the following is established:

- (A) The permit was obtained by misrepresentation or fraud;
- (B) The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months;
- (C) The permit holder has failed to comply with any one or more of the conditions placed on the issuance of the permit;
- (D) The permit holder has failed to comply with one or more of the City regulation governing the conduct of that use;
- (E) The permit holder has failed to construct or maintain the approved site as shown on the approved Site Plan;
- (F) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(4) Due Process

- (i) No Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be revoked without first giving the permit holder an opportunity to appear before the decision-maker and show cause as to why the permit should not be revoked.
- (ii) Revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(5) Review Procedures

- (i) All applications for amendment or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be processed in the same manner and based on the same review criteria as a new request for a Conditional Use or Special Dimensional Permit.
- (ii) All applications for termination of a Conditional Use or Extended Temporary Use Permit shall be reviewed and decided on by the Director.
- (iii) Any person or entity, other than the City, seeking to amend, terminate, or revoke an approved Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall pay a fee in the amount established for an original application for a Conditional Use or Special Dimensional Permit.

(h) Extended Temporary Use Review

(1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request review of a temporary use for a period of time exceeding 180 days.

(2) Applicability

This section shall apply to any use that is classified as an Extended Temporary Use in Table 21.04-1: Principal Use Table or Table 21.04-2: Accessory Use Table.

(3) Review Procedures, General

Applications for Extended Temporary Use review shall meet the common review procedures for major development applications in GJMC 21.02.050(b), with the following modifications:

- (i) A neighborhood meeting is required.
- (ii) Site plan review and approval (pursuant to GJMC 21.02.040(k)) can occur either before or after the approval of an Extended Temporary Use. In either case, the applicant shall submit a site sketch showing all site design features that are proposed or necessary to mitigate site and neighborhood impacts and/or enhance neighborhood compatibility in sufficient detail to enable the Planning Commission to recommend on or the City Council to make findings on the Extended Temporary Use criteria.
- (iii) The Planning Commission or City Council can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria.
- (iv) In any subsequent site plan review, the Director shall determine that all mitigating/enhancing site features approved or made conditions of approval by the City Council are depicted on the approved site plan.

(4) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and City Council, and shall be noticed pursuant to GJMC 21.02.030(g), unless the application is for a minor expansion or change of an Extended Temporary Use approval in accordance with GJMC 21.02.050(h)(6), below.

(5) Review Criteria for Extended Temporary Use

The Planning Commission shall review and recommend and the City Council shall decide on an Extended Temporary Use application in light of the following criteria:

Common Procedures for Major Development Applications

1 General Meeting or Pre-Application Meeting
Sec. 21.02.030 (b)

2 Application Submittal & Review
Sec. 21.02.030 (d) and 21.02.030 (e)

3 Complete Applications with Changed Status
Sec. 21.02.030 (f)

4 Public Notice | Sec. 21.02.030 (g)

5 Planning Commission Recommendation or Decision
Sec. 21.02.030 (h)

6 City Council Decision
Sec. 21.02.030 (h)

7 Post-Decision Actions
Sec. 21.02.030 (i)

- (i) The proposed use complies with the applicable requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04.
- (ii) The proposed use is of a scale and design and in a location that is compatible with surrounding uses.
- (iii) Potential adverse effects of the use will be mitigated to the maximum extent practicable.
- (iv) The proposed use does not pose an unreasonable risk to public health or safety.

(6) Post-Decision Actions

(i) Major or Minor Change or Expansion

If the applicant proposes to change or expand a structure or other feature of a site that is subject to an Extended Temporary Use approval, the Director shall determine whether the expansion/change is major or minor as follows:

(A) Determination of Major or Minor Status

- a. A major change or expansion is one that:
 - 1. Affects, changes, removes, or eliminates a site feature or condition that was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility;
 - 2. Increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation; and
 - 3. Results in a substantial change to the features shown on the site sketch which formed the basis of the City Council's approval of the Temporary Extended Use.
- b. All other expansion/changes shall be considered minor.

(B) Application Process

- a. A major change or expansion shall be reviewed by the City Council in accordance with the criteria for an original application for an Extended Temporary Use.
- b. A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Extended Temporary Use approval.

(ii) Revocation or Termination

Extended Temporary Use approvals may be revoked or terminated pursuant to GJMC 21.02.050(g).

(7) Period of Validity

The approval of an interim shelter site may, pending compliance with all applicable standards, be valid for a period of two years from the issue date of the Planning Clearance. One extension for a two-year period may be granted by the City Council, not to exceed a cumulative period of four years.

(8) Criteria for Extensions of Approval or Expansion of the Site

- (i) The City Council may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency, including limited availability of interim shelter sites, necessitates the continued use of the site.
- (ii) The City Council will consider the following when reviewing a request for an extension of the Extended Temporary Use permit or expansion of the number of units on a site:
 - (A) The continuing need for the site as shown through continuous applications for residency and low to no vacancy rates;
 - (B) The number of life safety code complaints pursued by the Code Enforcement division on the subject property during the duration of the interim shelter site operation;
 - (C) The number and type of calls placed to police or fire that result in charges or arrest due to disruptions by on-site residents, not including personal medical incidents not caused by another resident;
 - (D) Documentation of the transitioning of residents into other long-term or more stable housing; and
 - (E) Other documentation related to the outcomes of residents, site conditions, and operations as deemed necessary based on experience with interim shelter sites in Grand Junction.

(9) Expiration of Approval

The approval for an interim shelter site shall expire if the interim shelter site:

- (i) Is voluntarily vacated prior to the expiration date and terminated in accordance with GJMC 21.02.050(g), or
- (ii) Does not receive an extension.

(hi) Institutional or Civic Facility Master Plan

...

21.04.020 PRINCIPAL USE TABLE

(a) Organization of the Table

- (1) In Table 21.04-1, land uses and activities are classified into ~~five~~ six general use categories: (1) Residential; (2) Public, Institutional, and Civic; (3) Commercial; (4) Industrial; ~~and~~ (5) Temporary, and (6) Extended Temporary. Specific uses are organized within the general use categories, based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This provides a systematic basis for assigning present and future land uses into appropriate zone districts and for avoiding overlaps and inconsistencies between similar land uses.

...

(c) Abbreviations Used in the Table

...

(4) Extended Temporary Uses

An "E" indicates the use is only allowed through the Extended Temporary Use permit process of GJMC 21.02.050(h), subject to specified conditions.

...

(e) Use Table, Temporary Uses (excerpt)

Table 21.04-5: Principal Use Table																				
A= Allowed Use C= Conditional Use E = Extended Temporary Use																				
Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use Stds
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
...																				
Extended Temporary Uses																				
<u>Interim Shelter Site</u>											E	E	E	E	E	E	E	E	E	21.04.050 (b)

...

21.04.060 EXTENDED TEMPORARY USES AND STRUCTURES

(a) Interim Shelter Site

(1) Purpose

- (i) These standards allow for and encourage the creation of temporary housing for people experiencing homelessness or are at risk of becoming homeless. Interim shelter sites are intended to provide a stable and safe living option for people that may not be able to or are not prepared to move into other temporary, semi-permanent, or permanent housing.
- (ii) These standards are intended to promote the public health, safety, and welfare of residents within the site and surrounding area.

(2) Shelter Types

- (i) Interim shelters may include either of the following shelter types, both of which shall be provided and installed by the managing entity, subject to this section and the conditions of the site approval:
 - (A) Prefabricated shelters, or

- (B) Micro-shelters.
- (ii) Interim shelters shall not be individually connected to water or sewer and are not considered dwelling units.
 - (iii) Each individual shelter shall be designed to meet minimum wind loads and snow loads with proper anchoring in accordance with GJMC 15.12 as determined by the Chief Building Official.
 - (iv) Functional smoke and carbon monoxide alarms shall be included within each individual shelter.
 - (v) Individual shelters shall be provided with an approved address identification. Each character shall be a minimum of 4 inches tall with a minimum stroke width of ½ inch and visible from the fronting street or road. A permanent weatherproof site map identifying the address numbers/letters shall be provided at each entrance of the Interim Shelter Site. The site map information shall match the identifications of each shelter.
 - (vi) Shelters must comply with any other requirement set by the Chief Building Official and/or the Fire Marshal.

(3) Maximum Number of Shelters and Maximum Occupancy

- (i) The maximum number of shelter spaces permitted on a site is calculated by dividing the square feet of usable shelter site area by 150, which is the minimum square footage of area per space required. All fractional measurements are rounded down. For example, a 2,500 square foot site could have 16 shelters (2,500/150 = 16.6).
- (ii) The initial maximum number of shelters per interim shelter site is 30, up to 20% of which may be double occupancy shelters.
 - (A) An applicant may request multiple interim shelter sites (increments of 30 shelters) on a single parcel that may be added in phases, up to a maximum total capacity that is approved in the Extended Temporary Use approval.
 - (B) When the initial phase meets the following criteria, the applicant may request an amendment to the Extended Temporary Use approval for an increase in the number of shelters:
 - a. The commencement of operations,
 - b. Continuous capacity at or over 80 percent for two consecutive months, and
 - c. A showing of successful operation.
 - (C) The City Council will consider the review criteria in GJMC 21.02.050(h)(8)(ii) in determining the success of the operation and may approve the increase based on available space on the site and the ability of the expanded site to meet the terms of the initial approval.
 - (D) Phased approvals must be requested with the original application. If an applicant seeks to expand a site without a phased approval, a new Extended Temporary Use application is required.

- (iii) The total maximum occupancy of a 30-shelter site is 30 adults. If an interim shelter site has double occupancy shelters, the maximum adult occupancy may be increased to 36 to account for double occupancy of those shelters. Interim shelter sites that allow household pets shall detail pet accommodation provisions in the management plan.

(4) Location and Site Layout

(i) Mixed-Use and Nonresidential Zone Districts

Sites may be located in mixed-use and nonresidential zone districts on the same property as an existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

(ii) Setbacks

The interim shelter site, including all shelters and other structures used as part of the site, shall meet the required principal structure setbacks. The City Council may allow a lesser setback if it determines there is sufficient fencing, vegetation, topographic variation, or other site conditions that block the view of the site from abutting properties.

(iii) Spacing

All shelters on an interim shelter site shall be separated by a minimum of 10 feet from any other structure. The minimum separation between a shelter and any building which includes a kitchen shall be 20 feet.

(iv) Location on the Lot

Interim shelters shall only be located on the portion of the lot approved for interim shelter use. Shelters may not be placed outside of the approved site perimeter.

(v) Fencing

An interim shelter shall be secured as described in the site security plan, including temporary fencing on all sides. Temporary fencing used to screen an interim shelter site shall be exempt from the requirements of GJMC 21.05.090 provided the fence is constructed of acceptable materials such as wire, wrought iron, plastic, wood, and other materials with a similar look. Unacceptable materials include glass, tires, razor wire and concertina wire, or salvaged or similar materials.

(vi) Sanitary Facilities

Interim shelter sites shall maintain connections to public water and public sewer systems or provide portable on-site facilities that are adequate to meet state and local standards. Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing, or cooking purposes. A potable water supply system shall be designed, installed, and maintained in such a manner to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system.

- (A) The application for interim shelter site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located

in a permanent structure on the site provided access is available at all times the interim shelter site is in use.

(vii) Waste Disposal

- (A) Spillage, overflow, drainage, or wastewater from sanitary facilities and potable water sources shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes, or other nuisance conditions.
- (B) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the site, shall be provided. Safe needle disposal containers (sharps containers) shall be provided. Provision of recycling containers for separation of plastic, glass, metal, and aluminum containers is recommended.
- (C) The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.

(viii) Fire Safety

- (A) The minimum distance from a shelter to a fire hydrant is 600 feet as measured by a route approved by the Fire Marshal. The Fire Marshal will determine the necessary number of hydrants and fire-flow for an Interim Shelter Site.
- (B) The minimum distance from the furthest point of a shelter to a fire department access road approved by the Fire Marshal is 200 feet.
- (C) A fire department access lanes that exceeds 150 feet in length and dead-ends, shall be provided with an approved fire department turn-around.
- (D) No recreational fires or open burning are allowed on an Interim Shelter Site.
- (E) Outside storage of combustible materials and hazardous materials, including aerosols and propane, between shelters is prohibited.

(ix) Vehicle Parking

- (A) Parking shall be provided in accordance with Table 21.08-2. All parking spaces shall be designed in accordance with GJMC 21.08.010(e).
- (B) If the interim shelter site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

(x) Bicycle Storage

Secure bicycle storage, such as bicycle racks or an enclosed structure, shall be provided on-site. Bicycle storage may be located within a shared area on the site or provided for each of the shelter spaces. The managing entity shall provide a secure means of locking bicycles.

(xi) Site Amenities

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.
- (C) Sufficient community space for the provision of meals or cooking, services, and gathering with other residents within an enclosed structure that meets fire, electrical, and health safety standards, and that may be located in a permanent structure on the site.

(5) Operations

- (i) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (ii) At a minimum, one trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management.
 - (A) An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 30 residents.
 - (B) Persons acting as the on-site manager shall be awake and available to site residents while on shift.
 - (C) The trained staff member shall perform the security tasks described in the management, including, at a minimum: regularly monitoring the security of the site, providing entry and exit access to residents as needed, and contacting police and/or other emergency responders if the need arises.
- (iii) All interim shelter sites shall maintain a management plan that shall be updated annually. The management plan shall address, at a minimum, all of the following factors:
 - (A) Provision of on-site management from a trained staff member.
 - (B) Provision of staff training from a program that meets City specifications.
 - (C) Intake screening of residents to ensure compatibility of services provided at the facility.
 - (D) Transportation plan or on-site provision of transportation services.
 - (E) Fire Safety Plan, to include at a minimum:

- a. Emergency vehicle ingress and egress;
- b. Emergency evacuation routes; and
- c. Site map that outlines the following, to be made available in each shelter unit:
 - 1. Areas of refuge;
 - 2. Assembly points; and
 - 3. Location of portable fire extinguishers.
- (F) Detailed site security measures.
- (G) Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
- (H) Keeping of or prohibitions on household animals, including capacity limitations and a plan for maintaining the pet relief area.
- (I) Lights out and quiet hours.

(6) Code Exemptions

Interim shelter sites are temporary uses and are exempt from the following standards provided they are otherwise met by the principal use on the site or exempted by the principal use's nonconforming status:

- (i) Minimum or maximum density requirements;
- (ii) Lot coverage standards;
- (iii) Landscaping, buffering, and screening requirements except as provided in this section;
- (iv) Site and structure development standards except as provided in this section; and
- (v) Off-street parking requirements except as provided in this section.

...

21.08.010 OFF-STREET PARKING AND LOADING

...

Table 21.08-6: Minimum Off-Street Vehicle Parking Requirements	
GFA = Gross Floor Area	
	Minimum Vehicle Parking
...	
Extended Temporary Uses	
Interim Shelter Site	2 per 30 shelter units
...	

21.14.020 DEFINITIONS

...

I

Interim Shelter Site

A location on a lot for the temporary residential occupancy of multiple relocatable temporary structures for people experiencing homelessness. An interim shelter site may include other temporary structures that contain sanitary facilities and support services including administration, security, food preparation and eating areas, or other communal amenities.

...

M

...

Managing Entity

The person or group of persons or entity responsible for the management of an interim shelter site.

...

Micro-Shelter

A moveable and typically modular shelter with an internal area of less than 400 sf that is designed to be installed quickly and affordably. Micro-shelters are not pre-fitted with beds, electricity, or heating and air conditioning.

...

P

...

Prefabricated Shelter

A relocatable structure made from aluminum and composite panels or other durable materials that is prefabricated off-site and shipped to the end user. Prefabricated shelters are pre-fitted with a variety of features including, but not limited to beds, outlets, heating and air conditioning, and storage space.

...

S

...

Support Services for Interim Shelter Sites

Support services for interim shelter sites include, but are not limited to, healthcare facilities, mental and behavioral services, educational and job training, case management, and other similar uses.

...

INTRODUCED on first reading this 7th day of August 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of August 2024 and ordered published in pamphlet form.

ATTEST:

Abram Herman

President of the City Council

Selestina Sandoval

City Clerk

April 18, 2024

Interim Housing Community Meeting

Public Comments

The following tables display the amount of sticker dots, representing a “vote”, each section got on the public feedback boards.

Directly below them are the comments written onto sticky notes expanding on their inputs.

-Note- Some comments also received sticker dots as “votes” to represent agreement with the statement. Each sticker dot on these comments are represented by a “ * “.

What types of interim housing types should be considered in Grand Junction?

	Tents (provided by managing entity)	Pallet Shelters	Micro-Shelters	Parking
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	18	21	15	18
In high- density residential districts, only if located on the same site as a civic us (e.g., a church)	15	15	15	14
In high-density residential districts	6	11	10	8
In nonresidential zoning districts	17	17	17	18

-Note- Some comments also received sticker dots as “votes” to represent agreement with the statement. Each sticker dot on these comments are represented by a “ * “.

- Not only no but HELL NO!
- “Church” as civic use may be too restrictive. “Housing First”

- Whatever is practical, safe, and in close proximity to the resources needed by the unsheltered. **
- The pallet shelter makes the most logical sense in terms of longevity, heat, A/C, and being all inclusive. It will withstand all types of weather. *
- Helping the unhoused get into homes will make them tax payers!
- I would prefer you use our resources for the taxpayers – This is not for us!
- Are we helping people in our community only?
- Management needed to move forward to a permanent solution!
- Yes, people deserve to have safe places to exist, especially when there is no/little affordable housing. *
- Our unsheltered neighbors need to weigh in as well. They still need to be near services just like any of us – grocery store, bus stop
- Workforce housing on Horizon Drive update
- Minimum wage and inflation make it really hard to stay in permanent housing. Different options are needed!
- YES!
- I say: No
- The unhoused are already our neighbors – we should treat them as such. ***
- Shipping containers or box cars. Metal is fireproof, easy to clean, harder to damage. Think : ½ sizes
- This is a wonderful a solution I support All options!
- This is a pipe dream, trying to shift responsibility to the private and philanthropic community and away from city responsibility
- LAS COLONIA PARK NORTH/EAST CORNER RIVERSIDE PARKWAY AND WINTERS AVEE. WITH NATURAL PRIVACY FENCING ALONG RIVERSIDE PARKWAY NON RESEDENTIAL CLOSE TO DOWNTOWN
- Parked vehicles need to be searched to ensure there are no drugs, weapons, NO mobile meth labs like we see everywhere in Denver
- Important to consider what our houseless neighbors need: proximity to resources? transportation hubs? All weather protection? Sanitation, etc?

What is most important to you?

	Dots	Comments
Safety	38	<ul style="list-style-type: none"> - Safety for whom? The unhoused or the housed? ** - Perceived safety is also important, by people using the housing and people using facilities nearby (ie schools, daycares) - Please follow Draft Interim Housing created by Interim Housing Workgroup
Management	25	<ul style="list-style-type: none"> - Concern that is mind springs goes under, what service providers will we have * - Safety for those needing shelter. Location so that they are near services. <u>Free bus passes!</u> - I hope that there will be robust data collection and evaluation element, so the public can know if this idea(s) are doing what is intended/ i.e. is it working? are goals achieved?
Funding	17	<ul style="list-style-type: none"> - Toiletries bathrooms should be accessible
Appearance	10	<ul style="list-style-type: none"> - why not start a vacancy tax on non-residential use of residential property to fund housing shelters (STRs and 2nd homeowners)
Location	18	
Other		<ul style="list-style-type: none"> - No curfew no nightly check in time if a person is gone for 72 hours then give away their space currently if you are not at the shelter by 6pm then you can't go in It's January 10th it's 7pm your on sidewalk with nothing. you find sheets, blankets, plastic, cardboard, but if you leave it un-attended it is gone. are this is how and why camps are created - I hope the target population gets to share their opinion on the type of interim shelter chosen * - Dignity and shelter for our unhoused neighbors * - The solution needs to be <u>temporary</u>, <u>voluntary</u>, and there must be a strong, constant effort to get the residents <u>out</u> of the program. it <u>must not</u> be easy for someone who prefers by choice to be homeless. I'm all for helping those who are helping themselves. - Proximity to <u>resources</u> outreach programs, and <u>transportation</u> hubs are <u>important!</u> no more shuffling our houseless neighbors from park to park to...?

Should Grand Junction allow interim shelter sites?

	Dots	Comments
Yes	41	<ul style="list-style-type: none"> - Only when non-scrip drugs and weapon are 100% prohibited, drug testing and sobriety assistance required - I've know people to die before they got in housing, so this is a great need and priority. * - Stop shuffling our houseless neighbors from park to park to "par" to literally dodging traffic on I70B. Give them a space to <u>live</u> and let them be. Whitman park or figure something out. - interim shelters make a difference <u>NOW</u> not in 1-3 yrs. - <u>No Means – testing</u> house people, even if they aren't sober. Public safety will still improve * - Agree
Yes, but only in certain areas	10	<ul style="list-style-type: none"> - Yes!! 43% increase due to housing shortage and inflation. We have to help. If not in shelters, then where? - Yes, because we literally can't build <u>affordable</u> units fast enough * - We have 60+ churched in the valley... if 30 did the "Godly thing", this would be solved. WWJD? - Yes, people need safe places to live. Even if we started building tomorrow there won't be affordable homes for years
No	11	<ul style="list-style-type: none"> - Let them have Whitman park back. ***** - We think you shouldn't provide this

66% Yes, 82% Yes or Yes w/Conditions, 18% No

Should interim shelter sites be allowed...

	Dots	Comments
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	29	<ul style="list-style-type: none"> - Please avoid lawsuits and allow churches to do their work - Central locations for housing, near resources - Wherever is practical, safe, and gives access to the necessary resources! ** - Don't necessarily feel it needs to be on the same site as a provider. - If we don't do this are we saying that some citizens are better than others and discriminating against the economically disadvantaged * - Need central facility with emergency shelter, case management, dining, etc. <u>with</u> interim housing.
In high-density residential districts, only if located on the same site as a civic use (e.g., a church)	28	<ul style="list-style-type: none"> - Remember: The churches have to agree, and they also struggle to work together. City officials find answer first. Their job! - Only allowed if there is ZERO tolerance for non-prescribed drugs and weapons. residents need to be checked for sobriety. - Sobriety and rehab assistance for drug users to ensure they aren't using, distributing or manufacturing drugs - the appropriate location is where residents have access to services - ideal areas are those where 1. services can be provided efficiently - residents can participate in social norms - Our neighbors (housed or not) deserve a safe, stable place to call "home", regardless of what shape that takes. -proximity to resources
In high-density residential districts	18	
In nonresidential zoning districts	31	
I so not support interim shelter sites in GJ	17	<ul style="list-style-type: none"> - impact on property values

Should Grand Junction allow interim parking sites?

	Dots	Comments
Yes	36	<ul style="list-style-type: none"> - Yes, people need safe places to park w/ services. - Yes!!! Please provide those needed options. - We Cannot Ignore this problem These are all viable solutions *
Yes, but only in certain areas	11	<ul style="list-style-type: none"> - Yes – small shelter and tiny homes (workforce housing) - No
No	18	<ul style="list-style-type: none"> - IF YOU BUILD IT, THEY WILL COME... <u>IN DROVES</u> - We have grown our unhoused over 200%! - I FEEL Like we are inviting Problems

55% Yes, 72% Yes or Yes w/Conditions, 28% No

Should interim parking sites be allowed...

	Dots	Comments
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	23	
In high-density residential districts, only if located on the same site as a civic use (e.g., a church)	23	<ul style="list-style-type: none"> - vehicles are unfortunately the only affordable option some have left - Possibly use the new rec center parking lot?
In high-density residential districts	19	<ul style="list-style-type: none"> - Cars are safe spaces for residents - Somewhere near downtown care, van, truck, etc. Far more humane than sidewalk park etc.
In nonresidential zoning districts	24	
I so not support interim parking sites in GJ	14	

Resolving my Concerns

Creating a Safety Plan	10	
Site is managed 24/7 by professional	30	
Utilities/Trash/Showers On-site	34	
Limits on Occupancy	2	
Having Fencing / Security Barriers	6	
Registration / Intake / Background Checks required	7	<ul style="list-style-type: none"> - NO - <u>Zero</u> tolerance for weapons and non-prescribed drugs
Site limits visitors	3	
Supportive Services (mental health, housing navigation, etc) MUST be provided	36	
Participant has behavioral expectations agreement	19	
Creating a Neighborhood Committee for addressing issues	8	<ul style="list-style-type: none"> - From the people who live there
Regular Site Inspections	14	
Regular reporting (calls for emergency, moves into		

permanent housing, services accessed)	9	
Direct Complaint Line to the Service Provider	3	- Denver reported 61% drop in service calls once an interim shelter went in. Shelter work!
Limited Site Location (example: less than 2 years)		- Fixed locations- why move sites after any period of time. Let providers have a lottery for the management of 3 or 4 locations in the city.
Limited terms of Stay (example: less than 1 year, unless making strides)	12	- People have died waiting for housing here. Limited stay is unreasonable. **
Other		<ul style="list-style-type: none"> - Mental Health Resources ***** - Make these people do their own lawn maintenance etc. Just putting them in a fancy jail cell with a cell phone creates LAZY! [deleted personal information] - My concern: ANYONE can houseless Golden Rule * - Agree, 0 drug tests. Sobriety does not equal right to shelter. * - Limit barriers for use, allow dogs, no drug tests * - The <u>least</u> city can do is provide trash containers and removal. and toilets with water!! <u>Also Free Bus Passes</u> ** - Single units until screened for mental health barriers. Homeless need alone time. Family units? Heating? Vandalism costs? (reduce by design!) - How does this work in the long term and how do we know where the money is going? - Are these services for our community members - Why can't zoning be the same as a work- release or a jail? - All community concerns @ the issue are the same, and so are the zoning issues. It's the same diff. People that need a place to go , for a time. - Must have a board of directors of which the <u>majority</u> of them actually live on site (are homeless) say a board of 9, 4 council appointees, 5 residents

Interim Housing Virtual Meeting Comments - April 10, 2024

[Wednesday 6:48 PM] Gabby Hart (External)

https://jamboard.google.com/d/1SpnBh_peAsrDcf3Li-qGn3mECKhNmBstSLBg96G1o-Y/viewer?f=2

Grand Junction Interim Housing Community Meeting - Google Jamboard

[Wednesday 6:49 PM] Leah Rice

Why aren't we using BLM land for these?

[Wednesday 6:49 PM] Leah Rice

Camp grounds?

[Wednesday 6:51 PM] Marilee Aust (External)

I see the votes, but not the sticky notes

[Wednesday 6:51 PM] Joyce

Not working

[Wednesday 6:51 PM] Marilee Aust (External)

Looks like we can see everyone moving the pages around the screen

[Wednesday 6:52 PM] Virginia Brown

The background is moving around, making the location of my vote not where I placed it

[Wednesday 6:52 PM] Marilee Aust (External)

Agreed to Virginia (same here)

[Wednesday 6:52 PM] Rebekah Mendrop (External)

This is horrible ineffective. I've been emailing Tamra

[Wednesday 6:52 PM] Leah Rice

My vote is no but can't put my dot.

[Wednesday 6:52 PM] Rebekah Mendrop (External)

I thought this was public comment. Where do we leave that?

[Wednesday 6:53 PM] Rebekah Mendrop (External)

Rebekah Mendrop, RE/MAX 4000 and AMGD chair

Support around interim housing. Yes. This allows things we're not comfortable with. We have emergency housing and we have transitional shelters. Why do we need anything more?!? These folks that are tent camping currently are doing so because they choose to. Not because they don't have other options.

This will reduce property values of surrounding areas. This will negatively affect the surrounding property uses - residential or commercial.

I need someone to work for me. But no one will.

Why can't we use staff resources in different ways. We need education and job growth not housing. This further promotes the unhoused situation by NOT making these folks get a job and get out of their situations.

We don't need housing work. We need education and motivation for these folks to be employed.

Who in the IHWG did you have from the property valuation sector?

Denver tent camping is NOT my ideal for grand junction. Is this yours?? For the record this is public comment and I do not want to be like Denver. This is not okay.

So are you considering tent camping at the new GJ rec center?

like 1

[Wednesday 6:53 PM] Cory Ward

Mine is no can't figure out the dot

[Wednesday 6:53 PM] Craig Stout

Can't work anything

[Wednesday 6:53 PM] Kpete923 (Guest)

My vote is NO but I can't post a sticky note\

[Wednesday 6:53 PM] CharlieQ (Guest)

Sorry. This has been a waste of time.

I empathize with what you are trying to do. But this is so out of sync with this community.

[Wednesday 6:53 PM] Julie Berg - Keller Williams Realtor

Isn't working for me either

[Wednesday 6:53 PM] Ashley Chambers

BLM land is for recreational use only and has very short limits to time able to stay on it.

[Wednesday 6:54 PM] Marilee Aust (External)

Yes; poll might be better

[Wednesday 6:54 PM] Rhonda Massey

NO big NO

[Wednesday 6:54 PM] Craig Stout

I vote no. More work needed.

[Wednesday 6:54 PM] William Rice

No

[Wednesday 6:54 PM] Andrea Hamilton (Guest)

Thank you for trying the Jamboard, I think it was a good idea but just didn't work in this format

[Wednesday 6:54 PM] Rhonda Massey

No

[Wednesday 6:54 PM] Kpete923 (Guest)

I live in north of G Road.

[Wednesday 6:55 PM] Toni L Heiden

no

[Wednesday 6:55 PM] Cory Ward

No I live on 26 rd

[Wednesday 6:55 PM] Kpete923 (Guest)

Why is this a City of Grand Junction responsibility?

[Wednesday 6:56 PM] Lisa Mullen

No across the board.

[Wednesday 6:56 PM] Craig Stout

I currently live in the Loma area. What do you have planned for outer areas than Grand Junction?

[Wednesday 6:56 PM] Rhonda Massey

you show these pretty painted houses but what doesn't show is the shopping carts and garbage and mess that will surround them.

[Wednesday 6:56 PM] William Rice

No across the board

[Wednesday 6:56 PM] Andrea Hamilton (Guest)

Yes, I would like to have both interim parking and interim shelter. I currently live near Chipeta and 20th

[Wednesday 6:56 PM] Marilee Aust (External)

"Maybe" to parking in very specific public areas -- a huge amount of work is needed before I could ever vote yes -- even just for parking

[Wednesday 6:56 PM] Sean Crocker

No at this time. More work and community involvement on the work group.

[Wednesday 6:56 PM] Leah Rice

I'm concerned that this is how the housing will work. Good idea... bad implementation.

No to all. Where do the cars go during the day? Where do the unhoused go during the non shelter hours?

[Wednesday 6:56 PM] Toni L Heiden

i live in the North area no to parking and intermit housing

[Wednesday 6:56 PM] Sandra Zoldowski

Who will be paying for these services?

[Wednesday 6:59 PM] Virginia Brown

I understand the need to be looking at these options. I feel the location of interim housing and camping to needs to be very carefully looked at It is not clear on the map as to WHERE you are looking due to differences in computer colors. The super light yellow colors on my screen are frequently R-4 housing. I know we have some large properties that are historically vacant that might be good for interim housing. I feel strongly that any location needs to have additional safety features, with 24/7 management. Additionally I would be very upset if there was a site that was just over my back fence line.

[Wednesday 6:59 PM] Marilee Aust (External)

Agree with Mr. Goodman above. Tax burden questions are huge.

I also understand that City of GJ currently does not have a zoning rule, regulation or requirement for any interim housing. This should be put up for a vote.

[Wednesday 7:00 PM] Marian Brosig

Undecided but I am aghast what a mess these homeless people have around their tents and the garbage they leave behind. How would this be taken care of if you had both the parking and the temporary shelters?

[Wednesday 7:00 PM] Kpete923 (Guest)

What communities are you talking about?

[Wednesday 7:00 PM] Virginia Brown

The link to the GIS map you are using should be shared, with what the areas your are looking adding a zoning layer to add interim housing/camping areas.

[Wednesday 7:00 PM] Ashley Chambers

Zoning map will be available on the Engage GJ platform.

[Wednesday 7:00 PM] Kaitlin Pettit, Toilet Equity

Kaitlin here from the local nonprofit Toilet Equity. Yes, this is a needed response to what the Grand Junction community is facing. If done in a regulated way such as described here, it would help alleviate some of the problematic side effects that others are noting throughout town. We have a dedicated and energetic group of nonprofits in town who would be able to help get a project like this off the ground and address some of the concerns others are sharing here.

[Wednesday 7:00 PM] Chamaine

Looking at sites that have reported success addresses issues of concern for the community

[Wednesday 7:01 PM] Andrea Hamilton (Guest)

One question I do have is whether there are any entities who are currently interested in managing these sites?

[Wednesday 7:01 PM] Craig Stout

Does Grand Junction currently have a site that they are looking at for interim housing or parking?

[Wednesday 7:01 PM] Kimberly Clemmer

No to interim housing and parking.

Agree with issues brought up about who is funding this, tax burden, etc.

[Wednesday 7:01 PM] Kelsay Heath (External)

How are all these people "surveying" these communities to know that it's working there? There is no true statistics. So you know.

[Wednesday 7:01 PM] Ian

What are we doing to reduce the population? I understand it's increasing but do we understand why and are we addressing that issue?

[Wednesday 7:02 PM] Marian Brosig

I believe that Delta had a temporary parking area and they closed it down within a year due to safety issues. Have you talked to them what went wrong??

[Wednesday 7:02 PM] Rhonda Massey

If a camper has to leave daily-who pays for that gas? who makes sure they are out of a lot by 8am daily???

[Wednesday 7:02 PM] Ashley Chambers

Ian, yes. We are working on all of those things concurrently. The cost of housing is the number one reason.

[Wednesday 7:03 PM] Hogan Peterson

I'm seeing a pretty significant number of commenters who have had to leave the meeting or been on and off multiple times, or unable to comment effectively because of this meeting format. Given the level of interest and range of comments and the technical difficulties this meeting really warrants a do-over to fairly create input opportunity. Maybe an additional comment session or workshop.

[Wednesday 7:03 PM] Toni L Heiden

the mental issues and drug use is big

like 1

[Wednesday 7:03 PM] Virginia Brown

I have serious concerns about tax burden for providing these services.

like 2

[Wednesday 7:03 PM] Sherrie Knez

Sherrie Knez, 31 Rd. There needs to be more Close to Central High School. There needs to be more specific rules on location and who the people are. With all the problems of illegal immigrants won't this bring more homeless rather than less along with crime. Needs to be very specific,

[Wednesday 7:03 PM] Kimberly Clemmer

I agree with Hogan.

[Wednesday 7:03 PM] Rhonda Massey

So many questions? Who is this staff that mans this? Who pays for ALL OF THIS????

like 1

[Wednesday 7:03 PM] cloverproperties@me.com (Guest)

Is the presentation you just ran available on line to view again?

[Wednesday 7:04 PM] Leah Rice

What is an email address that I can formally ask my questions and get clear answers?

[Wednesday 7:04 PM] Sean Crocker

Delta closed their interim housing after a year due to an large increase in crime and public safety issues.

like 2

[Wednesday 7:04 PM] Joyce

No to any interim housing--anywhere in Mesa County. We need to take care of our own homelessness. Interim housing is going to draw more!

like 1

[Wednesday 7:04 PM] Mary Thompson (External)
North 261/2 and G

How will the unhoused qualify for these temporary homes? Where will they go after the 2 year limit?

[Wednesday 7:04 PM] Gabby Hart (External)

cloverproperties@me.com (Guest)

Is the presentation you just ran available on line to view again?

Yes, the presentation will be available on the EngageGJ page.

[Wednesday 7:04 PM] Kelsay Heath (External)

Please read the "assignments" and surveys. How can you get the data?

[Wednesday 7:08 PM] Betsy Smith

someone must be monitoring and screening comments

[Wednesday 7:08 PM] Rhonda Massey

NO NO NO to all of this and will our input actually matter? Is this pre decided no matter what we comment?

[Wednesday 7:09 PM] Ron A

No to this, quit dismissing what we see and know.

[Wednesday 7:09 PM] regina stout

I am wondering if there are support services that will be provided and required to participate in with the homeless who will be utilizing the interim housing? If we give them shelter that is only 1 step in the making sure these citizens dont remain homeless and we enable them to live in these shelters in perpetuity.

[Wednesday 7:10 PM] Paula Rohr

No on interim housing and no to parking. There needs to be a better way.

[Wednesday 7:10 PM] Virginia Brown

Churches will be sponsor of sites?

[Wednesday 7:10 PM] Ashley Chambers

Yes, Regina - that is part of the managed site format.

[Wednesday 7:10 PM] Leah Rice

Can the homeowners around those sites have a vote on that location
like 1

[Wednesday 7:11 PM] Toni L Heiden

City Council is supposed to improve our community which I think is phenomenal. creating these interim housing and parking is going to downgrade our way of living.

like 3

[Wednesday 7:11 PM] regina stout

So where do the grants come from? Federal govt? Local or state govt or private funds?

[Wednesday 7:11 PM] Tamra Allen

Comments can be sent to housing@gjcity.org or at engagegj.org

[Wednesday 7:11 PM] Betsy Smith

Why does the council believe they can do it better than everyone else who has tried this? In a community where over 30% are already on some form of government assistance, it doesn't make sense that this council think they can do it better with such a smaller tax base

like 2

[Wednesday 7:11 PM] Gene

How will each person be vetted? I am concerned about registered sex offenders blending in with families that are being housed as well in these temporary locations.

like 2

[Wednesday 7:12 PM] Leah Rice

Will those sites that are responsible for management also be responsible for food for those staying there?

like 1

[Wednesday 7:12 PM] Ashley Chambers

Yes, that is correct Leah.

like 1 surprised 1

[Wednesday 7:13 PM] Ashley Chambers

More opportunities to provide comments through:[Interim Housing \(Alternative Housing Options\) | Engage GJ](#)

Interim Housing (Alternative Housing Options)

The City of Grand Junction will host two events to gather input from the community about interim housing. A virtual meeting will be held on Wednesday, April 10 at 6 p.m. and an open house is planned...

[Wednesday 7:14 PM] Ashley Chambers

And are welcome to attend the NEXT public meeting on the April 18th meeting.

[Wednesday 7:14 PM] Larry Craven

I agree with the If you build it, they will come. What are the stats from other cities? Anyone taking advantage of this should be required to go through mental, addiction and financial counseling. There should be NO drug or alcohol use on the property.

[Wednesday 7:14 PM] Leah Rice

Do the homeowners have a vote around those sites

[Wednesday 7:14 PM] Betsy Smith

Again, how in the world can this community afford to fund this? What will be taken over or defunded to make this happen? Especially when we don't have the money in the first place. Do not take money away from taxpayers who need programs to fund those who will drain the tax base.

[Wednesday 7:14 PM] Andrea Hamilton (Guest)

One question I have is there any procedure or process for proving mismanagement by any of the entities who are managing these sites? Not just for their neighbors, but by the people who are staying at these sites.

[Wednesday 7:14 PM] William Rice

What happen sanctuary city which we are not

like 3

[Wednesday 7:14 PM] Ashley Chambers

Yes, Andrea - there are some provisions in the drafted code.

[Wednesday 7:15 PM] Andrea Hamilton (Guest)

Excellent, glad to hear it. I look forward to more details Ashley

[Wednesday 7:15 PM] Leah Rice

What is the tax on EMS, mental facilities, er, etc? Will be hiring more ems to cover those areas and the influx of people coming

like 1

[Wednesday 7:15 PM] Ashley Chambers

I'm not able to answer all questions in the chat because they are coming so very fast. I apologize.



[Wednesday 7:15 PM] Ian

You said next meeting will be very similar to this one as far as content... can you guys have some supporting stats from some of the other successful AND failed sites that have already been through this?

[Wednesday 7:15 PM] Ashley Chambers

In sites we have explored, the strain on the system was reduced and call volume decreased.

[Wednesday 7:16 PM] Ashley Chambers

There are case study communities listed in Engage GJ with a lot of that information provided.

[Wednesday 7:36 PM] Ryan Goodman

Agreed, who's paying for the unaffordable housing that you are talking about...and the additional "next steps" with continued mental health services, job placement so they can keep their new housing...etc? who's paying for the infrastructure you propose? Security services at these sites? Healthcare? Transportation to and from medical facilities? So many unknowns! City cost for oversight and approval of applications? City costs for mitigation for noncompliance of policy at sights...

[Wednesday 7:36 PM] Leah Rice

What documentation will people need to stay? State issue ids

[Wednesday 7:37 PM] Gene

Thank you for hosting this meeting!

[Wednesday 7:37 PM] Ashley Chambers

Betsy, there are many sites that are working and working well. There are many that have not. This is a NEW form of housing that has been a learning process for all involved. As there have been unsuccessful attempts, we are learning from both to help make informed responsible recommendations.

[Wednesday 7:37 PM] Betsy Smith

There needs to be more information to the benchmarks that will determine the approval or disapproval of this proposal.

[Wednesday 7:37 PM] Ashley Chambers

The site management entity is responsible for all of those decisions and expenses.

[Wednesday 7:37 PM] Mary Thompson (External)

Thanks for hosting!

[Wednesday 7:38 PM] Betsy Smith

The city makes the decision to let those management entities in. That is what needs to be discussed in greater detail with the public.

[Wednesday 7:39 PM] Ashley Chambers

we agree betsy. That's part 2 of the continued process.



Hello,

Thank you for presenting the concept of Interim Housing to the public in an online forum on April 10, 2024. I appreciated the time, however the presenters took 50 minutes to present which left little time for questions and answers. In addition, the technology did not cooperate, but I appreciate the presenters staying on for 30 more minutes to allow for comments. Below are some of my comments since I will be out of town for tonight's open house.

1. After much discussion between my husband and I we are not sure all the questions have been addressed or will be addressed. I felt the presentation was very much limited to what the presenters wanted to present and appeared to be predetermined outcome to the zoning recoding.
2. I felt that the plan has not been thoroughly vetted. There was only 1 portion presented and it was limited in scope.
3. I am very concerned with the responsibilities of the private, NGO's or churches that choose to move forward on a special use permit if they are no support services to get people out of interim housing into permanent housing. That portion of the plan was not addressed until the question was asked. The answer was somewhat disappointing.
4. Delta's attempt at interim housing failed miserably. Denver and Aurora who are case studies for this project, are spending more money on the problem by moving the homeless around, (much like our shell game of moving them from Whitman to Emerson to interim). I don't think there are any positive case studies that really show the true picture of this problem. In addition, Denver just announced an \$8 million reduction in the police dept's budget to help the homeless with a total increase in funds from other depts totalling \$90 million. We don't have that kind of budget and the taxpayers of this City should not have to pay the price.
5. The fear of "if you build it, they will come" is very real. Very Real and I don't want this in my backyard.
6. When is the City going to document where and how our \$19 Million dollars spent, per the Housing Report 2023?
7. Finally, the presentation only addressed what the presenters and I am

8. Many folks in this county live paycheck to paycheck, it is not right for their dollars that are given to our City be spent on people that take and do not give. We need a more comprehensive plan that addresses the problem from all angles not just by destroying our landscape of our beautiful city.

Bottomline: I am not in favor of this proposal and would vote against it.

Thank you for your time,
Regina Stout

This email was sent from a contact form on gjspeaks.org

From: Cheryl Conrod <bcconrod@gmail.com>
Sent: Saturday, April 20, 2024 10:39 AM
To: Ashley Chambers <ashleyc@gjcity.org>; Sherry Price <sherryp@gjcity.org>
Subject: Grand Junction Regional Center as homeless shelter

Dear Ms Price and Chambers,

I write this in response to Mr. Neiderkruger's frustrated call for response after the recent meeting at Lincoln Park Barn. I've lived in the Grand Valley since 2007 and have heard all the hemming and watched the chin scratching over local homeless issues. I've read about homeless camps being trashed and vandalized by police and people freezing to death and being murdered on the streets. I've helped at overflow shelter programs through local churches. I've watched homeless people being harassed and moved along while the community nibbles around the hole and misses the doughnut altogether.

Catholic Outreach construction can never keep up with the need for housing. "Affordable housing" in this day and age is a cruel pipe dream. This is all window dressing. Much as you would like it, our homeless residents are not going to disappear.

I have circulated this proposal for several years now, and I think it has the most merit of any I've seen. Please give it a serious look.

Yours,

Cheryl Conrod

What to Do With the Regional Center

Here's an idea to put the Grand Junction Regional Center to use after current residents are resettled and the facility closes. Create a city/county/charitable consortium that would run it as an all-inclusive facility for the homeless.

Here are some services and amenities such a campus could provide:

- * Indoor overnight housing for homeless men, women and families
- * Air conditioned day room for shelter from hot/cold/inclement weather
- * Campground and/or tiny houses with central restroom/shower facilities for those who prefer to sleep outdoors or who keep pets
- * Farm to grow fresh food for on-campus food services and the food bank
- * Classes for lifelong learning, GED, job training and apprenticeship for maintenance and repair of the facility (perhaps Habitat for Humanity could help with this)
- * AA and al anon meetings
- * Mail, Internet and phone service
- * Laundry facilities and lending library
- * Small commissary-like shop with snacks and toiletries
- * Move *Catholic Outreach* soup kitchen and thrift store to this campus
- * Move *Homeward Bound* into this residential facility
- * Move food bank into existing warehouse on campus
- * Move animal shelter here. Volunteers could care for, socialize and exercise shelter animals.

- * Host “Stand Down” and other veterans services
- * Volunteer maintenance of Veterans Cemetery

Create a bus route to take residents downtown and to social/medical service providers in the morning and return to the facility in the afternoon. This would be partially funded by reducing extra downtown police patrols and partly through purchase of bus tokens by charitable organizations. Residents could earn tokens by working at the facility.

Advantages:

- * Increased efficiency of social services through consolidation.
- * Homeless population would find meaningful work through volunteer facility maintenance, repair, gardening and upkeep of Veterans’ Cemetery in exchange for bus tokens, sundries.
- * Job training and a safe environment.
- * Residents would not be denied access due to sobriety or pet companions
- * More remote location would encourage homeless people away from downtown and North Avenue.
- * Reduced presence of homeless downtown would make shopping and entertainment more attractive and safe. This is an answer to the NIMBY (not in my backyard) effect.

I know I speak from ignorance of the enormous amount of work and coordination among city and county agencies, charitable organizations and the religious community. I’m sure others in the social welfare field can think of many more possible uses for this facility. But I think a converted Regional Center would offer a fantastic opportunity for our community to consolidate, coordinate and improve the care we provide for our homeless population.

I can hear the “yeah, buts” already. Many of the buildings are in deplorable condition. I know this would require imaginative, creative organization and added funds. It would upset many settled groups and systems. But I hate to see the Grand Junction Regional Center sold off to some developer and razed for yet another (un)affordable housing project or a big box store.

Our community can do better than that.

From: Jessica Meyer <jessicameyergj@gmail.com>
Sent: Thursday, April 18, 2024 11:11 AM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] Interim Housing Objection

<<https://gjspeaks.org>>

There are numerous reasons the idea of interim housing and tent camping will negatively impact our community. Decreased property values, overall general safety of our children and neighborhoods and communities, and overall general upkeep of our community to name just a few! Let's take a look at other communities this method has been adopted and you will find that it has not made one positive change/impact on those communities and cities. If this is seriously an idea that is danger of being passed I would ask our City Leaders to first open up the streets they live on, sidewalks they walk daily and parks they allow their children to play at and then have a discussion on the impact this will have on the rest of the community. We have people moving here everyday to get away from these kind of dangers in the bigger cities. There are numerous other ideas that should be explored before this even a thought.

From: Patricia Heartsill <pheartsill@gmail.com>
Sent: Wednesday, April 17, 2024 1:06 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] Interim housing

<<https://gjspeaks.org>>

I have lived in my home downtown for almost 30 years. I live next door to the public library and the Unity Church. I own a business in Main Street downtown Grand Junction It has been more and more challenging to deal with homeless in my yard and in my business. Please, don't allow this program that will make it worse. My business has suffered terribly by the homeless bothering my customers and scaring paying customers away.

I fight everyday to keep homeless people out of my yard and from camping with huge piles of trash in front of my house and business.

My property value is declining everyday this problem is allowed in my neighborhood and now you propose to make it legal. You want to allow camping in front of my home and business... Will they be camping in front of your home and business too???

Just this morning lawn tools were stolen from my driveway. And we were outside when it happened. Allowing these people to legally "live" on the sidewalk by my home and driveway is invasive and scary. Please before you allow this proposal to go forward, consider how you would feel if you were in my place. I'm horrified and beg you not to move forward but instead look for alternative solutions.

Thank you

Patricia Heartsill
pheartsill@gmail.com

From: Lana Malan <lana.malanrealty@gmail.com>
Sent: Tuesday, April 16, 2024 10:47 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] Interim housing

<<https://gjspeaks.org>>

Our family is against this program. Placing these tents in our community will have negative impact on property values. When you work all your life and invest in rental property as part of your retirement and then a program like this will definitely affect getting renters and reduce property values. We visited cities that tried this (to name one - Tacoma) and the result was disaster. The trash around the tents was horrible. Homes around the area were vacated, many went into foreclosure and many were drug houses. A beautiful historic area was destroyed.

This is a bad idea

From: Stephanie Jordan <Stephjordangjre@gmail.com>
Sent: Tuesday, April 16, 2024 8:40 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] Interim Housing

<<https://gjspeaks.org>>

I do not want our community implicate this way of living and as a realtor and property manager/landlord I am also concerned with rents and the negative impacts on property values based on this implementation. I also ask the city to consider conducting meetings where we can all be more involved and have a say in what happens and in what locations we would all be willing to consider allowing this process to occur. I do not feel like this will be successful within our local area/community and it will cause negative aesthetics and distress to our community and the balance of lifestyle we are trying to achieve and strive to make it a highly desirable place to live and people want to move here and live here due to the way things are currently. This could impact our ability to maintain a desirable community and its still affordable "as-is" and we continue to maintain a healthy balance of living in various lifestyles and we already offered plenty of housing options to people of all income levels, so why do we need to go to this extreme and risk an uproar of uncertainties?

From: Niki Yenter <Nyenter@gmail.com>
Sent: Tuesday, April 16, 2024 4:36 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] Proposed interim housing

<<https://gjspeaks.org>>

Thank you for asking for input about the homeless issues in our city. I worry that we are creating an environment that encourages homelessness by handing over shelter and services. Many of the homeless are passing through GJ and other have no intention of returning to responsibilities. There will always be poor and mentally ill and we have services that help those that can not get out of that situation and for those that want to get out of the situation. We must stop trying to polish and corral and make comfortable those that are choosing this way of life. Look around at the people that are paying for these things...;they are people that when hungry, go to work. And when not able to work there is social security and services to help. When we give people free tents and continue to give give give we take away dignity that comes with contributing and we take away a desire and hope to make our lives better. People camping in the park are doing it, not because they have fallen on hard times, but due to addiction, illness and life choices. I have seen them craping in the downtown doorways and being higher than a kite and It will not benefit anyone to make a nice campsite unless you are looking to have woodstock in our neighborhoods.

From: TERI FEENEY-STYERS <REJUVENATIONREALESTATE@gmail.com>
Sent: Tuesday, April 16, 2024 4:41 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] CAMPING IN CITY LIMITS (INTERIM HOUSING)

<<https://gjspeaks.org>>

Currently the City of GJ ordinances do not allow a property owner to rent or otherwise house someone in a camper or RV on their property. I think you should change this ordinance. You could require the installation of a proper sewer dump and hook up to potable water (many homes already have this option for convenience). Then the burden of keeping a site clean would fall on the property owner. They would also benefit from potential rents. This type of living situation may involve an adult child, a senior family member, or an unknown tenant. The property owner could offer a camper/RV owned by them - or just a space rental for a person who has their own rig. The new ordinance should include restrictions for where the camper can be parked on the property. Perhaps you offer a "permit" similar to the STR permit. These self contained units (tiny house on wheels, motorhome, fifth wheels, trailers) are a cheap housing alternative. By dispersing the units onto individual lots the public impact is lessened.

From: Kaycee Keller <kcelese87@gmail.com>
Sent: Tuesday, April 16, 2024 4:44 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] kcelese87@gmail.com

<<https://gjspeaks.org>>

In regard to Interim Housing, I strongly disagree with this proposal- the design hasn't worked in other cities, and it will not work in ours. We do not want our community to be modeled after Denver/ Aurora... we choose to live here on the western slope away from the negative effects this proposal has brought to Denver and surrounding areas. In Denver, this implementation has caused negative impacts on property values, negative community aesthetics/ unsanitary conditions, an increase in criminal activity and a decrease in safety. As a Real Estate Agent and Property Manager, I strongly believe that this would have a detrimental effect on our community. Alternatively, the city needs to review other methods that could help encourage/promote those to seek economic stability and growth while still protecting our local community that we've all grown to love.

From: Kaitlin Pettit <kaitlin@toiletequity.org>
Sent: Wednesday, April 10, 2024 7:09 PM
To: Housing <housing@gjcity.org>
Subject: Thank you for the open meeting

Hi all,

Thank you for hosting the open comment meeting tonight. Your presentation was very thorough and informative, and I learned a lot. You all had a lot of composure and handled the open comment period very graciously, and I know how hard that can be. You are very brave and wonderful for opening up the discussion like that.

Thank you for taking the time to address each concern that was presented to you, and thank you for looking into this opportunity for Grand Junction. I hope it will be successful.

Please let me know if there's anything I or [Toilet Equity](#) can do to help, we are happy to work with any interim site to provide toilet access.

Thank you all so much for your patience tonight,
Kaitlin

--

Kaitlin Pettit, PhD
CEO, Toilet Equity
She/her
toiletequity.org



First, the decisions about "unhoused" resources, closing of parks, etc being made even before discussion with the public is unacceptable! A housing city employee told me at the meeting that went so badly (held at the hospitality room at Stocker Stadium) that the decision had already been made to put up the resource tent. This was decided without public and business input and should have never been allowed to happen. Another lie to the public is the idea came from the Zoning and Development Code Review Committee.

We already have a problem with "unhoused" people living in the foothills around the valley. They leave their trash and never clean up. What do you think they do when their sewer tanks are full in their RVs? They just dump sewage where they sit. In addition, people with RVs are not allowed to "camp" overnight in the Walmart parking lot. I would much rather have tourists stay in the parking lot than have people living in tents around the valley.

I am a housing provider. I have seen what people do to properties they do not own and how they lack respect for other people's property. Having "unhoused" people live anywhere would cause human feces to be anywhere they are allowed to live. It was made clear to the governor that we are not a sanctuary city. This should also include having people "camp" wherever they want. There are RV, state and national parks with paid camping available. Those facilities have plumbing to accommodate camping. In addition, private citizens are required to pay for the privilege of camping in state and national parks. Why would the city council consider allowing people to set up residence in a city park and not pay for that privilege? There will be additional cost for cleaning up after people including picking up trash (drug needles) and cleaning public restrooms.

PUBLIC RESTROOMS! We can't even keep local public restrooms open because of the "unhoused" vandalizing the public restrooms.

SPLASH PAD! We can't have a nice splash pad for children to play in because "unhoused" people bathe in it!

Seriously, those two last sentences alone should remind the city council that opening up public areas for unhoused to "camp" in is not a smart idea! We had nice bathroom facilities on 5th St. We had a fun splash pad that is now fenced

off.

I do not want to be driving my grandchildren around town and have them see people relieving themselves on private or public land. I have already witnessed this myself. A walk in downtown Denver should be all it takes to remind the city council that this is a bad, horrible idea.

Dena Watson
Owner/Broker
Freedom Property Management
970-245-6411

This email was sent from a contact form on gjspeaks.org



For the love of God, do NOT pass this bill. It will turn our city in to the same mess Arvada and Denver are. I live in GJ to get rid of the problems associated with interim housing.

This email was sent from a contact form on gjspeaks.org

To Whom It May Concern:

I would like to express my comments regarding the Interim Housing, as we were limited in the amount of public comments accepted during the Public Outreach meeting.

First, we were not given the ability to disagree with the proposal. We were told where we wanted to put this zoning type. I fundamentally disagree with this and was not able to state as much as I could only place dots on a map. The dots indicate my agreement, and that is NOT what I intended with my attendance at the meeting.

Second, we were told that the initial idea came from the Zoning and Development Code Review Committee. I have checked with several members of that committee and that is not true.

Third, Denver / Aurora is the community we're modeling our community after in this proposal. I do not wish our community to look like that area. There are negative impacts on property values based on this implementation, in addition to negative aesthetics of the community.

Fourth, I have a tenant in a fourplex in Clifton that pays \$650 per month in rent - utilities included. In the eight months she's lived there, she's been late four months. If this type of zoning exists, why would she continue paying me rent? She would have no motivation to do so and would likely leave and live for free in one of these communities. She is not currently in the "unhoused" population, but something like this could encourage her to do so.

Finally, there are many other options for addressing this need that would encourage people to make choices to ensure their economic stability. I would love to see the City brainstorm with landlords such as myself who house the population most at risk for being unhoused. Could we offer classes for these folks when they are late on their payments? Could free classes offered by the City be part of the application process for some landlords?

I would encourage the City to review options that would not diminish property values and the aesthetics of our community.

Thank you

From: Jamie Stehman <jstehman@bresnan.net>

Sent: Wednesday, April 17, 2024 7:35 PM

To: Housing <housing@gjcity.org>

Subject: Vote No on Interim Housing

I would encourage everyone of you to vote NO on the interim housing bill! This will not solve the problem but make it worse!

Have you discussed this with Chief of Police Matt Smith?

Have you discussed this with the local churches, business owners, golf courses, etc.?

All of the above are or service TAX PAYERS! I would bet that 90% of TAX PAYERS do NOT want this to happen!

It would simply spread out the homeless population and add crime to every different vacant land in this city!

And remember, if you vote this in, we will vote your butt out! Period....

Jamie Stehman

From: Ed Krey <Ed@lhhs.net>

Sent: Thursday, April 18, 2024 4:02 PM

To: **council@gjcity.org**; Housing <housing@gjcity.org>

Subject: Interim housing code update

I am a resident of the City of Grand Junction. I am writing to express my deep concern for the proposed city code update regarding the "interim Housing" locations on residential and commercial lots in town that will have implications that reach far beyond helping people. ie: decreasing surrounding property values, increased crime etc. Currently there is NOTHING in the city code that will allow for sanctioned camping, temporary structures, RV parking etc.

This will definitely be a detriment to our city and create unintended Or maybe intended consequences. Please do not move forward with this drastic change.

Ed Krey

From: Kelsay Heath <kheath@cbcprimeproperties.com>
Sent: Thursday, April 11, 2024 11:37 AM
To: Housing <housing@gjcity.org>
Subject: Interim Housing

Thank you for the presentation last night. Can I get the slides from yesterday? Or the maps you showed, I would like to gather all my information. As well as if you have the surveys/assessments the city has gathered for the unhoused. I will be at the next meeting as well, I appreciate you allowing us to discuss this as a community.

Thank you,

From: Hrhufnpuf <hrhufnpuf@aol.com>
Sent: Wednesday, April 17, 2024 6:17 PM
To: Council <council@gjcity.org>
Cc: Housing <housing@gjcity.org>
Subject: Homeless housing plans

Your new proposal for housing homeless in Grand Junction is terrible for the people who actually pay taxes. These people do nothing for the community nor do they want to. Anything offered should have a moving forward target to achieve productive member of community that contributes and expulsion for those who don't.


Jackie Savage
970-234-0340

Alli, 7 days ago

Alert moderator

I do not support these changes to the zoning code. This is not the only answer to our current situation and is costing the taxpayers an incredible amount of money to even look into this process. We do not need this zoning code update and I think it's clear that it is not a good fit for our community.

REPLY

Do you agree?  0  0



cg, 9 days ago

Alert moderator

As a representative government, it is imperative that you ensure you are acting per the will of the majority of the taxpayers you represent. This is too large of an issue not to be taken to the taxpayers to VOTE on.

REPLY



Do you agree?  2  0 [Hide reply \(1\)](#) 



Valanders, 3 days ago

Alert moderator

As a business owner that operates in the City of Grand Junction I certainly do not agree with "hot patches" that will not solve anything. It appears that the actual homeowners in the city will get the bill for the resources used to organize, permit and police this in the form of their taxes. Yes, I know there are "grants", but that is also taxpayers \$, just at the State or Federal level. As it is we have had equipment stolen from our yard, company vehicles and our back lot used as a bathroom. I absolutely do not think it is a good idea to implement policy's that we will pay for and encourage more of the same by rewarding the "nomad" lifestyle. The Catholic Outreach has been a huge support and they actually seem to do things that get those that need and WANT it back on their feet. They also have programs that hold the people needing help to some accountability. Perhaps the city should look at some of their programs before warehousing them (temporarily) around our city on vacant property or parking lots.

REPLY Do you agree?  0  0 Hide reply (1) ^



DianeS, 6 days ago

Alert moderator

I attended the zoom meeting on April 10th and watched the Council Workshop on this issue. I am not unsympathetic to the plight of the homeless and actively support Catholic Outreach with regular donations. That said I have real questions about the need for a code amendment to address interim housing options. I think that City Council should develop a set of criteria to insure public safety, health and welfare. Then the Council should approve each submittal. Additionally, just like with marijuana retail outlets there should be an initial limit on locations (maybe 3?) until we see the viability and sustainability of this proposed solution which has had limited success, at best, in other cities. I am also really concerned that limited resources will be spent on temporary solutions rather than working toward affordable permanent housing.

REPLY Do you agree?  1  0 Hide replies (2) ^





I am writing in opposition to the attempt to circumvent our existing Zoning Codes and process for seeking variances to them. Currently, almost anything sought regarding Interim Housing or extended Camping/Parking can be accomplished without creating a new code of "right by use". By applying for a Conditional Use Permit one can acknowledge the use is not allowed, provide the reasons why in the applied-for variance the exception should be allowed and have the proposed use reviewed by the departments (utilities, city services, fire/safety, traffic, et al) responsible for the health, safety and quality of life for all of our citizens to identify what the allowance would impact and how that impact must be mitigated before the out of code use can be allowed. Our Planning Dept staff and Planning Commission can respond with a knowledgeable review and a hearing for input from the neighboring properties and owners about the proposed use sought. That having been accomplished the City Council can then perform the role they were elected to fulfill on behalf of their constituencies and timely approve or deny the proposed use, or remand it back to Planning to address any concerns or issues needing rectified. There is no "up side" for anyone avoiding the zoning and codes we have in place, and the methodology for exceptions, not for the interim users nor our citizenry and business community.

This email was sent from a contact form on gjspeaks.org

Interim housing initiative



Teri Thomas <info@angelsinthemaking.com>

To Housing; Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Delete Mess Expires 4/18/2026

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

Good Morning,

I am writing this note as I am unable to make the open house at Lincoln Park barn tonight.

I am against the proposal being discussed as it does nothing to help the homeless situation. In my eyes it only makes it legal to squat in areas where they can not legally do so now. My business and my home would be downwardly effected by this. For me its a safety and sanitary concern. Loose dogs, as is common in homeless encampment is also a concern.

I am not insensitive to the homeless crisis but this solution is just a whitewash to "look the other way" rather than coming up with real solutions.

Have we proposed to some CMU students studying in the social sciences, urban growth and mental health be part of the solution? Could students work with our city government to creatively device a plan as part if their curriculums for graduation? Our government officials don't need to have all the answers. Can we work collectively with these young, brilliant, think outside of the box minds to devise a sustainable plan?

When we know better we do better. Let's do better!

Sincerely,

Teri Thomas
Owner, Angels in the making
21 yr resident of Grand Jct, CO

Interim Housing



Dead Cowboyz <craigman1962@gmail.com>

To Council



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Messag Expires 4/17/2026

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

If you think this interim Housing proposal is a good idea..

Please by all means add the sidewalks around your home and business to the list of spaces that camping is allowed. If you approve this, that's exactly what you're doing to me. I live by the library and own a business on main St.

Stop this madness! It's horrifying to me and others in the areas you are proposing to turn into 3rd world country neighborhoods. My property value is already dropping because of the homeless, now you want to completely run my home and business into the toilet.

Don't let this happen. Look for reasonable solutions to the issue. Turning my home into the homeless campground is not an option.

Thank you
Craig Heartsill
Craigman1962@gmail.com

Code Change for Interim Housing



Jessica Holt <jrholt1978@hotmail.com>

To Council; Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Del Expires 4/17/2026

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

I think we can all agree that the rise in homelessness in our Valley is concerning. Many places I use to feel safe are not longer safe, ie the Riverfront trail, Main Street, and even my grocery store (Redlands Safeway) where I have been followed to my car, and asked for money.

Interim housing is an AWFUL idea, and must not be passed. Property values will decrease for homeowners, & crime will increase to name a few concerns. As a homeowner and a mother, I do not want to have an encampment next to my home or anywhere close to my home.

DO NOT PASS THIS CODE CHANGE.

Proposed interim housing



Cindy Amann <camannrealestate@gmail.com>

To Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Delete Mess Expires 4/18/2026

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

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

This would be a huge mistake. It has not worked in other cities and I feel it is not a viable option for our community.

Cindy Amann

Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

[Click to see what your home is worth](#)

Interim Housing



Connie Tremblay <connie@connietremt
To Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Del Expires 4/18/2026

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

I would encourage the City to review options that would not diminish property values and the aesthetics of our community.

Please listen to true residents that care about the people and not ideology that doesn't work in real life applications.



CONNIE
BROKER & INSTRUCTOR
THE VAN GUNDY GROUP

970-589-9468
CONNIE@CONNIETREMBLAY.COM
WWW.CONNIETREMBLAY.COM

NO to Homeless tent and parking areas in the City of Grand Junction



Paula Rohr <lomahillfarmcreations@gmail.com>
To Council



Thu 4/18/2024 8:52 AM

Retention Policy Default 2 Year Then Permanently Delete Message (2 years) Expires 4/18/2026

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

Dear City Council,

We implore you to NOT go through with the proposal of Tent camping or parking for the homeless. This has not worked in the cities that the homeless committee used as examples. They only used these cities because they had numbers recorded and not success. The areas will be inundated with crime, drugs, and there is no way to go back from there. From what Grand Junction businesses are saying, when they make a call to the police for the homeless damaging or stealing things on their properties the police can't help them. Why put these sites near residential neighborhoods or churches? The police will not be able to do anything to help our citizens in this community.

I believe that the regional center would be a great place to house the homeless and homeless vehicles. The money that was spent for the homeless last year in our city was unbelievable on the committee's charts. This money could be used in a better way to remodel the regional center to get the homeless population out of the elements. This property has extensive grounds to be able to accomplish this. The soft top on Ute could then be transferred to this site when the transportation hub is ready to be constructed.

Insurance is a big issue in Colorado. I do not believe the insurance will cover churches when they become homeless sights. Also, will insurance insure a home near one of these sites. A lot to consider when insurance costs are on the rise and they are cancelling everywhere in the state of Colorado.

Please do not turn Grand Junction into Denver or California. The citizens voted you in to protect them.

Please VOTE NO!

Russ and Paula Rohr
Concerned Citizens

Re: Hello



cheyenne Tharp-Etter <gracecheyenne@gmail.com>

To Council; Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Mess; Expires 4/17/2026

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

On Wed, Apr 17, 2024 at 8:49 PM cheyenne Tharp-Etter <gracecheyenne@gmail.com> wrote:

My name is Cheyenne Etter. My husband and I have lived here in Grand Junction for quite some time. We understand the city is trying to change the code that allows sanctioned camping and such in areas that as a local I would not be comfortable or feel safe if one gets set up near my house. I understand that the homeless is a growing problem but this is not the solution. You all drive the locals who call this valley home. Not to mention crime could increase. I urge the city to listen to our concerns. Thank you.

Homeless housing plans



Hrhufnpuf <hrhufnpuf@aol.com>

To Council

Cc Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Mess; Expires 4/17/2026

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

Your new proposal for housing homeless in Grand Junction is terrible for the people who actually pay taxes. These people do nothing for the community nor do they want to.

Anything offered should have a moving forward target to achieve productive member of community that contributes and expulsion for those who don't.

Jackie Savage

970-234-0340

[Sent from AOL on Android](#)

You have received a new comment on the Forum Topic, Interim Housing Code Draft on project Interim Housing (Alternative Housing Options) on your site,

I applaud the City housing team for doing the research and finding what appears to be some tested and proven options for helping our homeless population. I absolutely support citywide zoning changes for interim housing and parking. It's a great first step and I appreciate that if we get to the point of providing interim housing, it's a measurable option that can be implemented sooner and at a lower cost than some other long-term options.

Added by pingerfam

From: Rich Parker <parkerspool@gmail.com>

Sent: Thursday, May 2, 2024 11:04 AM

To: Ashley Chambers <ashleyc@gjcity.org>

Subject: Temporary shelters

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

Hello,

As a Grand Junction resident I would like to recommend the use of temporary shelters for unhoused individuals.

Thank you,

Rich Parker

From: Constance Combs <combsconstance@gmail.com>
Sent: Thursday, May 2, 2024 11:06 AM
To: Ashley Chambers <ashleyc@gjcity.org>
Subject: Support for zoning intervention for temporary unhoused shelters

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

Hi, Ashley. Thank you for receiving my email regarding the City's zoning code change to allow community organizations and service providers that work with the unhoused to set up temporary pallet shelters with 24/7 on-site management and to provide relief to the downtown area. I support the shelters being proposed as temporary and managed by our excellent service providers. It is wise for GJ to gain from Denver's experience, to improve on their temporary shelter models to start transitioning unhoused families and individuals in our community into more stable living situations.

I don't want to be counted among the silent community that without speaking out risks our losing this kind of shelter intervention as a lawful and affordable option to ensure the human right of shelter for all who need it - forthwith! Thanks for what you do!

Cheers,

Constance Combs

602-832-2984

From: Roy Brown <60landslide78g@gmail.com>
Sent: Tuesday, April 30, 2024 12:19 PM
To: Council <council@gjcity.org>
Subject: Homeless Population

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

Homeward bound and the City of Grand Junction created their own homeless problem. Having lived in Pueblo and other cities without homeless services people on the street had the goal of coming to Grand Junction. Because they knew of homeless bound and other services. Also being homeless myself about 6 years ago for a couple of months until I got a place I noticed that there are several people on the streets that want to be there. They do not want to conform to rules and responsibility of having their own place. Also several homeless people have income which they prefer to spend on drugs and alcohol instead of helping themselves. They would love to have a place to live but only if it is free. There is more important things the city needs than financing the carefree lifestyle of the homeless population. Once again I reiterate that Grand Junction presented itself as a great place for the homeless to come to because of the city government and especially homeless bound.

Thank you for your consideration in reading this email and I wish you luck in solving this sad situation that is a huge blemish on our community.

Sincerely,

Roy L. Brown

-----Original Message-----

From: Alethea Moon <nyaparry@gmail.com>

Sent: Tuesday, April 30, 2024 2:18 PM

To: Housing <housing@gjcity.org>

Cc: Council <council@gjcity.org>

Subject: Zoning codes

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

Hello,

I support updating zoning codes to allow interim shelter and parking sites. Please do not let our most vulnerable neighbors down.

Sincerely,

Alethea Moon 81520

-----Original Message-----

From: Arlo Miller <industrybased@gmail.com>

Sent: Tuesday, April 30, 2024 4:21 PM

To: Housing <housing@gjcity.org>

Subject: Interim housing

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

I support interim housing in Grand junction. Tent encampments, parking sites, pallet houses, any of the above. Please honor the work that the interim housing working group did and pass the zoning changes they suggested!

Arlo Miller, 81501

From: Thomas McCloskey <tmccloskey@bresnan.net>
Sent: Wednesday, May 1, 2024 10:34 AM
To: Belinda White <belindaw@gjcity.org>
Cc: 'tmccloskey' <tmccloskey@bresnan.net>
Subject: Providing temporary shelters for our unhoused.

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

To the Mayor, City Council, and agencies engaged in helping the houseless in our community-

The city of Grand Junction is currently working on a zoning code change to allow the service providers that work with the unhoused to set up temporary pallet shelters with 24/7 on site management. I'm taking a moment to write a few words to our City Council and housing department, to express my concerns about the lack of shelter for our growing population of unhoused locals.

The shelters being proposed are temporary (1 to 2 years) and will be managed by staff (no unmanaged sites, like Delta tried). Denver has seen some amazing benefits from their projects, and we want to use and improve on their models to start transitioning our unhoused into more stable living situations so they can connect with resources, service providers, and get the help they need. The changes in code can be sunset limited if there is concern with ongoing expansion of this alteration of code which could degrade the building environment in our City.

If we don't do enough during this short-term crisis in affordable housing, there's a real risk that our inaction will eliminate temporary shelters as an option to address our unhoused (and it IS the most affordable option). I'm sharing my thoughts in the hope the city will start taking meaningful action to address the unhoused population. We simply can't continue the current situation and by default, just leave them unhoused and on the streets.

Thanks for your consideration and dedication to just housing and health care for your citizens, whether they have addresses or not.

Tom McCloskey

Redlands

From: mhmok1@bresnan.net <mhmok1@bresnan.net>

Sent: Wednesday, May 1, 2024 7:15 PM

To: Ashley Chambers <ashleyc@gjcity.org>

Subject: Temporary pallet shelters

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

Ashley,

Wanted to let you know our entire family support the temporary pallet shelters 100%.

Having just found out about the program Tuesday afternoon, we were not able to rally others that we know that would support such a program!!

We will look at different areas where they might go as we haven't had time to do that.

Good luck,

Monique Morisseau M.D.

Martin O'Keeffe

Isabelle O'Keeffe

Jeanne O'Keeffe

You have received a new comment on the Forum Topic, Interim Housing Code Draft on project Interim Housing (Alternative Housing Options) on your site,

I strongly support citywide zoning changes for interim housing and parking. What those who disagree are missing is a full understanding and education of the factors in our culture and society that lead to homelessness, exacerbate it, reduce it and prevent it. This is something the housing team at the City does have a thorough understanding of and we should let them do their job. I applaud the housing team for providing case studies for how this has ACTUALLY worked and improved the housing situation and even reduced crime in other cities. Many commenters are making incorrect assumptions and have uneducated opinions regarding what really works to solve these types of problems. The people who don't want taxpayer money being used to provide shelter to the homeless are the same people who complain about homeless in the parks, camping, on the street or leaving trash everywhere. You can't have it both ways. They need somewhere to go. Despite inaccurate perceptions and wishful thinking, there are NOT ENOUGH shelters and spaces for homeless folks here. If you work in the field, you will see that there is actually a major shortage of resources. These are human beings we are talking about! Being homeless does not make someone a criminal. They are not going to be able to get back on their feet as you so demand until they have a safe place to keep their belongings and sleep at night. You try it. It's near impossible to do. You want it solved, this is how we do it. You can't just complain them away. At this point we are at step one of making changes. We're JUST changing the code. There is no reason not to simply allow ourselves the OPPORTUNITY to have these types of sites here. The funding, the providers, the mechanisms, the places...those will all appear in due time and nothing will be implemented without public input. The housing team has made that clear. What I would really like to see in addition to interim housing and parking sites is sanctioned camping areas. Those who will not or cannot function in an interim housing tiny home site will still need somewhere to go that is not a park or city street where they will be harassed. I would also like to see more traditional overnight shelters. I think we are missing a major opportunity and misusing what we already have by not having the Resource Center open at night when nighttime shelter is most needed. It has been stated that the Resource Center was meant to replace the park.... well, the park was open until 9 or 10. People cannot truck all of their belongings back and forth from the Resource Center to their camping area twice a day. If we want to reduce the number of people camping in parks and by the river, we need to give them a low barrier shelter or place to stay over night like the Resource Center. It's already there, why not get more use out of it? Why not maximize its benefit to this community?

Added by AshleyR

[Click here](#) to view the comment

This comment is subject to moderation.

-----Original Message-----

From: Angel Goodrich <angel.goodrich1@aol.com>
Sent: Wednesday, May 1, 2024 6:46 AM
To: Housing <housing@gjcity.org>; Council <council@gjcity.org>
Subject: Zoning codes

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

I support updating the zoning codes to allow interim shelter and parking sites Angel Goodrich 81505

-----Original Message-----

From: JEANNE MARIE <pinkjeanne@msn.com>
Sent: Tuesday, April 30, 2024 9:48 PM
To: Council <council@gjcity.org>
Subject: Interim housing

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

I support zoning and development codes to allow city wide interim housing and parking sites in Grand Junction.

Jeanne Marie
Pinkjeanne@msn.com
81520
Sent from my iPad

From: Miranda Springer <my.aorta@gmail.com>
Sent: Tuesday, April 30, 2024 12:09 PM
To: Housing <housing@gjcity.org>; Council <council@gjcity.org>
Subject: zoning codes

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

Hello, I support updating zoning codes to allow interim shelter and parking sites. Thank you!!

Miranda Springer, 81505

From: Alexis Bauer <octopuscoffeeinc@gmail.com>

Sent: Wednesday, May 1, 2024 8:42 AM

To: Ashley Chambers <ashleyc@gjcity.org>

Subject: Housing Concern

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

Hi Ashley,

I just wanted to write in and share how important it is to me that the interim shelter zoning code changes get adopted by the City. I believe it is terribly unfair to leave the unhoused on the streets for many reasons, not the worst of which is businesses struggle with coping with their impact.

Grand Junction has to make a meaningful, 24 hour, seven day a week response to the community's housing crisis. And they need to do it quickly to help impacted businesses who are struggling with their now overwhelmed neighborhoods - it goes without saying that the unhoused are not going to find a path back to a healthy living situation without help either. Pallet shelters are cheaper than brick and mortar, faster and would help so much.

The Resource Tent is a good start, but the lack of overnight capability leaves that area vulnerable to unsupervised unhoused populations and their belongings. Pallet shelters would greatly help that area and other areas by giving the unhoused somewhere for themselves and their belongings to be, safely. I think it's unreasonable to expect folks to find work and save up for first last and deposit without a stable base from which to operate - and I think that is why our unhoused population is growing, our few shelters are doing the best they can but they're not enough.

I am available for discussion with anyone who would like more help understanding how the unhoused impact businesses and how these shelters would help so much to lessen that impact.

Thank you for all you do,

Alexis Bauer

From: Carl Grey <carlgrey521@gmail.com>
Sent: Monday, April 29, 2024 8:49 PM
To: Housing <housing@gjcity.org>; Council <council@gjcity.org>
Subject: Zoning Codes

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

To whomever it may concern,

I support updating zoning codes to allow interim shelter and parking sites.

Carl Posthumus
Clifton, CO 81520

From: Z Stanek <zsfstanek@gmail.com>
Sent: Monday, April 29, 2024 4:44 PM
To: Housing <housing@gjcity.org>; Council <council@gjcity.org>
Subject: Support for Updated Zoning Codes to Allow Interim Shelter and Parking Sites

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

Hello,

I am writing to show my support of updating zoning codes to allow interim shelter and parking sites. This is for the betterment of Mesa County residents, houseless or otherwise.

Thank you for your time,

Zoe Stanek

81504

From: Kerrigan Cooney <kerrigan4321@gmail.com>
Sent: Monday, April 29, 2024 6:11 PM
To: Council <council@gjcity.org>; Housing <housing@gjcity.org>
Subject: Interim Shelter and Parking Zone Codes

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

I support updating zoning codes to allow interim shelter and parking sites.

-Kerrigan Cooney. Grand Junction, CO. 81506

From: Laura Houston <laurathebartendress@gmail.com>
Sent: Monday, April 29, 2024 3:49 PM
To: Housing <housing@gjcity.org>
Subject: Interim housing

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

I fully support updating the codes to allow interim housing! This should have been thought about, voted on and implemented BEFORE the closure of whitman park.

Laura

Grand Junction Resident

From: Bryan Collings <collings.bryan@gmail.com>
Sent: Monday, April 29, 2024 6:19 PM
To: Ashley Chambers <ashleyc@gjcity.org>
Subject: Please allow Temporary Shelters

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

Hello,

I wanted to reach out and express my thoughts on allowing temporary shelters to be allowed in the city to help get some of the local Unhoused off the streets.

I think we should make sure code allows temporary shelters, they seem to be a tool that works more often than not in getting people back into permanent housing. Other cities have done a lot of work on this, we can use and improve on their models to start transitioning our unhoused into more stable living situations so they can connect with resources, service providers, and get the help they need.

It won't be cheap, I'm sure, but showing up to ERs without the ability to pay, contact with police for things like trespass simply because they have nowhere to go, these are costs incurred by not providing shelter and also hugely expensive from what I understand.

Brick and mortar shelters can take 2-3 years to build but the temporary shelters are much faster to get up and running and should actually help address the problem, maybe shrink the Unhoused population instead of just move them around.

This is meaningful action.

Thank you for your time,

Bryan Collings

You have received a new comment on the Forum Topic, Interim Housing Public Feedback Session Recording April 10, 2024 on project Interim Housing (Alternative Housing Options) on your site,

The city should provide opportunity and not actual housing for those who are unhoused. No wasteful tiny homes or providing structures to occupy. The city should focus on a managed space that is approved for people to stay. Like a designated parking lot for those wanting to sleep in their cars. Provide overnight security patrol and Porta Potty's. Or the Tent opportunity if your without a car. I could see a managed space with

Porta Potty's of tent camping available in Red insulated Kodiak IceFishing tents. With the occupants required to purchase the tent. So they have some skin in the game. This way the camping area is clean and well organized. Not tarps, and walmart tents and garbage. This campsite should be a on a couple acres of land at the new Community Center development and Park. Showers can accessed at the community center or local gym membership like planet fitness.

Added by Fergman

[Click here](#) to view the comment

This comment is subject to moderation.

You have received a new comment on the Forum Topic, Interim Housing Draft Code - PowerPoint on project Interim Housing (Alternative Housing Options) on your site,

I agree, this should be voted on by the tax payers.

Added by GJcity2024

From: Karen Prather <pkaren626@gmail.com>
Sent: Monday, April 29, 2024 2:16 PM
To: Housing <housing@gjcity.org>
Subject: Interim Housing Feedback

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

Hi there,

I received an email from Mutual Aid Partners asking to deliver feedback on the interim housing project. I'm not sure if there is a form I'm meant to use and I'm happy to do so. Please let me know if there is a better way to submit feedback. Otherwise, please see my feedback below.

I attended the open house at the Lincoln Park Barn a few weeks ago concerning housing support for unhoused individuals in the Grand Junction area. I know many friends that live in Denver and I follow a few pages that showcase the havoc and chaos that is perpetuated at the St. Francis Center and the Quebec Group funded "housing first" hotels and I hope that we take the failures of those

systems into consideration to plan an ideal solution for GJ residents and the unhoused community. Specifically, I think we need to address the following to make these resources succeed.

- **SAFE outdoor spaces:** Any free housing communities need to have systems in place to uphold a **zero tolerance policy for weapons, prescription and recreational drugs**. We cannot ask an addict to simply stop being addicted however, we have seen that housing first initiatives that are not accompanied by addiction treatment have dire outcomes for residents and the surrounding community.
- For example, records show that out of 10,000 households served by the St. Francis Day Shelter annually, only 7 exited to permanent or stable housing in 2023 and none so far in 2024. More people involved with the SFC died than moved onto permanent housing last year. In Grand Junction, we consider death a negative outcome and that is a reality of these services that we need to consider proactively rather than reactively as we are seeing the centers in Denver attempt to do.
- **Overdoses at encampments and in facilities:** we need to mandate and enforce zero tolerance for all drugs at these facilities and accurately record and communicate when these situations may occur. Addiction treatment needs to be mandatory for all residents and no use or sale of drugs should occur between residents. Even prescription drugs need to be verified to discourage circulation.
- **Mobile drug manufacturing:** Regular vehicle searches need to be complete for vehicles allowed to park in these areas. We cannot have mobile meth labs like we see in Denver.
- Colorado was recently voted the 4th most dangerous state by Forbes according to property crime, violent crime and chances of becoming a victim. For this reason we must have a **zero tolerance for weapons** and/or violence at these centers if we are to succeed with interim housing programs and we must ensure sufficient staffing so that residents are checked for weapons. We also need to consider *effective* security enforcement on site 24/7 at these facilities. Recently, I saw a viral video of a St. Francis security guard fully asleep while on duty. There are also countless stabbings, shootings and domestic disturbances at these kinds of facilities in Denver, including Overland, Renaissance Lofts and House1000 facilities, as well as areas surrounded by encampments in Denver, including the Sante Fe, Navajo, Colfax & Broadway, Kalamath & Lipan encampment areas. These statistics are recorded by Denver Police, we see almost 1000% increases in crime rates in these areas vs. further away from unhoused facilities and encampments. This kind of negligence cannot be tolerated at the Grand Junction facilities.
- If families and single unhoused individuals are residents we need to implement proper securities to ensure children are safe in these facilities. That means we need to check if people are on the SO list and provide alternatives for those individuals. Perhaps we consider separating sex offenders into alternative buildings. It seems many centers in Denver do not have safety regulations in place to protect unhoused children from being around dangerous individuals. This cannot be tolerated in the Grand Valley.
- **Fraud:** I recently read that the Crossroads Salvation Army program manager in Denver was fired for fraud and embezzlement. We need to do everything in our power to keep corrupt deals with development companies from infecting public services with this kind of fraud in Grand Junction. We cannot simply replicate the housing facilities in Denver because the evidence of these failing their community is abundant. We do not want GJ to turn out like Denver in these respects!

Thanks!

From: prayercandle00@protonmail.com <prayercandle00@protonmail.com>

Sent: Monday, April 29, 2024 1:53 PM

To: Housing <housing@gjcity.org>

Subject: Interim housing zoning codes

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

I support updating the zoning codes to allow interim shelter and parking sites. As housing costs across Colorado and the US get worse we need to find solutions for people in need of housing.

Dominic Arzapalo, resident of Clifton, CO.

While I appreciate the effort that is going into this process, I think that this is avoiding the real questions and challenges that this type of approach will need to address before anything like this would come to fruition: 1.) Location - I believe that it will be incredibly difficult to find a site for any significant amount of these uses, whether it is parking areas, tent villages, and/or pallet village. Finding sites that are a) available, b) suitable for such uses in terms of access to services, etc, and most significantly c) acceptable to and compatible with the surrounding area will be very challenging to say the least. 2) Cost - from what I have been able to determine through some research, building a pallet village with even a modest number of units (perhaps 40-50) will require a significant capital investment as well as a significant ongoing operational expense. Candidly, I believe that the zoning obstacles are the easy part to address. But finding suitable locations and earmarking funds for both one-time as well as ongoing expenses will be both significant and difficult to justify to the community at large, especially if public funding is proposed.

Added by bherman

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brianna Dixon - Zip code: 81501

Optional comment:

Schoening
I need a safe space for me - my puppy - and my husband to be able to feel safe and not get fucked with b/c Doctor Amos singled me out and told me that I can't have my dog w/ me @ the Amos Hangout House!!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: heRoy Revele Zip code: 81509

Optional comment:

Fix the problem correctly
please stop drinkin' alcohol

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Teika M. Roach Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shanna Locke Zip code: 81501

Optional comment: It ~~too~~ would be easier
to find work IF I had a place
to keep stuff

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Fraizer Zip code: 81501

Optional comment:

need a place because
it's a better night to talk to
real walls

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jason Banks Zip code: 81502

Optional comment: It is a big concern
and much needed for the homeless
community

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Leelvon Baker Zip code: 81501

Optional comment: This County needs a camping space. I am almost 75yo old & having to pick up & move every other week. No campers are not leaving... Lets find a compromise.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amy Mascarenas Zip code: 81501

Optional comment: We would like to see the parking spaces for camps and RV's. LEGALLY! And the tiny houses

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Andreea Avramov Zip code: 81502

Optional comment: The Homelessness problem
is an issue that we have to have
somewhere to go. It's ridiculous. I've
lost so much including everything
bathrooms, housing, laundry

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Kelly Merry Zip code: 81501

Optional comment: Need parking for
poor disabled vets

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

5-22-17
Name: Maureen Jaramila Keder Zip code: Herli 81501
Sheller

Optional comment: I want people to be safe
I got upset w/ saying I mean no harm
I would vote 2 help in any way I can
Come See About Me. God Love You
So do I My

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Stacey Banks Zip code: 81501

Optional comment: Much needed to help
the homeless

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gretchen Clark Zip code: 81501

Optional comment: Its important to allow
the freedom to camp, park, feel safe and
have access to clean & sanitary amenities.
I am "all-in" for the these all-zoning
ideas I would gladly volunteer some
of my time to help progress this action.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Misty Bunick Zip code: 81501

Optional comment: Don't feel safe due to police
need more, as a large
place place for family

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Huber Sterns Zip code: 81501

Optional comment: yes, please we need a space

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Maisie Meryhew Zip code: 81501

Optional comment: I 100% back and love the idea of having zoning and development codes allowed. Regardless there is always going to be homeless people ~~wherever~~ so why not have them in a designated spot? It would make things better

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeremy Gander Zip code: 81501

Optional comment: This land is ours it
should be free to camp
Anywhere

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Ben Krueger Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHARLENE DALBO Zip code: 81501

Optional comment: Depending Housing and
Parking for people with camping
PLEASE.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dustin Lennep Zip code: 81503

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Cory Harvey

Zip code: 81502

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Roxanne Neal

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jesse Smith Zip code: 81501

Optional comment: check into using gravel pit @
valley down ...
to White water heat range? ...

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Glenn Grouting Zip code: 81501

Optional comment: stop being the bull on Colo's Ass

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code:

Optional comment:

Please, ☺ shade,
restrooms & water - please

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHRIS MONTGOMERY Zip code: 81502

Optional comment: freedom means at exactly
what it sounds like. But nowadays
opposite seems to be true in a
world of contradictions on half truths
because if freedom not in you/land
then...

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Prazier Zip code: 81501

Optional comment: Need a safe place
w/ out GJPD Harassment

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amber Sterns Zip code: 81501

Optional comment: hard w/ dog / having to
fear my place of being kicked
out

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Paul Parker

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Tanja Baker

Zip code: 81501

Optional comment:

Tired of getting told
by GSPD that BLM is where we
belong, those in camper & trailer
was told by BLM is not saying
that BLM is the licensee

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Robert Surbangl Zip code: 81501

Optional comment:

There are roughly 3500 homeless in GJ.
The buildings are another banded that doesn't
work for everyone. You want something to help
build something to house all the homeless in an
interim bases. 2-3 months tops.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: BEN OTTO Zip code:

Optional comment: 970-566-1882

OTTOMATIONS.UNLTD (A) GMAIL.COM

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Schawn Funk Zip code: _____

Optional comment:

You stole dogs,
got ride of homes dogs,

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jennifer Sawlough Zip code: 81502

Optional comment: I am Homeless I need to

find some more resources and I

don't know the future of GJ.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sean Jacobson Zip code: 81501

Optional comment: I, a U.S. Citizen and son of a
Deceased Veteran of the U.S. Air Force have been
harassed by the G.S. Police because of me being
homeless. It would be nice and in line of the
Declaration of Independence and U.S. Constitution of the
G.S. Government which include's G.S. Police provide's
Continues On Reverse

Kind and respectful interaction, unto me, and
my fellow homeless people; and, that they
would provide a section of empty ground
- in the city, for me and my fellow homeless
people, to set up tents, and to sleep, and
not be harassed, and/or, uprooted, by the
City Police, and/or, Megui County Sheriffs, and
wasting ~~any~~ parking for people with RVs
with full hook-ups, for Interim Housing Status,
with all the same, as homeless people, and vice-versa.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Bill Mullins

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Raven Cook

Zip code: _____

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Daniel Marvel Zip code: 81504

Optional comment:

under the Colorado constitution we have the right not to be Harassed, we have the right to rest, and privacy as well as the right to live a free + Happy life guaranteed to us by the U.S. constitution "Law of the Land"

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sheila Fletcher Zip code: 82511

Optional comment:

I want safe. No hassle

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Patricia Langstaff Zip code: 81501

Optional comment: Please allow people to
camp at a safe place and sleep
22....

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michael Ritchie Zip code: 81503

Optional comment: Please allow sleep
to happen!!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Eugene Sebastian ^{Schultz} Zip code: 81501

Optional comment: I believe we have the human right to sleep safe from any vulnerable situation the right to rest law etc etc

God Bless

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Marc Nichols Zip code: 81501

Optional comment: It would be great to get more folks off the streets

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brandon James Miller Zip code: 81510

Optional comment:

WE NEED SOMETHIN' Y'ALL!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Adam B. Grill Zip code: 81501

Optional comment: I agree with this tremendously.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: John Ira McLaughlin Zip code: 81503

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeffrey MADOFF Zip code: 81501

Optional comment:

The paper tragedy vs #MADOFF

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: *John Thomas* (not for submission) Zip code: *81501*

Optional comment: *Helping homeless people feel secure and loved with "Amnesty"*

Corner of Anderson Ave. All forgot to read more credibility?

[Signature]

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Zip code:

Optional comment: *A place safe either to park a vehicle or van or car overnight or day without "legway"*

being harassed by "legway"

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: JOHN CURLEY

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MUNA

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elizabeth Bailey Zip code: ALL

Optional comment: Houseless for 14 years, because
couldn't find a job finally have one need a place to
live this would give me the strength to keep
climbing

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brad Rouse Zip code: 81501

Optional comment: Storage would be beneficial as well.
Always a worry of the few belongings I have without
a place to put them becomes a full time job that
makes getting a job harder that's needed to get out of the
rutt we are in.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Briggs Savage

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Casandre Richs

Zip code: 84601

Optional comment:

I have residence in Provo, nicer than any ones here in Grand Junction. I came here to flee from Domestic Violence in Utah. Try as many kind people do for GRAND JUNCTION I VOUCH FOR HOMELESS

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code: 81502

Optional comment:

We need homeless and fix costs
quit digging ballshit holes in the street. Stop
harassing the homeless. God is watching.

Aren

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Victoria Grasmik Zip code: 81501

Email: victoria-grasmik@men.com

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shaylene Wood Zip code: 81501

Email: WoodShaylene@gmail.com

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MARGA KRASIEKI Zip code: Grand

Email: Hammerst@gmail.com Junction

Optional comment: Homeward Board

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gwendolyn Kay McGowan Zip code: 99134

Email: irishlissie2@yahoo.com

Optional comment: PLEASE HELP PEOPLE

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: RUSSELL CAMPBELL Zip code: 81501

Email: CAMPBELL RUSSELL CAMPBELL

Optional comment: (YESS) I WANT TO BE ALL FOR THIS OR STOP BACK GROUND TAKES

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Fitz Zip code:

Email:

Optional comment:

YES PARKING
YES TINY HOMES

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shannon Palmer Zip code: 81501

Email: ASHAWN PALMER@GMAIL.COM

Optional comment:

BEING WITHOUT A HOME
DOES NOT MEAN YOUR
WITHOUT A HEART.

Optional comment:

Email: Jordan Jennings@gmail.com

Name: Jordan Jennings Zip code: 81501

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow ^{selective} citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Susan Sargent Zip code: 81504

Email: sintegritysl@gmail.com

Optional comment:

"selective" - "citywide" is too open-ended.
Obviously, in my opinion, appropriate housing
couldn't be just anywhere.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michelle Funk Zip code: 81501

Email: Fuelmichelle402@gmail.com

Optional comment: Need a safe place to keep your things, get courses if needed and get your dignity back jobs good family dogs

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elijan Lewis Zip code: 81520

Email: elijanklewis@icloud.com

Optional comment: I believe that the unhoused needs a couple places to be. anyone can end up unhoused

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Allie Moberly Zip code: 81501

Email: Allie@Foundations4Life.net

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dannette Keener Zip code: 81520

Email: dannette@amoscounseling.com

Optional comment:
I believe that we as a community should support (all) of those in our community,

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Murray Zip code:

Email:

Optional comment:
GET A property (not) market's pet, with skills helping each other. Stay on site, People CAN come in camp. Offer skills, mechanics, cooking gardening under. The people who live out on the streets to ruin it.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sharon Contreras Zip code: 81501

Email:

Optional comment:

Please help with R.V. Parking so I can get my life on track with a job/ home. It will give back stability.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Angela Griecoman Zip code: 81501

Email: angelagriecoman@gmail.com

Optional comment:

This would be very helpful for the street homeless I have experienced thers in my hometown (Wilmington NC) we have a tiny village call Eden Village the requirements to be housed are ridiculous though
970 3075056

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 or expansions could be requested for an interim housing development. He asked how “usable area” was defined in regard to density calculations. He asked if there was a limit on the length of time individuals could inhabit the dwellings. He proposed that once the temporary use had reached its 4-year limit, there would be a buffer period before the property could reapply or that the temporary use would need to become 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 asked if the lack of consideration for extension or renewal was intentional.

Commissioner Zyvan asked for clarification that the term-length proposed by this amendment was 4 years.

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 interim housing site cannot be in use on that property for more than four 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) CREATING A NEW LAND USE CATEGORY FOR INTERIM HOUSING, CREATING TEMPORARY USE AND STRUCTURE STANDARDS FOR INTERIM HOUSING, AND CREATING A NEW PUBLIC HEARING PROCESS FOR AN EXTENDED TEMPORARY USE PERMIT

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, the topic of interim housing was warranted more extensive community input and discussion for more detailed recommendations to be made outside of the general code update process. Staff has subsequently worked with a consultant and a working group to provide direct input and offer insight into this complex topic.

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning & Development Code (ZDC). The proposed regulations address the establishment of the use, process for approval, standards for compatibility with surrounding uses, and health and safety requirements.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development 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:

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

...

21.02.020 SUMMARY TABLE OF REVIEW AND DECISION-MAKING BODIES

Table 21.02-1: Summary Table of Review and Decision-Making Bodies R= Recommendation D = Decision A = Appeal						
Section	Procedure	Director	Plan Comm.	HPB	City Council	ZBA
Applications Requiring a Public Hearing						
...						
21.02.050(h)	<u>Extended Temporary Use</u>	R	R		D	
...						

...

21.02.030 COMMONLY APPLICABLE PROCEDURES

Table 21.02-2: Summary Table of Commonly Applicable Procedures * = Optional ✓ = Required Gray Box = Not Applicable PDIM = Proposed Development Information Meeting NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	21.02.030(b)(1)	21.02.030(b)(2)	21.02.030(c)	21.02.030(g)	
Applications Requiring a Public Hearing						
...						
21.02.050(h)	<u>Extended Temporary Use</u>	*	*	NCM	✓	✓
...						

Table 21.02-3: Summary Table of Public Notice Requirements Date/Distance/Yes = Required Notice Gray Box = Not Applicable				
Section	Procedure	Published Notice	Mailed Notice	Sign Notice
Applications Requiring a Public Hearing				
21.02.050(h)	<u>Extended Temporary Use</u>	7 days	<u>Owners within 500 feet</u>	<u>Yes</u>

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

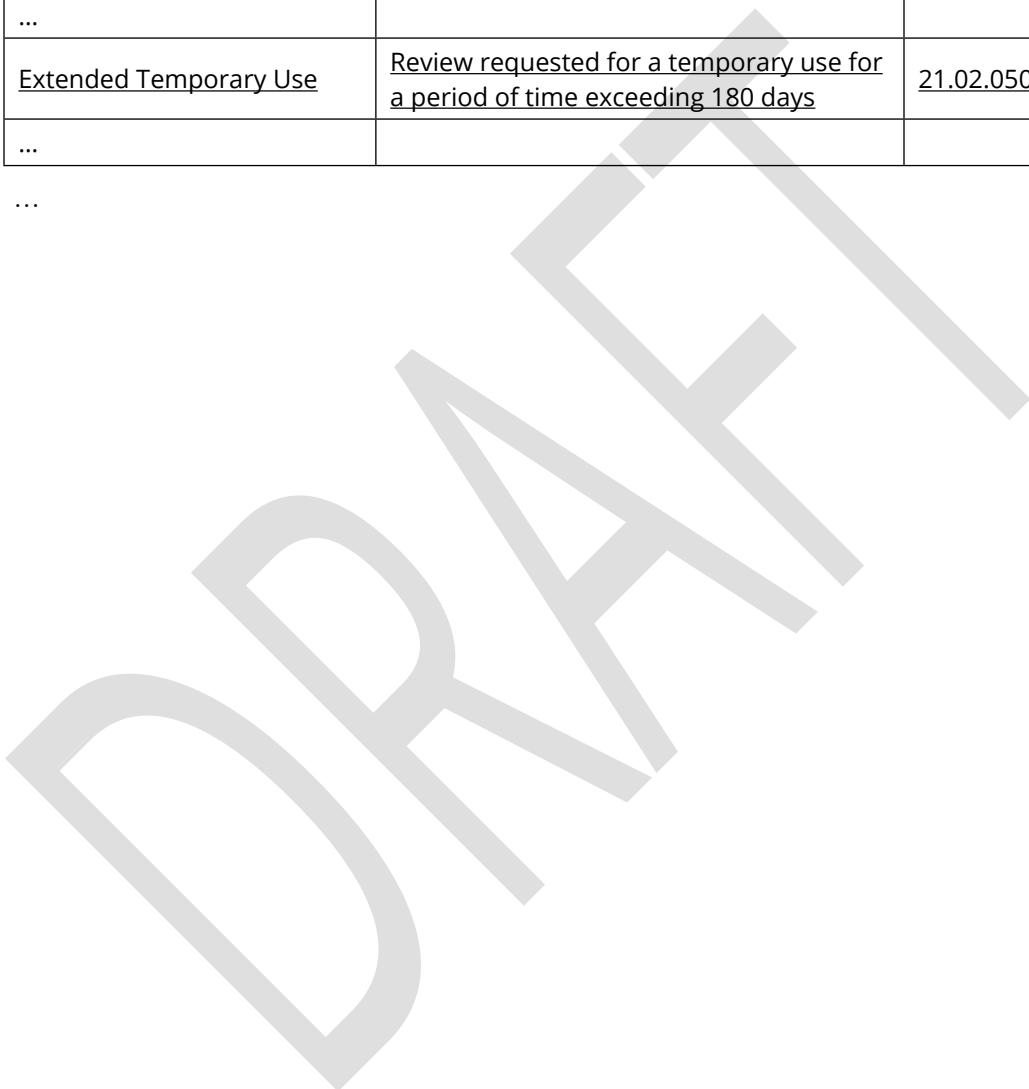
(a) Overview

Major development applications are reviewed and decided on by the Planning Commission or City Council. The following application types are major development applications:

Table 21.02-4: Major Development Application Summary

Application Type	Purpose	Additional Application Requirements
...		
<u>Extended Temporary Use</u>	<u>Review requested for a temporary use for a period of time exceeding 180 days</u>	<u>21.02.050(h)</u>
...		

...



(g) Conditional Use, Extended Temporary Use, and Special Dimensional Permit Amendment, Termination, or Revocation

(1) Purpose

This section is intended to allow the post-approval review of Conditional Use Permits, Extended Temporary Use Permits, and Special Dimensional Permits for amendment, termination, or revocation.

(2) Interested Party

Any interested party may apply to the City for the amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit. For purposes of this section, "interested party" shall include the following:

- (i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (permit holder);
- (ii) The City; and
- (iii) Any owner or lessee of property that lies within 500 feet of the property for which the Conditional Use Permit was granted.

(3) Preliminary Criteria

An applicant for amendment, termination, or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit must establish the following to the satisfaction of the decision-maker before the requested change(s) can be considered by the decision-maker:

(i) Permit Holder

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be amended or terminated at the request of the permit holder as follows:

(A) Grounds for Amendment

- a. The permit holder shall show that a substantial change in circumstance has occurred since the approval of the permit that would justify a change in the permit.
- b. An Extended Temporary Use permit may only be amended in accordance with GJMC 21.02.050(h)(6)(i).

Common Procedures for Major Development Applications

- 1** General Meeting or Pre-Application Meeting
Sec. 21.02.030(b)
- 2** Application Submittal & Review
Sec. 21.02.030(d) and 21.02.030(e)
- 3** Complete Applications with Changed Status
Sec. 21.02.030(f)
- 4** Public Notice | Sec. 21.02.030(g)
- 5** Planning Commission Recommendation or Decision
Sec. 21.02.030(h)
- 6** City Council Decision
Sec. 21.02.030(h)
- 7** Post-Decision Actions
Sec. 21.02.030(i)

(B) Grounds for Termination

The permit holder shall show that the use is an allowed use in the zone district in which it is now established or that the use has ceased to exist.

(ii) Other Interested Party

A Conditional Use, Extended Temporary Use, or Special Dimensional Permit may be revoked at the request of any other interested party if one or more of the following is established:

- (A) The permit was obtained by misrepresentation or fraud;
- (B) The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months;
- (C) The permit holder has failed to comply with any one or more of the conditions placed on the issuance of the permit;
- (D) The permit holder has failed to comply with one or more of the City regulations governing the conduct of that use;
- (E) The permit holder has failed to construct or maintain the approved site as shown on the approved Site Plan;
- (F) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(4) Due Process

- (i) No Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be revoked without first giving the permit holder an opportunity to appear before the decision-maker and show cause as to why the permit should not be revoked.
- (ii) Revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(5) Review Procedures

- (i) All applications for amendment or revocation of a Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall be processed in the same manner and based on the same review criteria as a new request for a Conditional Use or Special Dimensional Permit.
- (ii) All applications for termination of a Conditional Use or Extended Temporary Use Permit shall be reviewed and decided on by the Director.
- (iii) Any person or entity, other than the City, seeking to amend, terminate, or revoke an approved Conditional Use, Extended Temporary Use, or Special Dimensional Permit shall pay a fee in the amount established for an original application for a Conditional Use or Special Dimensional Permit.

(h) Extended Temporary Use Review

(1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request review of a temporary use for a period of time exceeding 180 days.

(2) Applicability

This section shall apply to any use that is classified as an Extended Temporary Use in Table 21.04-1: Principal Use Table or Table 21.04-2: Accessory Use Table.

(3) Review Procedures, General

Applications for Extended Temporary Use review shall meet the common review procedures for major development applications in GJMC 21.02.050(b), with the following modifications:

- (i) A neighborhood meeting is required.
- (ii) Site plan review and approval (pursuant to GJMC 21.02.040(k)) can occur either before or after the approval of an Extended Temporary Use. In either case, the applicant shall submit a site sketch showing all site design features that are proposed or necessary to mitigate site and neighborhood impacts and/or enhance neighborhood compatibility in sufficient detail to enable the Planning Commission to recommend on or the City Council to make findings on the Extended Temporary Use criteria.
- (iii) The Planning Commission or City Council can request additional information from the applicant if it deems the site sketch is insufficient to enable it to decide on the criteria.
- (iv) In any subsequent site plan review, the Director shall determine that all mitigating/enhancing site features approved or made conditions of approval by the City Council are depicted on the approved site plan.

(4) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and City Council, and shall be noticed pursuant to GJMC 21.02.030(g), unless the application is for a minor expansion or change of an Extended Temporary Use approval in accordance with GJMC 21.02.050(h)(6), below.

(5) Review Criteria for Extended Temporary Use

The Planning Commission shall review and recommend, and the City Council shall decide on an Extended Temporary Use application in light of the following criteria:

- (i) The proposed use complies with the applicable requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04.

Common Procedures for Major Development Applications

- 1** General Meeting or Pre-Application Meeting
Sec. 21.02.030(b)
- 2** Application Submittal & Review
Sec. 21.02.030(d) and 21.02.030(e)
- 3** Complete Applications with Changed Status
Sec. 21.02.030(f)
- 4** Public Notice | Sec. 21.02.030(g)
- 5** Planning Commission Recommendation or Decision
Sec. 21.02.030(h)
- 6** City Council Decision
Sec. 21.02.030(h)
- 7** Post-Decision Actions
Sec. 21.02.030(i)

- (ii) The proposed use is of a scale and design and in a location that is compatible with surrounding uses.
- (iii) Potential adverse effects of the use will be mitigated to the maximum extent practicable.
- (iv) The proposed use does not pose an unreasonable risk to public health or safety.
- (v) Each parcel or lot is limited to the operation of one extended temporary use at a time.

(6) Post-Decision Actions

(i) Major or Minor Change or Expansion

If the applicant proposes to change or expand a structure or other feature of a site that is subject to an Extended Temporary Use approval, the Director shall determine whether the expansion/change is major or minor as follows:

(A) Determination of Major or Minor Status

- a. A major change or expansion is one that:
 - 1. Affects, changes, removes, or eliminates a site feature or condition that was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility;
 - 2. Increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation; and
 - 3. Results in a substantial change to the features shown on the site sketch which formed the basis of the City Council's approval of the Temporary Extended Use.
- b. All other expansion/changes shall be considered minor.

(B) Application Process

- a. A major change or expansion shall be reviewed by the City Council in accordance with the criteria for an original application for an Extended Temporary Use.
- b. A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Extended Temporary Use approval.

(ii) Revocation or Termination

Extended Temporary Use approvals may be revoked or terminated pursuant to GJMC 21.02.050(g).

(7) Period of Validity

The approval of an interim shelter site may, pending compliance with all applicable standards, be valid for a period of two years from the issue date of the Planning Clearance. One extension for a two-year period may be granted by the City Council, not to exceed a cumulative period of four years.

(8) Criteria for Extensions of Approval or Expansion of the Site

- (i) The City Council may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency, including limited availability of interim shelter sites, necessitates the continued use of the site.
- (ii) The City Council will consider the following when reviewing a request for an extension of the Extended Temporary Use permit or expansion of the number of units on a site:
 - (A) The continuing need for the site as shown through continuous applications for residency and low to no vacancy rates;
 - (B) The number of life safety code complaints pursued by the Code Enforcement division on the subject property during the duration of the interim shelter site operation;
 - (C) The number and type of calls placed to police or fire that result in charges or arrest due to disruptions by on-site residents, not including personal medical incidents not caused by another resident;
 - (D) Documentation of the transitioning of residents into other long-term or more stable housing; and
 - (E) Other documentation related to the outcomes of residents, site conditions, and operations as deemed necessary based on experience with interim shelter sites in Grand Junction.

(9) Expiration of Approval

The approval for an interim shelter site shall expire if the interim shelter site:

- (i) Is voluntarily vacated prior to the expiration date and terminated in accordance with GJMC 21.02.050(g), or
- (ii) Does not receive an extension.

(10) No New Applications

Following the operation of one or more interim shelter site(s) for any cumulative period of four years, no new applications may be made for another interim shelter site on the same property.

(h) Institutional or Civic Facility Master Plan

...

(Subsections (h – q) should be renumbered and all instances referencing these sections in the Code amended to reflect these changes.)

21.04.020 PRINCIPAL USE TABLE

(a) Organization of the Table

- (1) In Table 21.04-1, land uses and activities are classified into ~~five~~ six general use categories: (1) Residential; (2) Public, Institutional, and Civic; (3) Commercial; (4) Industrial; ~~and~~ (5) Temporary, and (6) Extended Temporary. Specific uses are organized within the general use categories, based on common functional, product, or physical characteristics such as

the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This provides a systematic basis for assigning present and future land uses into appropriate zone districts and for avoiding overlaps and inconsistencies between similar land uses.

...

(c) Abbreviations Used in the Table

...

(4) Extended Temporary Uses

An "E" indicates the use is only allowed through the Extended Temporary Use permit process of GJMC 21.02.050(h), subject to specified conditions.

...

(e) Use Table, Temporary Uses (excerpt)

Table 21.04-5: Principal Use Table																				
A= Allowed Use C= Conditional Use E = Extended Temporary Use																				
Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use Stds
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
...																				
Extended Temporary Uses																				
Interim Shelter Site											E	E	E	E	E	E	E	E	E	21.04.050 (b)

...

21.04.060 EXTENDED TEMPORARY USES AND STRUCTURES

(a) Interim Shelter Site

(1) Purpose

- (i) These standards allow for and encourage the creation of temporary housing for people experiencing homelessness or are at risk of becoming homeless. Interim shelter sites are intended to provide a stable and safe living option for people that may not be able to or are not prepared to move into other temporary, semi-permanent, or permanent housing.
- (ii) These standards are intended to promote the public health, safety, and welfare of residents within the site and surrounding area.

(2) Shelter Types

- (i) Interim shelters may include either of the following shelter types, both of which shall be provided and installed by the managing entity, subject to this section and the conditions of the site approval:
 - (A) Prefabricated shelters, or
 - (B) Micro-shelters.
- (ii) Interim shelters shall not be individually connected to water or sewer and are not considered dwelling units.
- (iii) Each individual shelter shall be designed to meet minimum wind loads and snow loads with proper anchoring in accordance with GJMC 15.12 as determined by the Chief Building Official.
- (iv) Functional smoke and carbon monoxide alarms shall be included within each individual shelter.
- (v) Individual shelters shall be provided with an approved address identification. Each character shall be a minimum of 4 inches tall with a minimum stroke width of ½ inch and visible from the fronting street or road. A permanent weatherproof site map identifying the address numbers/letters shall be provided at each entrance of the Interim Shelter Site. The site map information shall match the identifications of each shelter.
- (vi) Shelters must comply with any other requirement set by the Chief Building Official and/or the Fire Marshal.

(3) Maximum Number of Shelters and Maximum Occupancy

- (i) The maximum number of shelter spaces permitted on a site is calculated by dividing the square feet of usable shelter site area by 150, which is the minimum square footage of area per space required. All fractional measurements are rounded down. For example, a 2,500 square foot site could have 16 shelters (2,500/150 = 16.6).
- (ii) The initial maximum number of shelters per interim shelter site is 30, up to 20% of which may be double occupancy shelters.
 - (A) An applicant may request multiple interim shelter sites (increments of 30 shelters) on a single parcel that may be added in phases, up to a maximum total capacity that is approved in the Extended Temporary Use approval. A single parcel with multiple interim shelter sites does not need to meet the standards individually for each site but may provide the requirements as a unified site.
 - (B) When the initial phase meets the following criteria, the applicant may request an amendment to the Extended Temporary Use approval for an increase in the number of shelters:
 - a. The commencement of operations.
 - b. Continuous capacity at or over 80 percent for two consecutive months, and
 - c. A showing of successful operation.

- (C) The City Council will consider the review criteria in GJMC 21.02.050(h)(8)(ii) in determining the success of the operation and may approve the increase based on available space on the site and the ability of the expanded site to meet the terms of the initial approval.
- (D) Phased approvals must be requested with the original application. If an applicant seeks to expand a site without a phased approval, a new Extended Temporary Use application is required.
- (iii) The total maximum occupancy of a 30-shelter site is 30 adults. If an interim shelter site has double occupancy shelters, the maximum adult occupancy may be increased to 36 to account for double occupancy of those shelters. Interim shelter sites that allow household pets shall detail pet accommodation provisions in the management plan.

(4) Location and Site Layout

(i) Mixed-Use and Nonresidential Zone Districts

Sites may be located in mixed-use and nonresidential zone districts on the same property as an existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

(ii) Setbacks

The interim shelter site, including all shelters and other structures used as part of the site, shall meet the required principal structure setbacks. The City Council may allow a lesser setback if it determines there is sufficient fencing, vegetation, topographic variation, or other site conditions that block the view of the site from abutting properties.

(iii) Spacing

All shelters on an interim shelter site shall be separated by a minimum of 10 feet from any other structure. The minimum separation between a shelter and any building which includes a kitchen shall be 20 feet.

(iv) Location on the Lot

Interim shelters shall only be located on the portion of the lot approved for interim shelter use. Shelters may not be placed outside of the approved site perimeter.

(v) Fencing

An interim shelter shall be secured as described in the site security plan, including temporary fencing on all sides. Temporary fencing used to screen an interim shelter site shall be exempt from the requirements of GJMC 21.05.090 provided the fence is constructed of acceptable materials such as wire, wrought iron, plastic, wood, and other materials with a similar look. Unacceptable materials include glass, tires, razor wire and concertina wire, or salvaged or similar materials.

(vi) Sanitary Facilities

Interim shelter sites shall maintain connections to public water and public sewer systems or provide portable on-site facilities that are adequate to meet state and local standards. Only potable water shall be supplied to plumbing fixtures that provide water

for drinking, bathing, or cooking purposes. A potable water supply system shall be designed, installed, and maintained in such a manner to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system.

- (A) The application for interim shelter site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located in a permanent structure on the site provided access is available at all times the interim shelter site is in use.

(vii) Waste Disposal

- (A) Spillage, overflow, drainage, or wastewater from sanitary facilities and potable water sources shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes, or other nuisance conditions.
- (B) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the site, shall be provided. Safe needle disposal containers (sharps containers) shall be provided. Provision of recycling containers for separation of plastic, glass, metal, and aluminum containers is recommended.
- (C) The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.

(viii) Fire Safety

- (A) The minimum distance from a shelter to a fire hydrant is 600 feet as measured by a route approved by the Fire Marshal. The Fire Marshal will determine the necessary number of hydrants and fire-flow for an Interim Shelter Site.
- (B) The minimum distance from the furthest point of a shelter to a fire department access road approved by the Fire Marshal is 200 feet.
- (C) A fire department access lanes that exceeds 150 feet in length and dead-ends, shall be provided with an approved fire department turn-around.
- (D) No recreational fires or open burning are allowed on an Interim Shelter Site.
- (E) Outside storage of combustible materials and hazardous materials, including aerosols and propane, between shelters is prohibited.

(ix) Vehicle Parking

- (A) Parking shall be provided in accordance with Table 21.08-2. All parking spaces shall be designed in accordance with GJMC 21.08.010(e).
- (B) If the interim shelter site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause

significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

(x) Bicycle Storage

Secure bicycle storage, such as bicycle racks or an enclosed structure, shall be provided on-site. Bicycle storage may be located within a shared area on the site or provided for each of the shelter spaces. The managing entity shall provide a secure means of locking bicycles.

(xi) Site Amenities

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.
- (C) Sufficient community space for the provision of meals or cooking, services, and gathering with other residents within an enclosed structure that meets fire, electrical, and health safety standards, and that may be located in a permanent structure on the site.

(5) Operations

- (i) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (ii) At a minimum, one trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management.
 - (A) An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 30 residents.
 - (B) Persons acting as the on-site manager shall be awake and available to site residents while on shift.
 - (C) The trained staff member shall perform the security tasks described in the management, including, at a minimum: regularly monitoring the security of the site, providing entry and exit access to residents as needed, and contacting police and/or other emergency responders if the need arises.
- (iii) All interim shelter sites shall maintain a management plan that shall be updated annually. The management plan shall address, at a minimum, all of the following factors:
 - (A) Provision of on-site management from a trained staff member.
 - (B) Provision of staff training from a program that meets City specifications.
 - (C) Intake screening of residents to ensure compatibility of services provided at the facility.
 - (D) Transportation plan or on-site provision of transportation services.

- (E) Fire Safety Plan, to include at a minimum:
 - a. Emergency vehicle ingress and egress;
 - b. Emergency evacuation routes; and
 - c. Site map that outlines the following, to be made available in each shelter unit:
 - 1. Areas of refugee;
 - 2. Assembly points; and
 - 3. Location of portable fire extinguishers.
- (F) Detailed site security measures.
- (G) Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
- (H) Keeping of or prohibitions on household animals, including capacity limitations and a plan for maintaining the pet relief area.
- (I) Lights out and quiet hours.

(6) Code Exemptions

Interim shelter sites are temporary uses and are exempt from the following standards provided they are otherwise met by the principal use on the site or exempted by the principal use’s nonconforming status:

- (i) Minimum or maximum density requirements;
- (ii) Lot coverage standards;
- (iii) Landscaping, buffering, and screening requirements except as provided in this section;
- (iv) Site and structure development standards except as provided in this section; and
- (v) Off-street parking requirements except as provided in this section.

...

21.08.010 OFF-STREET PARKING AND LOADING

...

Table 21.08-6: Minimum Off-Street Vehicle Parking Requirements	
GFA = Gross Floor Area	
	Minimum Vehicle Parking
...	
Extended Temporary Uses	
Interim Shelter Site	2 per 30 shelter units
...	

21.14.020 DEFINITIONS

...

I

Interim Shelter Site

A location on a lot for the temporary residential occupancy of multiple relocatable temporary structures for people experiencing homelessness. An interim shelter site may include other temporary structures that contain sanitary facilities and support services including administration, security, food preparation and eating areas, or other communal amenities.

...

M

...

Managing Entity

The person or group of persons or entity responsible for the management of an interim shelter site.

...

Micro-Shelter

A moveable and typically modular shelter with an internal area of less than 400 sf that is designed to be installed quickly and affordably. Micro-shelters are not pre-fitted with beds, electricity, or heating and air conditioning.

...

P

...

Prefabricated Shelter

A relocatable structure made from aluminum and composite panels or other durable materials that is prefabricated off-site and shipped to the end user. Prefabricated shelters are pre-fitted with a variety of features including, but not limited to beds, outlets, heating and air conditioning, and storage space.

...

S

...

Support Services for Interim Shelter Sites

Support services for interim shelter sites include, but are not limited to, healthcare facilities, mental and behavioral services, educational and job training, case management, and other similar uses.

...

INTRODUCED on first reading this 7th day of August 2024 and ordered published in pamphlet form.

ADOPTED on second reading this ___ day of ___ 2024 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: August 7, 2024
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Toby Thieman, Project Engineer

Information

SUBJECT:

Authorization for 2024 Sewer Replacement - Phase 2 Construction Contract

RECOMMENDATION:

Staff recommends approval for the City Purchasing Division to enter into a contract with Sorter Construction, Inc. for the amount of \$556,299.00 to be allocated for the 2024 Sewer Replacements - Phase 2 project.

EXECUTIVE SUMMARY:

The purpose of this contract is to hire a General Contractor to replace existing sanitary sewer lines in poor condition throughout the sanitary collection system. This phase of sewer replacements packages removal and replacement of sewer lines on Bahamas Way and on 22nd Street. The total length of pipe replacement is estimated to be 1,802 lineal feet. Additionally, this will include replacing seven manholes, asphalt patches, and other incidental work.

BACKGROUND OR DETAILED INFORMATION:

The sanitary sewer main in Bahamas Way was installed with Reinforced Concrete Pipe (RCP) in 1971. An expected lifespan with this pipe material is 100 years. However, there is a sewer lift station upstream of this network of pipes. Lift stations pump the waste to a higher elevated pipe to then allow for gravity flow down the network of mains. Unfortunately, this also produces hydrogen sulfide gas which is highly corrosive and accelerates the aging of the pipe. This sewer main can no longer be jetted or maintained due to its current fragile condition and needs to be replaced.

Another section of RCP sewer pipe in poor condition was identified in 22nd Street south of Gunnison Avenue and has been included for replacement in this contract. Both sections of sewer replacement were designed by staff to include replacement with new

PVC sewer main and service connections, which are more resistant to corrosion. The design will also include an improved alignment in Bahamas Way to eliminate two manholes for improved efficiency.

A formal Invitation For Bid (IFB) was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. The City received five (5) bids for the project, which were found to be responsive and responsible in the following amounts:

Contractor	Location	Bid Amount
Sorter Construction	Grand Junction, CO	\$556,299.00
M.A. Concrete Construction	Grand Junction, CO	\$637,352.00
Mountain Valley Contracting	Grand Junction, CO	\$672,686.91
K & D Construction	Grand Junction, CO	\$826,974.65
Dirtworks Construction	Grand Junction, CO	\$1,458,985.00

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funds for this contract are included in the 2024 Adopted Budget in the Sewer Fund.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Sorter Construction, Inc. for Construction Services for a bid amount of \$556,299.00 to be allocated for the 2024 Sewer Replacement Bahamas Way and 22nd Street and Gunnison Avenue Project.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: August 7, 2024
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: William Comerer, Project Engineer

Information

SUBJECT:

Authorization for Kannah Creek Water Storage Tank Project Construction Contract

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a construction contract with Legacy General Contracting for the Kannah Creek Water Storage Tank project (Concrete Water Storage Tank option) in the amount of \$665,616.00.

EXECUTIVE SUMMARY:

This item is to award a construction contract for the Kannah Creek Water Storage Tank project. Peak demand on the Kannah Creek water system has exceeded storage capacity. The City has procured plans and chosen a bidder to construct a 150,000 gallon concrete water storage tank in order to upgrade the water storage capacity of the Kannah Creek water system.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction operates the Kannah Creek water system, which provides water to approximately 400 customers near Whitewater. The City purchased the Purdy Mesa Livestock Water Company potable water system in April of 2000, which serves customers in the Kannah Creek valley, Reeder Mesa, and Purdy Mesa. The City has since made improvements including the installation of direct filter equipment to improve water quality in 2001 and 2009. The Kannah Creek Water Storage Tank Project is another important step in the continued maintenance and improvements to this water system.

The Kannah Creek water system consists of a small water treatment facility, three water storage tanks near Juniata Reservoir, and a distribution system consisting of primarily 2- to 4-inch diameter PVC pipes. The existing storage tanks include two

10,000-gallon concrete tanks, and one 20,000-gallon fiberglass tank. The Kannah Creek Water Storage Tank Project will replace the two existing concrete water storage tanks with a 150,000-gallon tank on the hilltop southwest of Juniata Reservoir. The existing fiberglass tank will be converted to redundant water storage for circumstances such as maintenance and inspections of the proposed tank. The 150,000-gallon capacity has been selected to meet the present needs of the water distribution system.

Two bid alternates for tank material were solicited: (1) cast-in-place concrete and (2) welded steel. The concrete tank alternative has been selected. The welded steel bid alternative was solicited because steel tanks can have a lower initial cost, which is not the case in the bids that were received.

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
Legacy General Contracting, Inc.	Palisade, CO	Concrete Bid: \$665,616.00 Steel Bid: Non-responsive
Meridian Contracting, Inc.	Albuquerque, NM	Concrete Bid: \$1,636,045.00 Steel Bid: \$1,403,425.00
Moltz Construction, Inc.	Salida, CO	Concrete Bid: No Bid Steel Bid: \$971,000.00
Velocity Constructors, Inc.	Englewood, CO	Concrete Bid: \$1,208,931.00 Steel Bid: \$1,347,653.00

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 Winter 2024 - Spring 2025.

FISCAL IMPACT:

Funding for this project is included in the 2024 Adopted Budget for the Water Services Enterprise Fund.

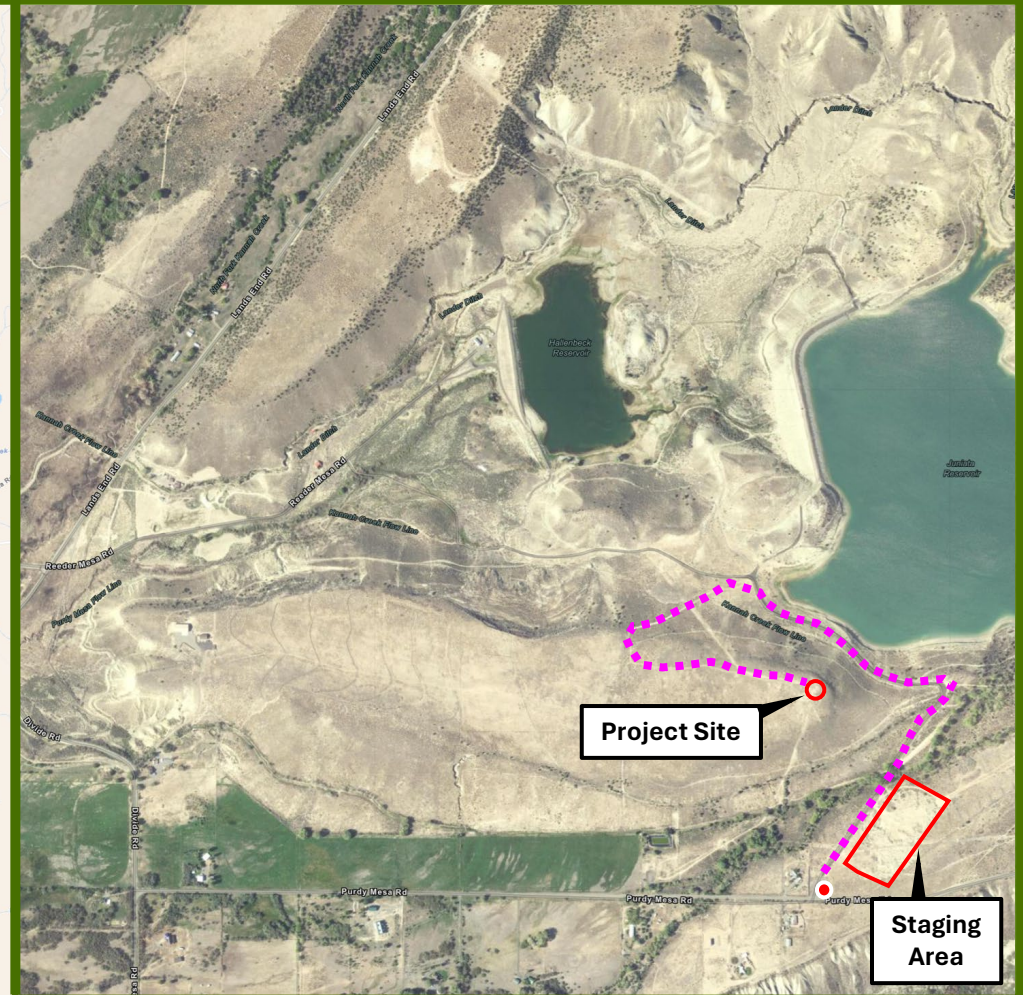
SUGGESTED MOTION:

I move to (authorize/ not authorize) the City Purchasing Division to enter into a contract with Legacy General Contracting of Palisade, Colorado for the Kannah Creek Water Storage Tank project in the amount of \$665,616.00.

Attachments

1. Vicinity Map

Kannah Creek Water Storage Tank



Pre-Bid Meeting Driving Directions:



- From Grand Junction head southeast on US 50
- Turn left (east) onto Kannah Creek Rd
- Drive 2.9 miles and continue onto Lands End Rd
- Drive 2.8 miles and turn right on Divide Rd
- Turn left onto Purdy Mesa Rd and drive 1 mile to the Juniata Trailhead parking lot (next to staging area)

Notes: _____



Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: August 7, 2024
Presented By: Trenton Prall, Engineering & Transportation Director
Department: Engineering & Transportation
Submitted By: Kenneth Haley, Engineering Manager

Information

SUBJECT:

Authorization for North Avenue Enhanced Transportation Corridor Design Services Contract

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a contract design services with Muller Engineering Company for the North Avenue Enhanced Transportation Corridor project in an amount not to exceed \$1,566,537.00.

EXECUTIVE SUMMARY:

This item is for consideration awarding a contract for design services on the North Avenue Enhanced Transportation Corridor project, which includes all design and permitting services necessary for the construction of detached multi-modal paths and landscaping improvements along North Avenue from 28 ½ Road to I-70B on the north side and 29 Rd to I-70B on the south side.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction is committed to providing a multi-modal transportation system as part of the City's Strategic Plans focused on providing inclusive and safe infrastructure. North Avenue has served the community as a major arterial since its construction in the mid-1950s. While it has functioned well over the years as a corridor for cars, trucks, and freight, it has lacked transit and pedestrian-friendly elements.

In 2021, the Mesa County Regional Transportation Planning Office received a Colorado of Transportation Transit grant to study North Avenue as an enhanced transit corridor. The Enhanced Transit Corridor (ETC) Study that was completed in 2022 defined a long-term vision for North Avenue and identified a set of prioritized infrastructure improvements to provide facilities that better accommodate bicycle, pedestrian, and

transit users. Some of the high-priority infrastructure needs specifically identified gaps in the sidewalk infrastructure on the east end of the corridor and moved some of these projects as far as 30% design.

The City of Grand Junction has since received a Transportation Alternative Program grant (federal) as well as Multi-Modal Options Fund grant (state) to fund the final design, right-of-way acquisition, and construction of the following sections.

1. Sidewalks on North side from 28 1/2 Road to 29 Road.
2. Sidewalks on the South Side from 29 Road to 29 1/2 Road.

These segments are identified in the Grand Valley Regional Transportation Planning Office's 2045 Regional Transportation Plan, in the City's active transportation plans, and are listed as the second highest priority for the City's Urban Trails Committee. Transit (federal) and MMOF (state) grant funding were initially secured for final design of these two high priority segments and then additional TAP grant funding was secured to extend the project east to I-70B on both sides of the corridor.

The proposed project would include installation of 8-foot detached sidewalks with landscaping improvements integrated with transit stops. The scope of this design services contract will include providing all Surveying, Civil Engineering, Landscaping, Lighting design, Utility coordination, & Environmental services necessary to produce final construction documents and obtain necessary CDOT permitting. The proposed improvements are anticipated to require acquisition of right-of-way and/or easements from up to 52 property owners along North Avenue. The scope of this design contract includes full acquisition services in accordance with federal guidelines, which will consist of providing all title work, appraisal services, property owner coordination/negotiations, and closing services.

A formal Request for Proposals (RFP) was issued to solicit proposals from firms that were able to assist in providing the professional design services necessary for the project, which included a qualification based selection process in compliance with the grant funding requirements. The RFP was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. Five (5) proposals were received from the following firms:

Firm	Location
Muller Engineering	Lakewood, CO
Short Elliot Hendrickson	Grand Junction, CO
JR Engineering	Centennial, CO
Felsburg Holt & Ullevig	Greenwood Village, CO
SGM Engineering and Surveying	Glenwood Springs, CO

A selection committee reviewed the proposals and interviewed the top 4 ranking firms.

- 1. Muller Engineering
- 2. Short Elliot Hendrickson
- 3. Felsburg Holt & Ullevig
- 4. SGM Engineering and Surveying

Based upon initial scored reviews and interviews held, the selection committee selected Muller Engineering Company, Inc. as the top ranked firm and entered into negotiations. The final scope and proposed services would be billed at rates established in the contract with a not-to-exceed amount of \$1,566,537.00.

Per Section 1.1.3 of the Purchasing Manual, Confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The design, right-of-way acquisition, and permitting services for the North Avenue Enhance Transportation Corridor project are included in the 2024 Adopted Budget. The project is funded in part by grants from CDOT transit funds, CDOT Multi-modal Options Fund, and federal Transportation Alternative Program administered by the Colorado Department of Transportation (CDOT) and will need to comply with the CDOT Local Agency project process.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Muller Engineering Company, Inc. for design services on the North Avenue Enhanced Transportation Corridor project for an amount not to exceed \$1,566,537.00.

Attachments

- 1. Exhibit - North Ave - Funded Sections

Figure 8 Prioritization of Future Sections of Multiuse Trail

Already Complete

- 12th Street to 23rd Street – both sides

Currently Advancing

- 28 ½ Road to 29 Road – north side
- 29 Road to 29 ½ Road – south side

Tier 1 – Complete End-to-End Trail on One Side

- 1st to 12th Street – south side
- 23rd Street to 28 ½ Road – north side
- 29 ½ Road to I-70B – south side

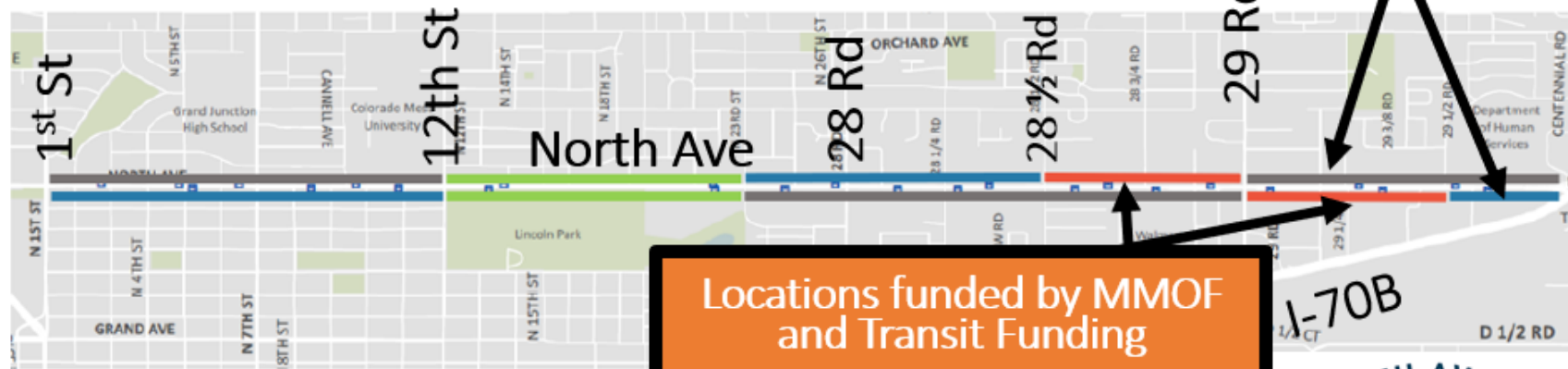
Tier 2 – Complete Remaining Missing Segments

- 1st to 12th Street – north side
- 23rd Street to 29 Road – south side
- 29 Road to I-70B – north side

Funded Sections

TAP Funding

Locations funded by MMOF and Transit Funding



North Avenue Multiuse Trail Buildout Prioritization

- | | |
|---|---|
| — Already Complete | — Tier 1 Priority |
| — Currently Advancing | — Tier 2 Priority |



North Avenue Enhanced Transit Corridor Improvements Location Map



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: August 7, 2024
Presented By: Ashley Chambers, Housing Manager
Department: Community Development
Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs (DOLA) for the More Housing Now and Land Use Initiative

RECOMMENDATION:

Staff recommends approval of this resolution.

EXECUTIVE SUMMARY:

This request is to seek authorization to submit a grant application to the Department of Local Affairs (DOLA) for a \$2 million grant. This grant will support the infrastructure development of the Salt Flats project, a 21.45-acre site in the City of Grand Junction. The City would be required to fund approximately \$800,000, which includes a local match of \$500,000 and contingency funds should it need to be expended. The Salt Flats project aims to develop between 350 and 550 affordable and attainable housing units, addressing the critical need for housing in our community.

BACKGROUND OR DETAILED INFORMATION:

The More Housing Now and Land Use Initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development. The initiative focuses on adopting land use strategies and other measures to enhance housing opportunities for communities. Recognizing that a primary obstacle to development is the high cost associated with providing the necessary infrastructure—which can deter affordable and attainable housing projects—the More Housing Now Initiative specifically sets aside funding under the Energy & Mineral Impact Assistance (EIAF) program to target infrastructure expenses and facilitate these housing developments.

The City of Grand Junction currently has a Letter of Intent (LOI), approved by the City Council through Resolution 23-24, with EN-SIM QOF, LLC (Enstrom's). The LOI outlines the proposed terms and conditions for the City's purchase of 21.45 acres of an existing 35.85-acre parcel. The property is zoned R-24 and could support up to 550 affordable and attainable/workforce homes anticipated in three to four years over the next 10 years. The purchase price included in the LOI is \$3.2 million. The project has already been selected for Proposition 123 funding through the Landbanking program through the Colorado Housing and Finance Authority (CHFA) grant to assist in the acquisition of this property, in the amount of \$2.2 million. The LOI stipulates that the City will contract for various street improvements through and adjacent to the development.

Along with utilities, the estimated cost of these improvements totals \$12.2 million and is estimated to occur in several phases. The LOI proposes that the current property owner will contribute \$2 million towards their share of the street improvements and utility extensions in two phases, \$1 million shall be due on or before January 1, 2026, and \$1 million will be due upon the Buyer's substantial completion, as determined by the Buyer, of the improvements required by the Subdivision Process. Some funding through the Transportation Capacity Payment Impact Fee is likely for the project. However, staff intends to continue seeking additional grant and other funding opportunities for the remaining balance and future phases of the project.

Phase one of the project is estimated to cost approximately \$2.8 million. \$2 million is being requested through DOLA's More Housing Now Grant, with \$800,000 that includes a \$500,000 match and \$300,000 contingency funds for the project, which would require an appropriation ordinance to fund from General Fund reserves upon award of the grant.

Phase one infrastructure will include:

- Construction of approximately 1650 feet of 70 foot wide collector of roadway connecting Grand Ave at 28 Rd to 28 ¼ Rd.
- Construction of 650 foot, west half of a 78 ft wide collector on the east side of the property connecting 28 ¼ Rd from Grand Ave north to existing 28 ¼ Rd.
- Installation of 5800 feet of water, sewer and storm drain lines.
- Installation of gas, electric, telephone, and conduit for fiber along the Grand Ave and 28 1/4 Road to support residential developments.
- Development of stormwater management systems and a retention basin to ensure proper drainage and mitigate flood risks.

The Salt Flats site is currently undergoing the subdivision process, with staff anticipating being under contract for acquisition in late August or early September. The City anticipates the future subdivision of the property and/or land leases and the construction of various housing types, including rental and homeownership options. This will be achieved through the collaboration of multiple non-profit and housing

developers, facilitated through partnership agreements and through the City’s Request for Proposal (RFP) or Request for Qualification (RFQ) processes.

In October 2021, City Council adopted 13 housing strategies to create a balanced approach for promoting both affordable housing and attainable housing. Affordable housing for the City has been defined as rental housing for households making less than 60 percent or for-sale units for households earning less than 100 percent AMI. Attainable housing is defined by the City as rental housing for households making between 60 percent AMI and 80 percent AMI and for-sale units for households earning between 100 percent and 120 percent AMI. As part of the strategies, the City adopted Strategy 6 which would “Allocate city-owned land and/or strategically acquire vacant or underutilized properties for affordable and mixed-income housing.” This strategy was intended to assist in meeting the shortage of affordable/attainable housing and to promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

FISCAL IMPACT:

The total project cost includes \$3.2 million for the land purchase, and \$12.2 million for the improvements. Funding for the land purchase includes an award of \$2.2 million for a Proposition 123 grant awarded in 2024, and \$1 million included in the 2024 Adopted Budget.

The estimated total cost for phase one of the Salt Flats Infrastructure project is approximately \$2.8 million. Funding sources comprise a \$2 million request from DOLA's More Housing Now Grant, with the City local match of \$800,000, which includes \$500,000 towards the project and approximately \$300,000 for contingency. If the grant is awarded, staff will bring a subsequent request along with an appropriation ordinance to Council, to fund the \$800,000 local match from General Fund Reserves.

Of the \$9.4 million cost for the remaining phases, \$2 million will be funded by the current property owner. Staff plans to continue seeking additional grants and funding opportunities for the remaining \$7.4 million in costs for future project phases.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No.xx-24 for submission of an application to Department of Local Affairs for the More Housing Now and Land Use Initiative.

Attachments

- 1. More Housing Now - Letters of Support
- 2. 3d promo version of charette design
- 3. Option F View 1 051024
- 4. Option F View 2 051024
- 5. RES-DOLA More Housing Now



Chaparral West Inc.

P.O. BOX 1765 Grand Junction, CO 81502

Phone: 970-244-9986 Fax: 970-244-8858

07/26/2024

Ashley Chambers, MPA
Housing Manager
City of Grand Junction
250 N. 5th Street

Dear Ms. Chambers,

On behalf of Chaparral West Inc., I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Chaparral West Inc. sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. Chaparral West Inc. is interested in pursuing a single family, for sale, affordable product at this location. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

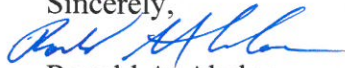
Chaparral West Inc. strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our

July 29, 2024

community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Ronald A. Abeloe

President

Chaparral West Inc.

Office (970-244-9986 ext. 301)

Cell (970-234-5681)



July 26, 2024
More Housing Now Review Committee
Department of Local Affairs
1313 Sherman St., Suite #518
Denver, CO 80203

Dear Review Committee

On behalf of 9th Path Advisors, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, from the Colorado Department of Local Affairs (DOLA), is crucial for local governments working to boost affordable and attainable housing through improved land use strategies.

Grand Junction's commitment to increasing housing diversity is evident in its thirteen housing strategies. The Housing Needs Assessment highlights a shortfall of around 2,200 units due to rising rental rates (over 43%) and home prices (nearly 60% increase). This gap is largely due to inadequate housing supply and a lack of well-designed, affordable housing communities.

Land acquisition and infrastructure are vital for successful housing projects. The More Housing Now and Land Use Initiative addresses these needs, making it a key solution for overcoming current barriers.

The City's Salt Flats Project, which involves acquiring 21.45 acres and developing 350-550 affordable units, is a promising step towards alleviating the housing shortage and offering diverse housing options. 9th Path Advisors believes this project will create a vibrant, inclusive community and is enthusiastic about potential future collaborations with the City of Grand Junction. We would be interested in developing 5 to 30 acres.

We urge you to approve this grant application to support this essential project. Thank you for your consideration. Please contact me if you wish to discuss further.

Best Regards,

Brooks Cowles
Founder | Principal
9th Path Advisors, LLC
bcowles@9thpathadvisors.com



John Gargasz
Founder & Managing Partner
Aspire Residential LLC
21 Continental Blvd
Merrimack, NH 03054

July 25, 2024

Ashley Chambers
Housing Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Dear Ashley,

On behalf of Aspire Residential, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Aspire Residential envisions transforming the Salt Flats site into a vibrant, inclusive community with a net-zero carbon footprint. We plan to leverage our in-house expertise and vertically-integrated approach to develop high-quality, energy-efficient buildings at a low cost basis to achieve net-zero, sustainable, attainable, healthy, and resilient housing. Our strategies include: designing to the passive house standard, certifying to net zero ready, and adding rooftop solar to achieve full net zero operating carbon. Aspire's buildings are all electric with heat pump HVAC, heat pump hot water, heat pump washer/dryer in unit and induction stoves. Our overall construction is more resilient than competing buildings and lower insurance risk. Finally, we design for optimal embodied carbon over the full design life of the building.

Once available, Aspire intends to request 4 acres of the Salt Flats project for 96 units of middle-income multifamily rental apartments. It consists of 72 one-bedroom/one-bath units and 24 two-bedroom/two-bath units as well as an exterior playground and BBQ/picnic area. It will be 4 three-story buildings of 24 units each. In terms of the building specs, each floor of each building will have 6 one-bedroom units and 2 two-bedroom units, with the two-bedroom units being the end units on each floor. The first floor is ADA compliant, ensuring accessibility for all residents. Constructed to meet ASHRAE 90.1 standards, it aligns with Passive House principles for energy efficiency. The roof is equipped with solar panels to achieve net zero energy status. More details can be found on Aspire's website. (<https://www.aspireres.co/>)



Rendering of a typical Aspire Building

In addition, Aspire intends to request another 4 acres for 32 units of 120 AMI for-sale single-family, net-zero housing. Please refer to the Barrett Hill project, an affiliate project of Aspire Residential, for the building specs. Aspire would modify the Barrett Hill design for a smaller square foot, more affordable variant for the Salt Flats community. (<https://www.barrethillhudson.com/>)



Rendering of the Barrett Hill project

Aspire Residential strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

John Gargas

Founder & Managing Partner
Aspire Residential
john.gargas@aspireres.co
+1 603 320 5123

Appendices

John Gargasz Background

John Gargasz, age 55, is a serial tech entrepreneur and real estate professional. In the tech realm, John has served as engineer, general manager, managing director, investor and board member across a variety of business verticals including defense technology, Internet of Things (IOT) wireless networks, advanced materials, clean energy and robotics automation. He also cofounded 10X Ventures, a seed stage tech angel fund.

Mr. Gargasz's real estate experience includes development, infrastructure and construction of single-family homes, as well as multifamily and SFH distressed asset acquisition and as a limited partner in various multifamily projects. Since 2022, Mr Gargasz has researched cost effective, net zero, sustainable building design and operations to develop the Aspire Residential business model. Mr. Gargasz holds a B.S. in Mechanical Engineering from the University of Colorado Boulder (CU), completed 1 year of Environmental Engineering graduate studies at CU and completed the MIT Sloan School Greater Boston Executive Program. He resides in the Boston area with his wife Laura. They are the parents of two grown children. Mr Gargasz supports various charitable causes and served as a past chair of the Entrepreneurs Foundation of New Hampshire (non-profit) and currently serves on the STEM Advisory Committee at The Derryfield School.

Real Estate Track Record

- Marion Creek Partners. Mr Gargasz led a small fund to acquire 50 homes in the Kissimmee, Florida area in 2009-2010. The homes were managed as rentals for a number of years and then sold off.
- Winter Garden Realty. In 2010, Mr Gargasz led the acquisition of a 64-unit apartment complex in Winter Garden Florida as managing member. He managed the stabilization, renovation and rebranding of the property as Garden City Apartments. He continues to manage the property via Gargasz Property Management (GPM).
- Lilac Garden (Dover, NH), Oakgate (Gainesville, FL), The Henry (Lakeland, FL). Mr Gargasz has been/continues to be a limited partner in these value-add multifamily projects.
- Since 2013, Mr Gargasz had developed and built semi-custom homes in Southern NH including Skyview Estates (63 homes) and Eagles Nest Estates (75 units). He is currently permitting a 26 unit duplex project in Hudson NH with that is intended to be Net Zero Ready and full Net Zero homes.
- Mr Gargasz led the repositioning and lease up of 21 Continental Boulevard a 110k sq ft commercial office/R&D space in Merrimack NH.

About Aspire

Aspire Residential is a real estate investment company committed to sustainability and affordability while ensuring profitability for our investors. Through a vertical integration approach, we develop, build, own, and operate attainable, net-zero, sustainable, healthy, and resilient multifamily communities in suburban United States. At Aspire Residential, we firmly believe that real estate investment is a long-term endeavor, and it creates enduring value for both our investors and community residents.

Aspire Strategy

Aspire believes it can address this challenge with the following approach:

- Long term ownership to justify longer duration ROI which in turn allows for more aligned tenant/owner incentives
- Building a 'Model T but in any color' multifamily product to minimize project to project incremental expenses (engineering, architecture, construction management, property management)
- To a reasonable extent, purchase materials direct including HVAC, appliance, flooring, cabinets and fixtures to eliminate distribution channel and subcontractor mark up.
- In certain geographies, partner with general contractors to defer the fee into the limited partner ownership structure
- Intelligently integrating business systems end to end to optimize design, construction and cost of ownership
- Include utilities in the rent to generate incremental margin
- Use proven materials and software in our buildings - fast follower approach

- Leveraging federal, state and local incentives and grants to offset the higher CAPEX associated with net-zero construction
- Replicating this model across geographies to achieve benefits of scale through local partnerships



Counseling & Education Center

Professional. Affordable. Counseling for ALL.

July 23, 2024

More Housing Now Review Committee
Department of Local Affairs
1313 Sherman St, Suite #518
Denver, Colorado 80203

Dear Review Committee,

On behalf of the Counseling & Education Center, a nonprofit mental health service organization in Grand Junction, I am writing to express our strong support for the City of Grand Junction’s grant application for The More Housing Now and Land Use Initiative.

The City of Grand Junction, through its 13 housing strategies, is committed to increasing housing choice and diversity within the community. The most recent local Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

As a nonprofit mental health counseling agency serving predominantly low-income clients, we see firsthand the mental and emotional distress that housing insecurity inflicts upon our community members and the vast ripple effect this has on people’s emotional, physical, and financial health.

Land acquisition and infrastructure development are critical components for successful affordable housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The City of Grand Junction’s Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project aligns with the City’s strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

The Counseling & Education Center sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community where community members have access to safe and affordable housing—a key social determinant of health. Our organization strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape, leading to better emotional and physical health outcomes for community members. We urge you to approve this grant application to help realize this critical project.

Thank you.

Respectfully,

Hali Nurnberg, LPC
Executive Director

Counseling & Education Center/CEC

2708 Patterson Road
Grand Junction, CO 81506

Phone: 970-243-9539

Fax: 970-245-7493

Web: cecwecare.org

COLORADO HEALTH NETWORK

INC.

July 24, 2024

Dear Review Committee,

On behalf of Colorado Health Network, Inc. (CHN), I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

CHN sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. As a health services organization, CHN knows that housing is health care and the absence of housing is one of the greatest barriers to health and wellbeing. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve the goals improving access to housing and improving health.

CHN strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Darrell Vigil, MBA
Chief Executive Officer
Darrell.Vigil@coloradohealthnetwork.org



REGIONAL TRANSPORTATION PLANNING OFFICE

Grand Valley MPO • Grand Valley TPR • Grand Valley Transit

July 26, 2024

RE: **Letter of Support- More Housing Now and Land Use Initiative**

Dear Review Committee Members,

The Mesa County Regional Transportation Office (RTPO) houses the Grand Valley Metropolitan Planning Organization and also oversees Grand Valley Transit (GVT). On behalf of the RTPO, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction's Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing. The City's Salt Flats Project aims to address many of the obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. **The Mesa County Regional Transportation Planning Office sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community.**

Given the strong correlation between affordable transportation options and affordable housing, RTPO staff has been involved in the City of Grand Junction's housing study, homelessness study and workshop and the visioning for the Salt Flats Project. We understand that providers of affordable housing and public transportation are natural partners working on the same overall goal to improve livability and affordability in our region. **At the RTPO, we believe that Grand Valley Transit will play a critical role in the success of the Salt Flats Project, and are committed to serving the development to the best of our abilities with available resources.**

RTPO is very pleased to have been included in the Salt Flats discussion early on, allowing us to study the possibility of transit service from the beginning. During the visioning workshop held in May, GVT presented on preliminary route adjustment to Route 9 in order to better serve the Salt Flats Project with transit service running along the entire

west boundary of the site on 28 Road. While further study is needed, this route realignment appears to be feasible, and if implemented, would provide the Salt Flats Project with direct connections to Downtown, east North Avenue and the Mesa County Community Services Campus. We look forward to working with the City to help advise how the project can be best designed in a transit-supportive manner (bicycle and pedestrian connectivity, siting of housing density, transit stop design, etc.).

The RTPO strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Brosig', written over a horizontal line.

Dana Brosig P.E

Director

Regional Transportation Planning Office

dana.brosig@rtpo.us



GRAND
JUNCTION
HOUSING
AUTHORITY

July 24, 2024

Colorado Department of Local Affairs
Housing Now and Land Use Initiative

Dear Sir or Madam,

On behalf of Grand Junction Housing Authority, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Grand Junction Housing Authority sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.





GRAND
JUNCTION
HOUSING
AUTHORITY

Grand Junction Housing Authority strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jody M. Kole". The signature is fluid and cursive.

Jody Kole
Chief Executive Officer
Grand Junction Housing Authority
jkole@gjha.org
970-245-0388



July 24, 2024

More Housing Now Review Committee
Department of Local Affairs (DOLA)
1313 Sherman Street Ste. 518
Denver, CO 80203

Dear Committee Members,

On behalf of Grand Valley Peace & Justice I am expressing our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, supports local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Grand Valley Peace & Justice has seen the Salt Flats land lay vacant for years. With your help, the City of Grand Junction could create a vibrant, inclusive community there instead. We regularly receive calls from families who find themselves without housing and I have nowhere to send them, frankly. That is why this type of support is crucial to truly House People in Grand Junction Now!

We strongly urge you to approve this grant application to help realize this critical project. On behalf of all those who are couch surfing with their children and camping, thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sherry Cole".

Sherry Cole, Program Coordinator
programcoordinator@gvpeacejustice.org
Direct Line: 970.985.4253

985.4253

west boundary of the site on 28 Road. While further study is needed, this route realignment appears to be feasible, and if implemented, would provide the Salt Flats Project with direct connections to Downtown, east North Avenue and the Mesa County Community Services Campus. We look forward to working with the City to help advise how the project can be best designed in a transit-supportive manner (bicycle and pedestrian connectivity, siting of housing density, transit stop design, etc.).

The RTPO strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Dana Brosig P.E
Director
Regional Transportation Planning Office
dana.brosig@rtpo.us



Building Homes, Building Lives

PO Box 4947, Grand Junction, CO 81502
2936 North Ave, Grand Junction, CO 81504
(970) 255-9850. www.HabitatMesa.org

To Whom It May Concern;

On behalf of Habitat for Humanity of Mesa County, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Habitat for Humanity of Mesa County sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. As an affordable housing partner in the community, we envision being able to build many cottage style homes for residents of the community between 30-80% of the Area Median Income. The inclusion of infrastructure development would allow for us to build many more homeownership opportunities on the Salt Flats project. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

Habitat for Humanity of Mesa County strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurel Cole", is written over a white background.

Laurel Cole
Executive Director
Habitat for Humanity of Mesa County
LCole@hfhmesa.org or 970-234-0423





July 24, 2024

More Housing Now Review Committee
Department of Local Affairs
1313 Sherman St, Suite #518
Denver, Colorado 80203

To Whom it May Concern:

On behalf of HomewardBound of the Grand Valley, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

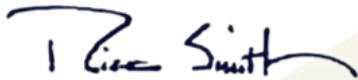
The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

HomewardBound sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. [insert your vision on how your organization could utilize the site and infrastructure] We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

HomewardBound strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Rick Smith
Chief Executive Officer
HomewardBound of the Grand Valley
rsmith@hbgv.org



July 25, 2024

Colorado Department of Local Affairs
1313 Sherman St. Suite 518
Denver, CO 80203

Dear Colorado Department of Local Affairs,

On behalf of Housing Resources of Western Colorado, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. The City of Grand Junction, through its affordable housing strategy, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase. Land acquisition and infrastructure development are critical components for the success of such housing projects. These components create high upfront costs that make it difficult for nonprofit and traditional market developers to create viable developments.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and the development of infrastructure to support 350 to 550 units of affordable housing. This project aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, backgrounds, abilities, and incomes.

Housing Resources sees potential in the Salt Flats site for creating a mixed-income, mixed-tenure, mixed-use community in the heart of Grand Junction. We are encouraged about the possibility of partnering with the City of Grand Junction at the Salt Flats site to bring affordable rental and homeownership developments to fruition. We strongly support the City's efforts and urge you to approve this grant application to help realize this essential project.

Sincerely,

Emilee Powell
Executive Director



mesa county
COLLABORATION
for the **UNHOUSED**

July 24, 2024

Colorado Department of Local Affairs
Housing Now and Land Use Initiative

Dear Sir or Madam,

On behalf of Mesa County Collaboration for the Unhoused (MCCUH) I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Mesa County Collaboration for the Unhoused sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. MCCUH is committed to the thirteen housing strategies and this Salt Flats project is aligned with this group's work to improve the system of care for those who are unhoused and those at risk of becoming unhoused. We are excited about the potential opportunity for additional partnerships with the City of Grand Junction to achieve these goals.

MCCUH strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Scott Aker

Chair

Mesa County Collaboration for the Unhoused

saker@gjha.org

MCCUH Partner Members:

Scott Aker, COO, GJ Housing Authority

Xavier Crockett, Executive Director, MC Health Department

Sherry Price, Housing Outreach Specialist, City of GJ

Jackie Sievers, COO, Quality Health Network

Bill Wade, Board, Homeward Bound, The Resource Center

Stephania Vasconez, ED, Mutual Aid Partners

Alex Rodriguez, Program Director Mind Springs Behavioral Health

Sarah Robinson, Chair, Grand Valley Homeless Coalition

Jum Curtsinger, Grand Valley Catholic Outreach

Jed Balestrieri, COO, Hilltop Community Services

Lisa Mills, Director, Mesa County Behavioral Health

Victoria Grasmick, Community Dir., Intermountain Health

Candace Carnahan, ED, GJ Chamber of Commerce

MLR Design & Development

July 25, 2024



Dear Department of Local Affairs,

On behalf of MLR Design & Development, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative.



The More Housing Now initiative supports local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities. The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. **The city's Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing as rental rates have increased over 43% and home prices have increased 60% in recent years.** Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes. MLR Design & Development sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. Our firm is participating in concept and design efforts, and intends to participate as a developer. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

MLR Design & Development strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,



Kelly Milan
Principal
MLR Design & Development
kelly@mlrdd.com
+1(954)558-1249



July 25, 2024

To Whom It May Concern;

On behalf of Mutual Aid Partners, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

Mutual Aid Partners is a 501c3 nonprofit organization that has been operating in Mesa County since 2020. We are a community-led, grassroots-oriented nonprofit that focuses on building community, while reducing food insecurity and poverty, through a platform that centers on the connection between community members, resources, and organizations, maximizing access to services.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Mutual Aid Partners sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community as we have seen firsthand how the City of Grand Junction has been a dedicated collaborative partner in creating innovative solutions for affordable housing that includes unique perspectives and access to service providers. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

Mutual Aid Partners strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration,

Stephania Vasconez

Stephania Vasconez
Founder, Executive Director

E INFO@MUTUALAIDPARTNERS.ORG **W** MUTUALAIDPARTNERS.ORG



ROCKY MOUNTAIN HEALTH FOUNDATION

July 23, 2024

To Whom it May Concern:

On behalf of Rocky Mountain Health Foundation, I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction has made an impressive commitment to being an important partner in tackling the lack of affordable housing in the Grand Valley. Through their dedicated staff, the conduct of a thorough needs assessment and now as a leader in collaborative efforts to address the needs of the unhoused as well as increasing housing choice in our community the City is making significant contributions to implementing solutions in the area of housing.

Obviously, land is a fundamental component of any project. The location under consideration makes sense and aligns with the City strategy of promoting housing for all people regardless of abilities or income. The purchase of the Salt Flats property, allowing for between 350 and 550 units of housing, is a significant step in addressing the chronic need for attainable housing in our community.

Rocky Mountain Health Foundation sees great potential in this project, we urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

Michaelle Smith
Executive Director
Rocky Mountain Health Foundation
michaelle@rmhealth.org (970) 644-8126



July 26, 2024

More Housing Now Review Committee
Department of Local Affairs
1313 Sherman St, Suite #518
Denver, Colorado 80203

To the More Housing Now Review Committee,

On behalf of Situs Real Estate Corp., I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, from the Colorado Department of Local Affairs (DOLA), is crucial for local governments working to boost affordable and attainable housing through improved land use strategies.

Grand Junction's commitment to increasing housing diversity is evident in its thirteen housing strategies. The Housing Needs Assessment highlights a shortfall of around 2,200 units due to rising rental rates (over 43%) and home prices (nearly 60% increase). This gap is largely due to inadequate housing supply and a lack of well-designed, affordable housing communities.

Land acquisition and infrastructure are vital for successful housing projects. The More Housing Now and Land Use Initiative addresses these needs, making it a key solution for overcoming current barriers.

The City's Salt Flats Project, which involves acquiring 21.45 acres and developing 350-550 affordable units, is a promising step towards alleviating the housing shortage and offering diverse housing options. Situs Real Estate Corp. believes this project will create a vibrant, inclusive community and is enthusiastic about potential future collaborations with the City of Grand Junction.

We urge you to approve this grant application to support this essential project.

Thank you for your consideration. Please contact me if you wish to discuss further.

Best regards,

A handwritten signature in black ink that reads "Hugo Weinberger".

Hugo Weinberger, President
Situs Real Estate Corp.
www.TheSitusGroup.com
HugoW@TheSitusGroup.com
303-789-3030



July 26, 2024

More Housing Now Review Committee
Department of Local Affairs
1313 Sherman St, Suite #518
Denver, Colorado 80203

To the More Housing Now Review Committee,

On behalf of Western Slope Property Management, I am writing to express our enthusiastic support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units of affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase. From our view the reason is simple: a significant lack of housing supply and – specifically – a lack of thoughtfully designed housing communities built to today's standards of safety and quality that members of our community can afford.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

Western Slope Property Management
1133 N 18th Street, Grand Junction, CO 81501 * 970-434-7000 * leasing@westernslopepm.com

Western Slope Property Management sees tremendous potential in the Salt Flats site for creating a vibrant, modern, and inclusive community. As a regional leader in property management, land planning, and property development services on the Western Slope, we are keenly aware of the extreme housing need at essentially all price levels and areas within the Grand Junction area and especially in the realm of affordable and attainable housing. We also know that this need will best be met by exactly the kind of quality, safe, and thoughtfully designed housing that is proposed at the Salt Flats site. There are very few parcels like this left in the region and this is a unique opportunity for all of us to come together and accomplish something that will have a lasting impact on the community for generations to come. We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals.

Western Slope Property Management strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly and positively impact our community's housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration and please don't hesitate to reach out to me to discuss further.

A handwritten signature in black ink, appearing to read "Jay Taylor". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jay M. Taylor, General Manager

Western Slope Property Management

<http://westernslopepm.com>

jay@westernslopepm.com

970-434-7000

Western Slope Property Management
1133 N 18th Street, Grand Junction, CO 81501 * 970-434-7000 * leasing@westernslopepm.com



7/25/2024

The Colorado Division of Local Government
1313 Sherman Street, Suite #58
Denver, CO. 80203

Dear, DOLA ,

On behalf of Western Slope Native American Resource Center (WSNARC), I am writing to express our strong support for the City of Grand Junction's grant application for The More Housing Now and Land Use Initiative. This initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development by adopting land use strategies and other measures to enhance housing opportunities for communities.

The City of Grand Junction, through its thirteen housing strategies, is committed to increasing housing choice and diversity within the community. The Housing Needs Assessment has revealed a significant shortage of approximately 2,200 units affordable and attainable housing, as rental rates have increased over 43% in recent years, and home prices are approaching a 60% increase.

Land acquisition and infrastructure development are critical components for the success of such housing projects. Without these foundational elements, the high costs can prevent the realization of affordable housing initiatives. The More Housing Now and Land Use Initiative, by targeting these specific needs, provides an essential solution to overcoming these barriers.

The City of Grand Junction's Salt Flats Project aims to address these obstacles through the purchase of 21.45 acres of land and providing infrastructure to support the development of between 350 and 550 units of affordable and attainable housing. This project, aligns with the City's strategy to address the housing shortage and promote diverse housing choices that meet the needs of people of all ages, abilities, and incomes.

WSNARC.ORG



The Western Slope Native American Resource Center sees tremendous potential in the Salt Flats site for creating a vibrant, inclusive community. WSNARC focus's on helping our Native American clients with behavioral health equity. We have many clients that need a stable foundation which would start with have a place to live. There is a shortage of housing in Mesa County and WSNARC would like to have more places for Native Americans and all people in our valley. The city of Grand Junction has always been supportive in helping WSNARC find resources for Natives who live outside the reservation. The More Housing Now and Land Use Initiative will be another huge resource that will help give something back to Native Americans in Grand Junction who need affordable housing and a stable foundation that will give American Indians a building block to continue the healing from the generational trauma and all the behavioral health issues that come along with that. Housing is the first step for a safe place to heal and grow for everyone.

We are excited about the potential opportunity for future partnerships with the City of Grand Junction to achieve these goals. The Western Slope Native American Resource Center strongly supports the City of Grand Junction's efforts and believes that The More Housing Now and Land Use Initiative will significantly impact our community housing landscape. We urge you to approve this grant application to help realize this critical project.

Thank you for your consideration.

Sincerely,

Monique Terpstra
Executive Director
Western Slope Native American Resource Center
Mterpstra@WSNARC.org
(970)261-3289

WSNARC.ORG



Wilson Ave
26th St

N Niagara Cir
S Niagara Cir



OPTION F - 3D MODEL VIEWS



Affordable/Attainable Housing Design Charrette
Design and Planning Workshop | May 2024 | Grand Junction, Colorado



OPTION F - 3D MODEL VIEWS



Affordable/Attainable Housing Design Charrette
Design and Planning Workshop | May 2024 | Grand Junction, Colorado

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. xx-24

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS MORE HOUSING NOW AND LAND USE INITIATIVE UNDER THE ENERGY & MINERAL IMPACT ASSISTANCE FUND PROGRAM.

RECITALS.

City Council has adopted thirteen housing strategies to create a balanced approach for promoting both affordable and attainable housing. Affordable housing is defined by the City as rental housing for households earning less than 60% of the Area Median Income (AMI) or for-sale units for households earning less than 100% AMI. Attainable housing is defined as rental housing for households earning between 60% and 80% AMI, and for-sale units for households earning between 100% and 120% AMI. Strategy 6 of the adopted strategies aims to “Allocate city-owned land and/or strategically acquire vacant or underutilized properties for affordable and mixed-income housing.” This strategy is intended to address the shortage of affordable and attainable housing and to create more housing opportunities for people of all ages, abilities, and incomes.

In developed areas of the City, property and acquisition costs are a major component of the overall cost of affordable housing, contributing up to 20% of the total project cost. With the current market's increased costs for labor, supplies, and inflation, the expense of providing necessary infrastructure to support affordable housing development is a significant barrier. Developers face high expenses to extend roads, water lines, and sewage systems to new sites, which often makes projects financially unfeasible or results in higher rents or purchase prices. Limited land availability in poorly serviced areas further restricts development, as these areas require additional infrastructure upgrades, constraining affordable housing development. Immediate infrastructure investment is essential to reduce costs, attract development, and meet the critical housing needs of low- to moderate-income families in Grand Junction.

The Salt Flats project represents a transformative development aimed at increasing affordable and workforce housing. It will utilize 21.45 acres of a 35.85-acre parcel to develop up to 550 affordable and attainable housing units completed in an estimated 3 to 4 phases over the next ten years. Located centrally along 28 Rd between the I-70 Business Loop and North Avenue, the site is under subdivision review to create city-owned and commercial lots, including one for Enstrom's Candies expansion. The project will offer a range of rental and homeownership options, focusing on affordable rental units for those earning below 60% AMI, for-sale units for those earning 100% AMI, attainable/workforce housing rental units for households earning up to 120% AMI, and for-sale units for those earning up to 140% AMI.

The City of Grand Junction currently has a Letter of Intent (LOI) with EN-SIM QOF, LLC (Enstrom's) for the Salt Flats project, as approved by City Council through Resolution 23-24. The LOI outlines the terms for the City's purchase of 21.45 acres, with a purchase price of \$3.2 million. The project has been selected for Proposition 123 funding through the Landbanking program of the Colorado Housing and Finance Authority (CHFA) for \$2.2 million to assist with the property acquisition, with a \$1 million City

Match encumbered in the 2024 City Housing Budget. The LOI also stipulates that the City will contract for various street improvements through and adjacent to the development.

Future unit development will involve collaboration with multiple non-profit and housing developers through the City's Request for Proposal (RFP) process.

Phase one of the infrastructure for the project is estimated to cost approximately \$2.8 million, with \$2 million being requested through DOLA's More Housing Now Grant, and approximately \$800,000 which includes a \$500,000 grant match and contingency funds set aside from 2024 budgeted City housing funds.

Phase one infrastructure will include construction of approximately 1650 feet of 70 foot wide collector of roadway connecting Grand Ave at 28 Rd to 28 ¼ Rd. Construction of half of a 78 ft collector cross-section on the east side of the property connecting 28 ¼ Rd from Grand Ave north to existing 28 ¼ Rd, installation of 5800 feet of water, sewer and storm drain lines, installation of gas, electric, telephone, and conduit for fiber along the Grand Ave and 28 1/4 Road to support residential developments and development of stormwater management systems, and a retention basin to ensure proper drainage and mitigate flood risks.

The improved infrastructure will enhance transportation networks, as the site has been strategically selected for not only its accessibility, but also to increase future accessibility. It is located near an existing bus route and within 0.24 miles of two established bus stops. Grand Valley Transit has preliminarily indicated that once the site is developed, one of the nearby bus stops will be relocated to the site, further improving public transportation accessibility. The Salt Flats infrastructure will create active transportation connections in both north-south and east-west directions, where none exist today, including new sidewalk facilities and pedestrian connections.

Enhanced infrastructure will also support economic development by creating construction jobs and increasing local business opportunities. Its proximity to key employment and health service corridors including the Lincoln Park Sports Complex, Colorado Mesa University, Veteran's Administration Hospital, North Avenue, and Downtown Business Corridors, along with the addition of commercial areas expected to develop on the southern portion of the current parcel, makes this a prime area for economic opportunity for residents.

The Salt Flats site is currently undergoing the subdivision process, with staff expecting to be under contract for acquisition in late August or early September.

The Project aligns with the criteria for the Grant whereby the City commits a \$500,000 cash match in support of the project, which aligns with the grant's 25% match requirement.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the Interim City Manager to apply to the Colorado Department of Local Affairs for the More Housing Now and Land Use Initiative under the Energy & Mineral Impact Assistance Fund Program in the amount of \$2,000,000, with a \$800,000 expenditure of 2024 budgeted housing funds in the amount of \$800,000 that includes a \$500,000 City cash match, and contingency funds for a total project cost of \$2,800,000, all in accordance with the foregoing Recitals.

Dated this xx day of August 2024.

Abe Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

DRAFT



Grand Junction Planning Commission

Regular Session

Item #5.a.i.

Meeting Date: August 7, 2024

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

Department: Community Development

Submitted By: David Thornton, Principal Planner and Tim Lehrbach, Senior Planner

Information

SUBJECT:

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

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. The 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 later 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 later elevates to a citywide vision many of the same principles that 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 that are not already addressed in the *Comprehensive Plan*, the 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 the 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 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 new policy will be created, the question raised

recently by the City Council concerning drive-throughs in this subarea has not been 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. 5227, 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. 5227, 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.

5227, 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. 5227, 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. 5227, 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. 5227, August 2024”)
 - D. Redlands Area – refer to the *Redlands Area Plan* (“repealed by Ord. 5227, August 2024”)
 - F. Pear Park – refer to the *Pear Park Neighborhood Plan* (“repealed by Ord. 5227, 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. 5227, 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 (adopt/deny) Ordinance No. 5227, an ordinance amending the One Grand Junction Comprehensive Plan and repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan on final passage and order final publication in pamphlet form.

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

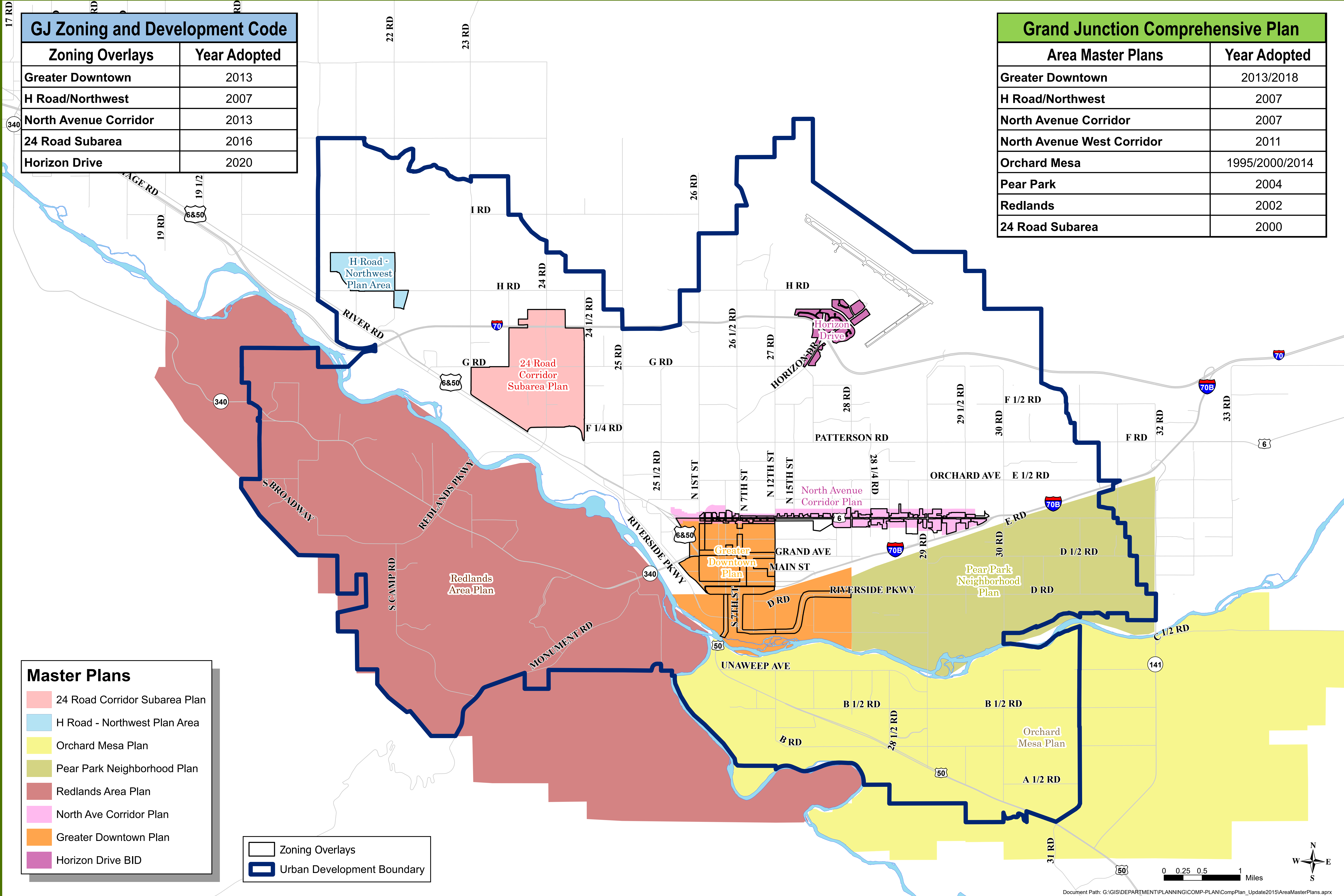
9. Ordinance No. 4629 - 2014
10. Ordinance No. 4808 - 2018
11. Ordinance No. 4971 - 2020
12. ORD-Comp Plan Amend re neighborhood plans 20240711

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

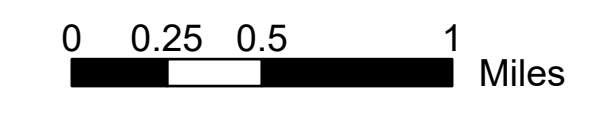
Area Master Plans	Year Adopted
Greater Downtown	2013/2018
H Road/Northwest	2007
North Avenue Corridor	2007
North Avenue West Corridor	2011
Orchard Mesa	1995/2000/2014
Pear Park	2004
Redlands	2002
24 Road Subarea	2000



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.	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
	iii	Identify view sheds/corridors that are important to the community.			
	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.		
	i	No	C 3 Intensification and Growth Tiers p. 56-57	
	ii	No	Redevelopment Area Policy	City established a redevelopment area and policy that includes a portion of the US Hwy 50 corridor on Orchard Mesa.
	iii	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.		
	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.			
		Mesa County	Mesa County	Mesa County

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.			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	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.			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	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.			
	3	Agricultural businesses are viable and an important part of Orchard Mesa's economy.			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	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	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	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	No	This map was part of the 2010 Comp Plan, but is not part of the 2020 Comp Plan.	
	iv	No		Ongoing
	2	Housing on Orchard Mesa is safe and attainable for residents of all income levels.		
	i	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
	ii			
	iii			
iv				
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.		
	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.		
	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.		
	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).		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.
	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.		
	i	Promote Orchard Mesa as a part of the Fruit and Wine Byway.		Mesa County Regulations
	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).			

<p>Orchard Mesa Neighborhood Plan Economic Development</p>		<p>Add to Comprehensive Plan?</p>	<p>Current Comp Plan or Area-Specific Policy Reference and Text</p>	<p>Potential Next Steps/Notes</p>
	<p>i Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the fairgrounds and Whitewater Hill.</p>	<p>No</p>	<p>C 2 PP 2 p. 16 and Resilient and Diverse Economy</p>	
	<p>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.).</p>			

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."		
	i	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	ii	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	iii	No	C 2 PP 6 P. 30	
	iv	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.
	v			
	vi	No	CDOT Access Control Plan	
	2	Safe walking routes lead to all Orchard Mesa schools.		
	i			
	ii			
	iii	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	iv			
	v			
	vi			
	3	Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.		
	i			
ii				

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	<p>C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan.</p> <p>Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.</p>	
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.		
	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.		
		No	C 2 PP 3 p. 19 Responsible and Managed Growth and ZDC and TEDS	

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.			
	i	No	C 2 PPP 3 p. 21 Parks Recreation Open Space (PROS) Plan		
	ii				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.
	iii				Include active, passive and natural areas, to provide a variety of experiences and activities for residents.
	iv	No		This project did not make the list of future projects in the 2021 Parks, Recreation and Open Space (PROS) Master Plan	
	2		The Old Spanish Trail and Gunnison River Bluffs Trail are recreation destinations.		
	i	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.	
	ii				Preserve natural drainages, wildlife habitat and vegetation as open space.
	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.		
	i	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)		
ii	Develop an historic park and/or viewpoint at Confluence Point.				
iii	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.				
iv	Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.				
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.		
	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.		
	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.		
	i	Maintain pedestrian access to the fairgrounds from B Road.		
ii	Provide pedestrian improvements along B Road so residents can safely access the fairgrounds.			
iii	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.	
iv	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.			
	i	No	C2 PP 2 p. 17 Mineral Extraction		
	ii				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.
	iii				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.			
	2	The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.			
	i	No	C 2 PP 8 p. 40		
	ii				Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
	iii				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.				
v	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		
3	Visual resources and air quality are preserved.				
i	No	C 2 PP 8 p. 40			
ii				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.	
v	No	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.		
vi	Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.				
		No			
			ZDC 21.11		
				The ZDC requires full cut-off light fixtures to minimize light pollution.	

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.		
	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.		
		No	C 2, PP 1 p. 15 Preserve, promote, and celebrate Grand Junction's identity, diversity, and history. C 2 PP 8 P. 40 and C 2 PP 1 p. 14	

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

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

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	<p>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.</p>	No	<p>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.</p>	
	<p>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.</p>	No	<p>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.</p>	
	<p>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.</p>	No	<p>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.</p>	

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.

<p>Pear Park Neighborhood Plan Schools-Parks-Trails</p>		<p>Add to Comprehensive Plan?</p>	<p>Current Comp Plan or Area-Specific Policy Reference and Text</p>	<p>Potential Next Steps/Notes</p>
<p>IMPLEMENTATION STRATEGIES</p>	<p>7 Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.</p>	<p>No</p>	<p>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.</p>	

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: <ul style="list-style-type: none"> • 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			
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	ZDC 21.11		
		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	
	INITIATION	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
IMPLEME	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 hardening 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/conservate wetlands, 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 Mesa County's natural heritage of plants, animals, and biological conservation sites.	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		<i>Add to Comprehensive Plan?</i>	<i>Current Comp Plan or Area-Specific Policy Reference and Text</i>	<i>Potential Next Steps/Notes</i>		
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		
	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		
IMPLEMENTATION	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.



Stephanie Sun

City Clerk

Stephanie Sun

President of City Council

Orchard Mesa Neighborhood Plan



Orchard Mesa Neighborhood Plan

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Introduction

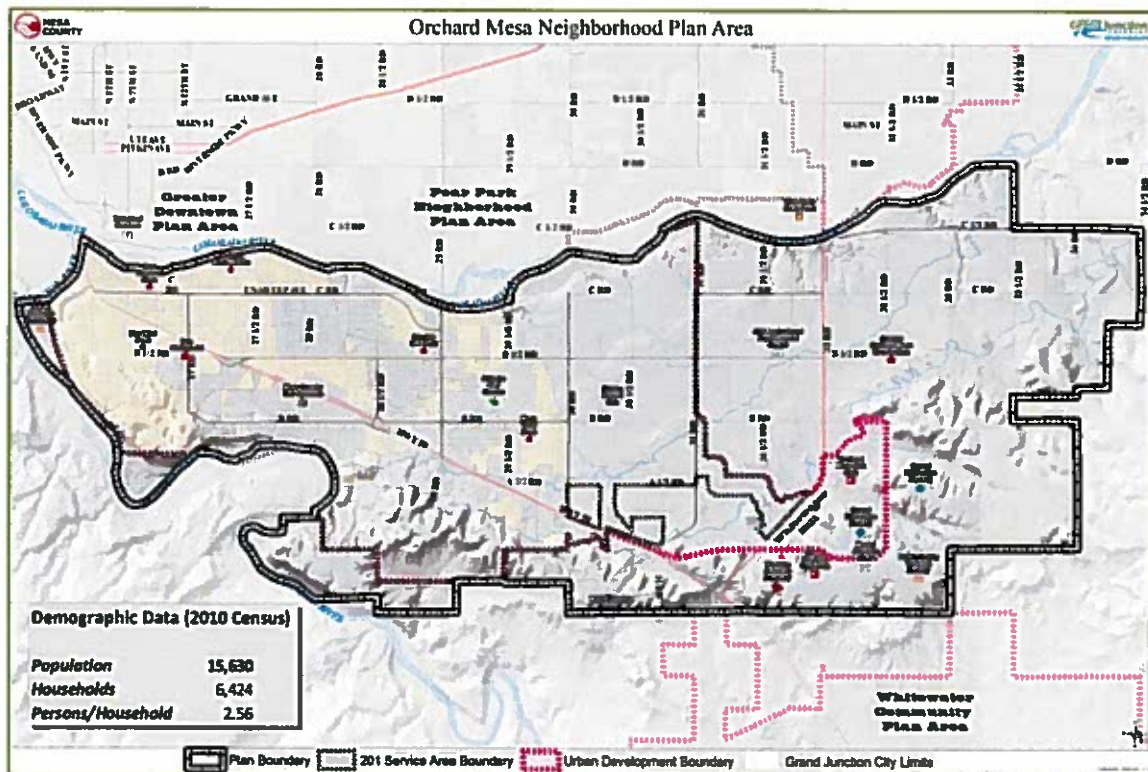
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

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."

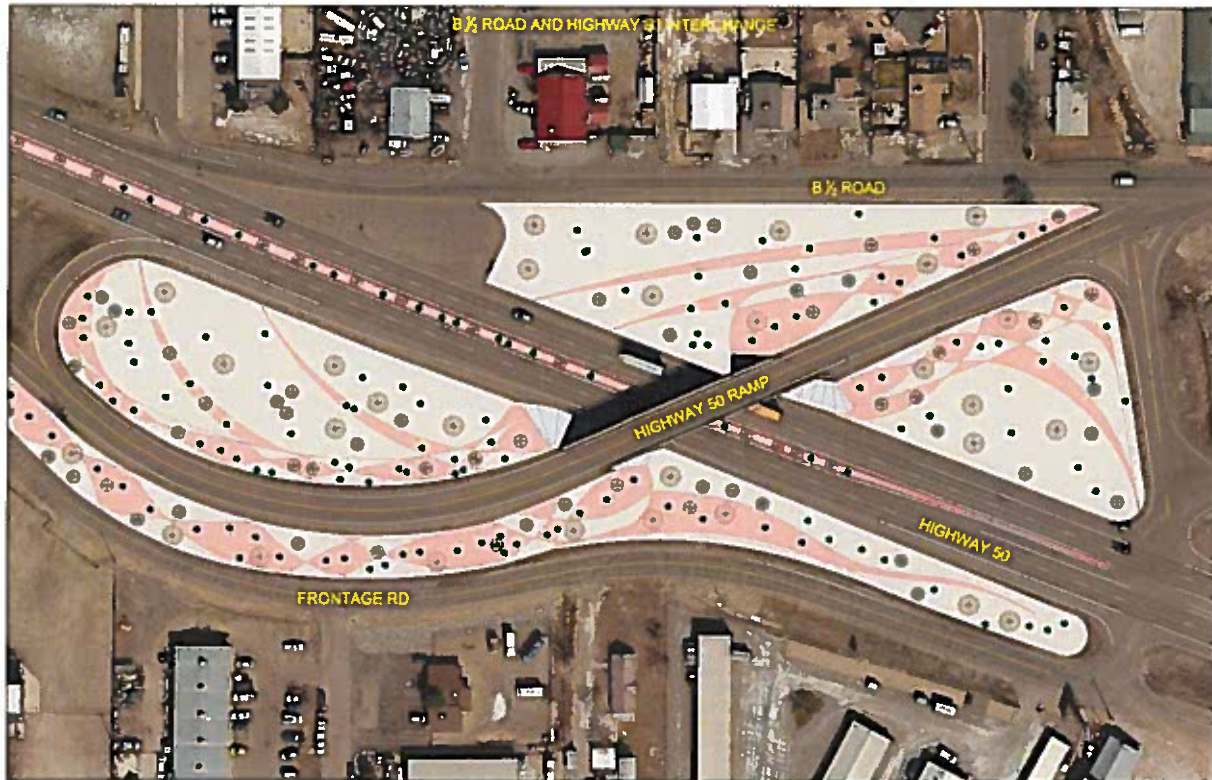
The Comprehensive Plan envisions a community that:

- 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.

2. Future Land Use & Zoning

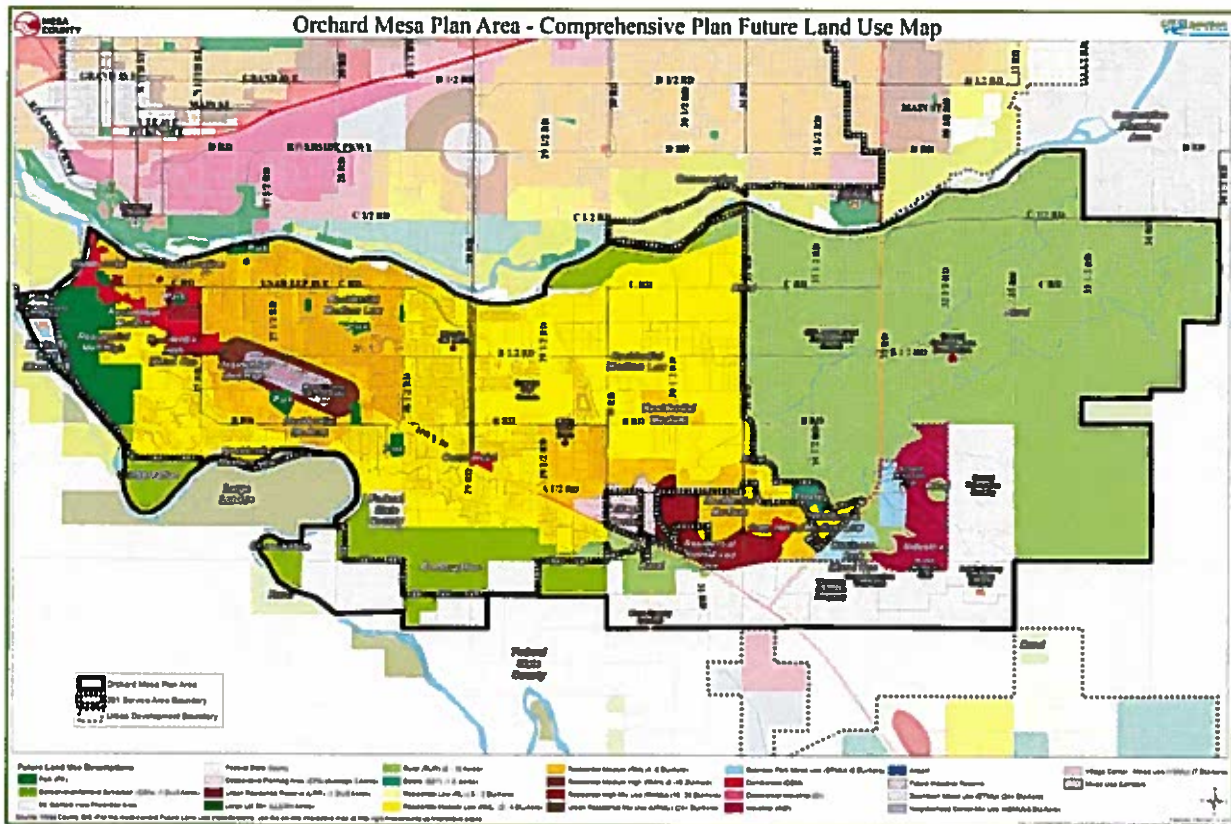
Background

In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As development occurs within the Persigo sewer service boundary, annexation into the City of Grand Junction is required, and urban services are provided. The area that is within the UDB is transitional, with some rural properties intermixed within urban areas. It is expected that some of these rural land uses within the urbanizing area will continue for years to come. It is important to recognize the right of agricultural uses to continue until the property is developed.

Achieve an Appropriate Balance of Land Uses
 (2010 Grand Junction Comprehensive Plan)

"Find an appropriate balance between the resident's respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole."

Figure 3: 2010 Comprehensive Plan Future Land Use Map



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)

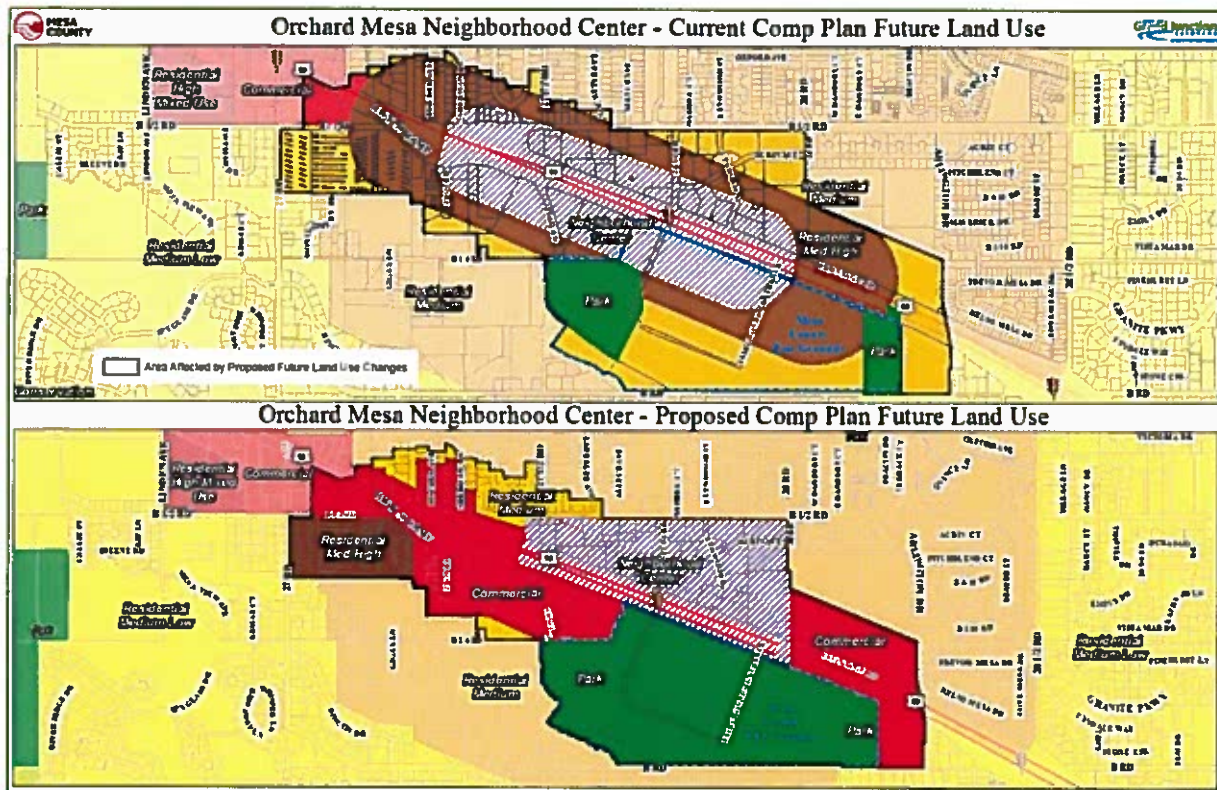
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use '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.

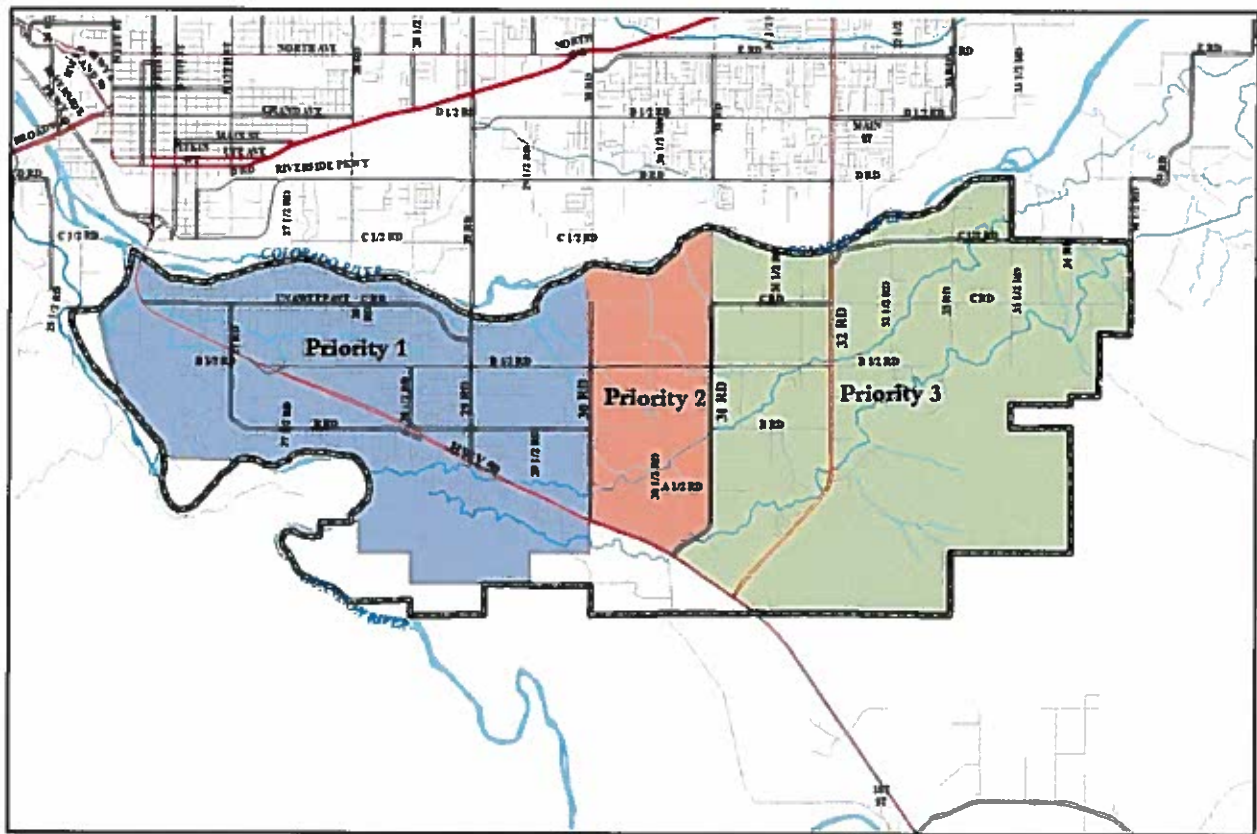
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the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

<p>Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 CSR BP I-O</p> 	<p>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.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 MU</p> 	<p>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.</p> <p><u>Applicable Zones</u> C-2 I-O MU I-1 BP</p> 	<p>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.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 
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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) (Synthadon 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

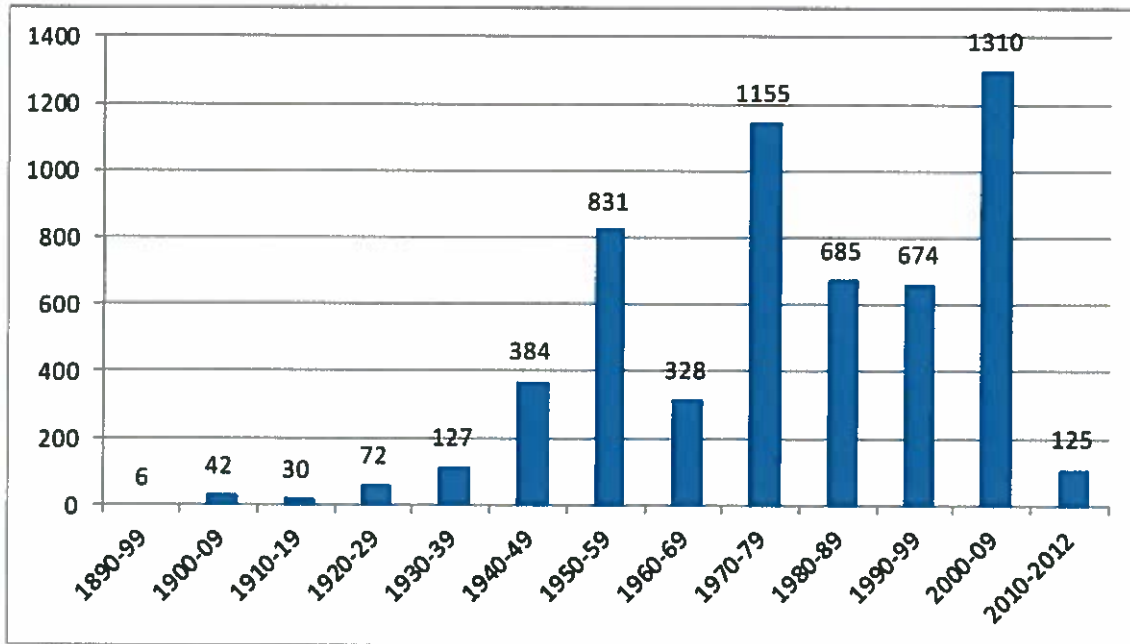


Table 5: Single Family Residential Valuation

	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.

- 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 turnover 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

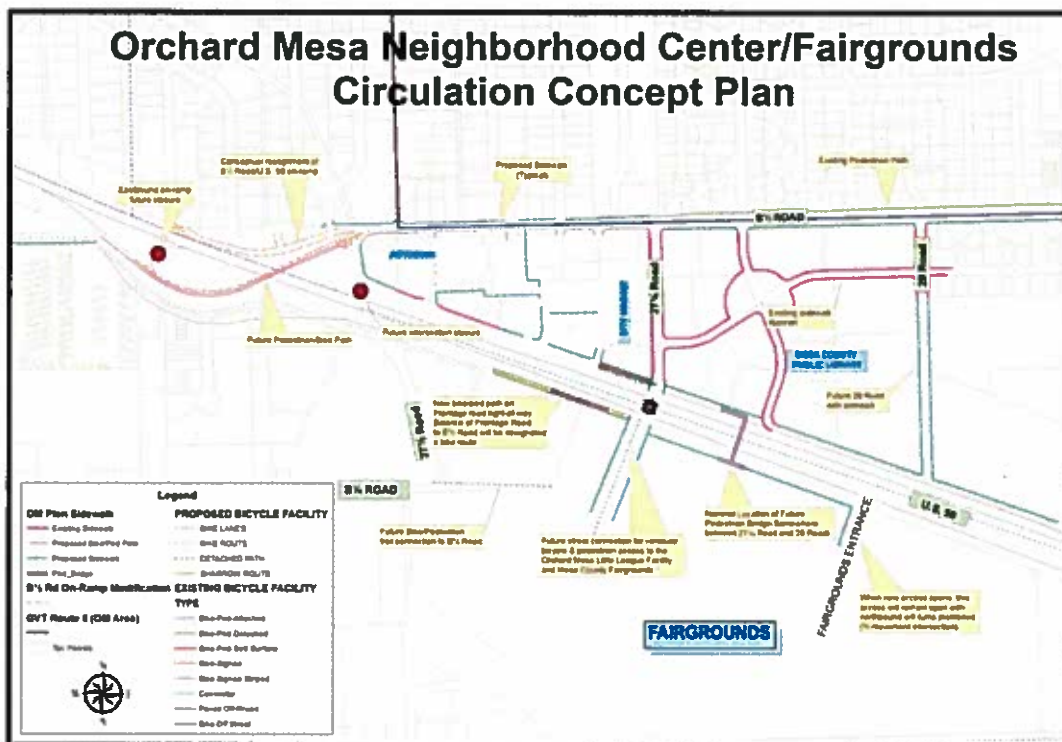
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening 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 1/2 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 1/2 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 Unawep 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 Unaweeep

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
<i>4 Minute Service Area</i>		
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.

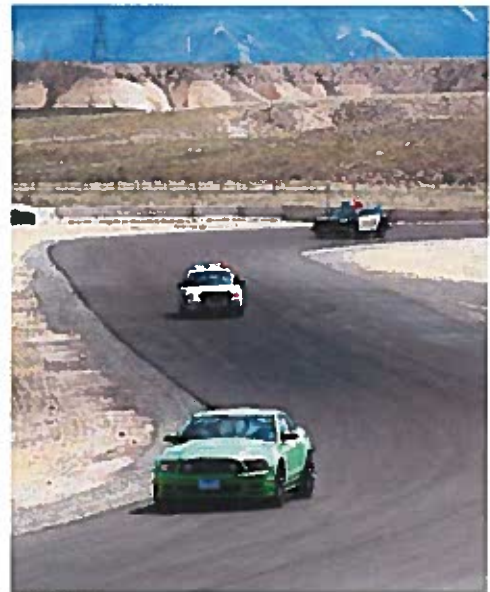
Emergency Management

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

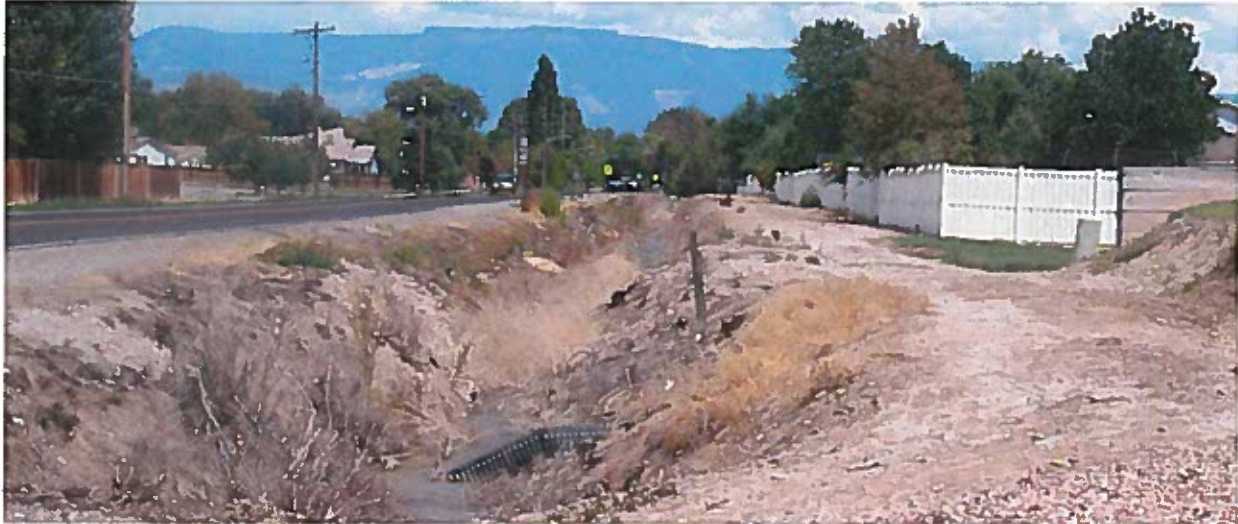
- a. Work with all Fire Districts to determine the need for and location of stations on Orchard Mesa.
- b. Work with the Fire Districts to determine how to provide appropriate services throughout Orchard Mesa.
- c. The City and County shall encourage water providers, in coordination with the appropriate 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.

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

Storm Water Discharge

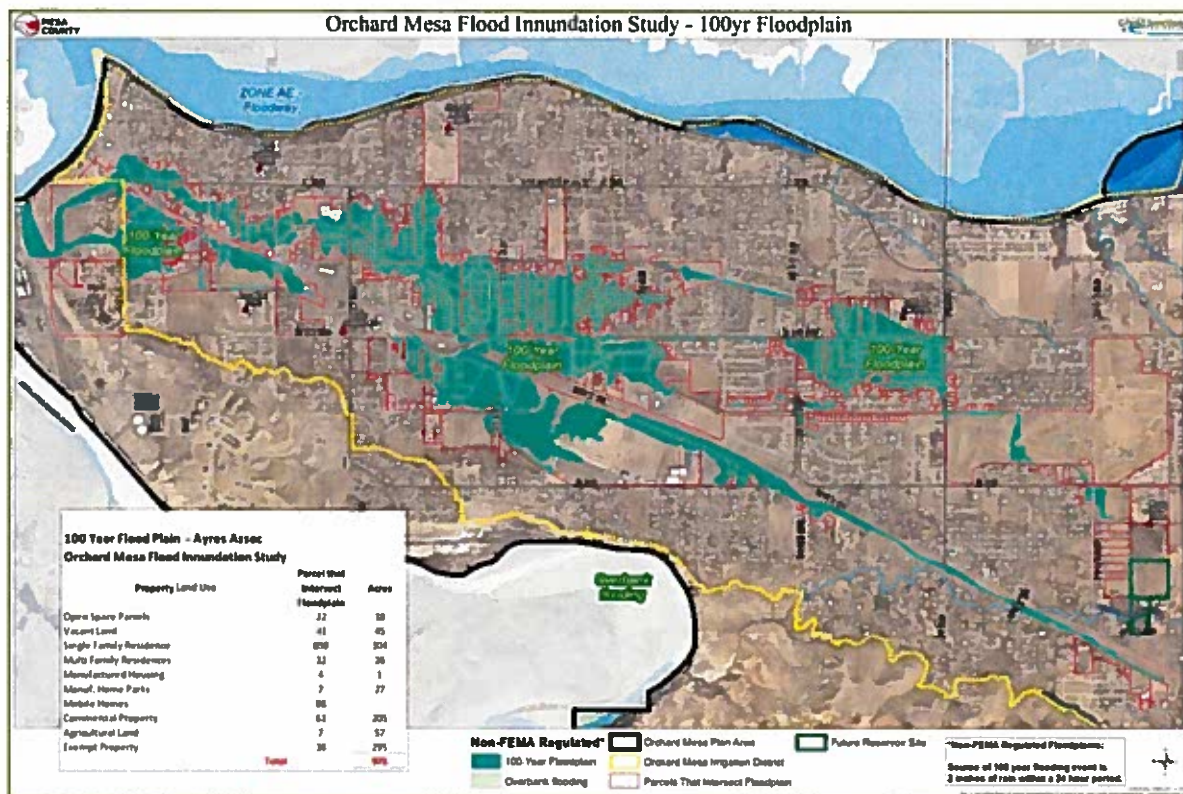
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the 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

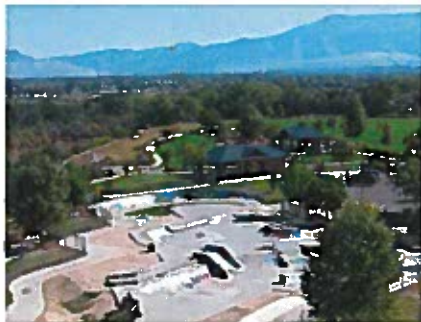


Background

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 Dixson 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.

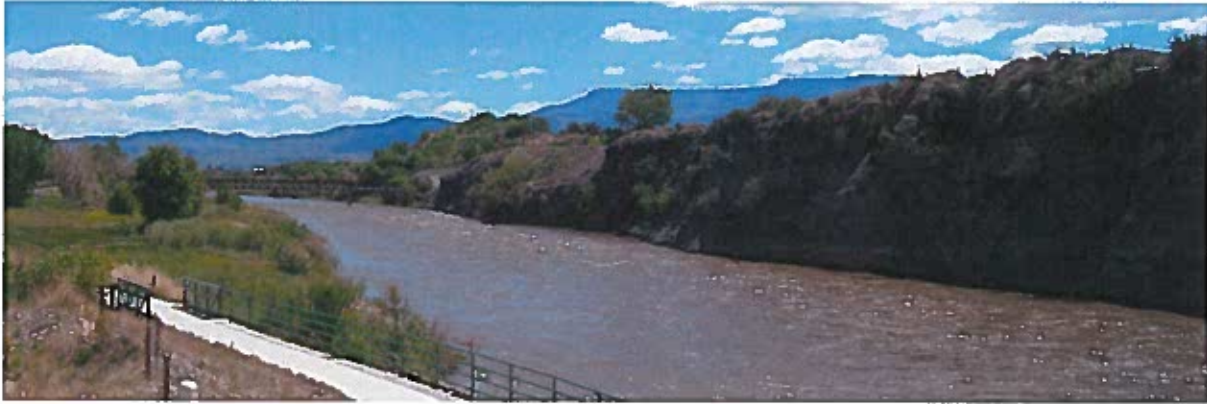
Table 10: Park Inventory

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
Dixson	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

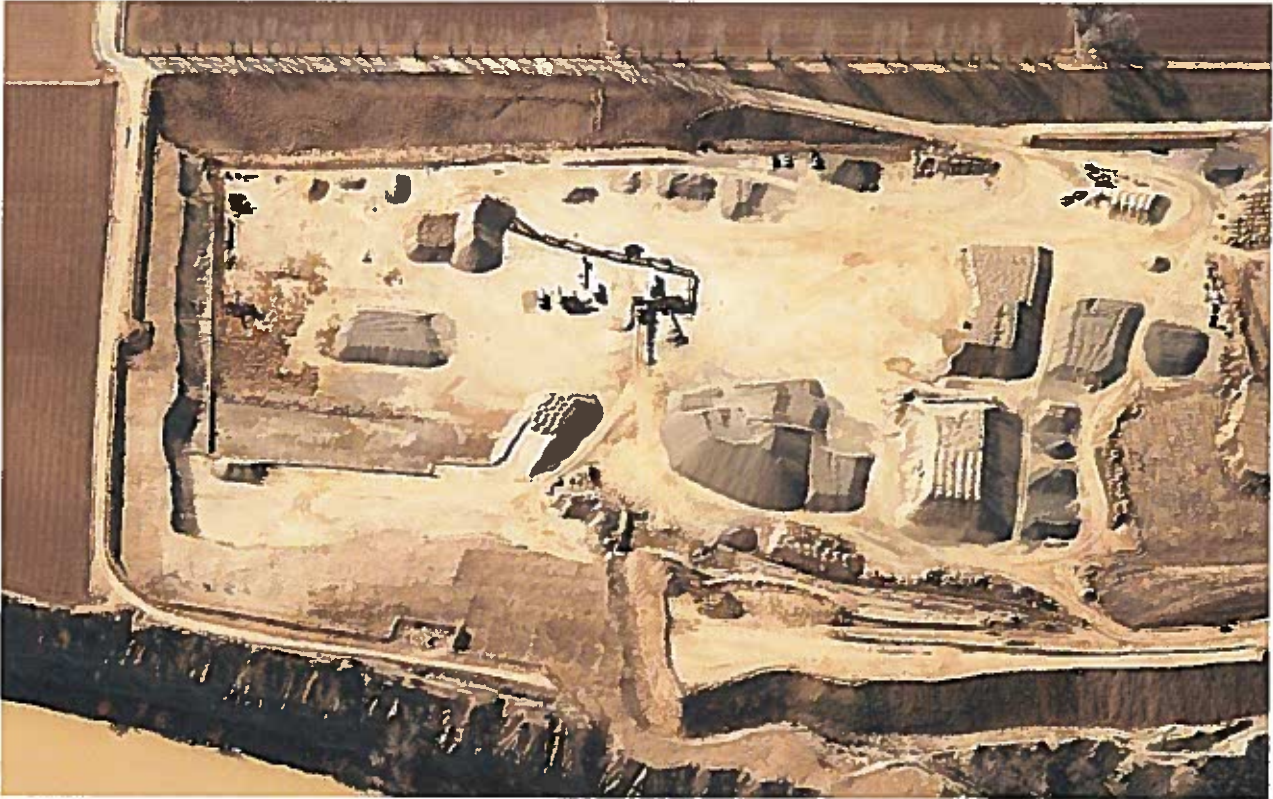
- a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.
- b. Support efforts of the Fairgrounds to do neighborhood outreach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

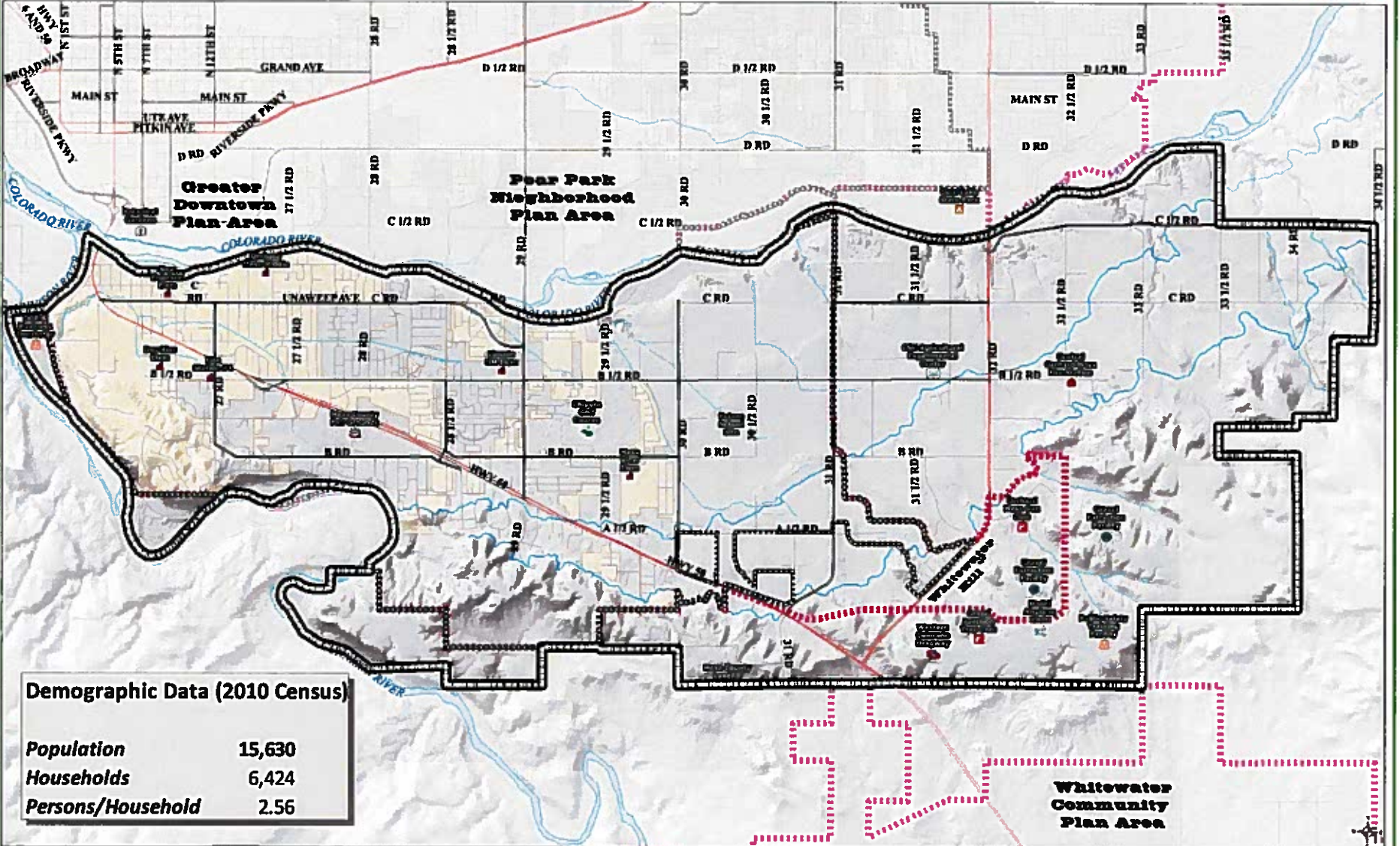
List Maps

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

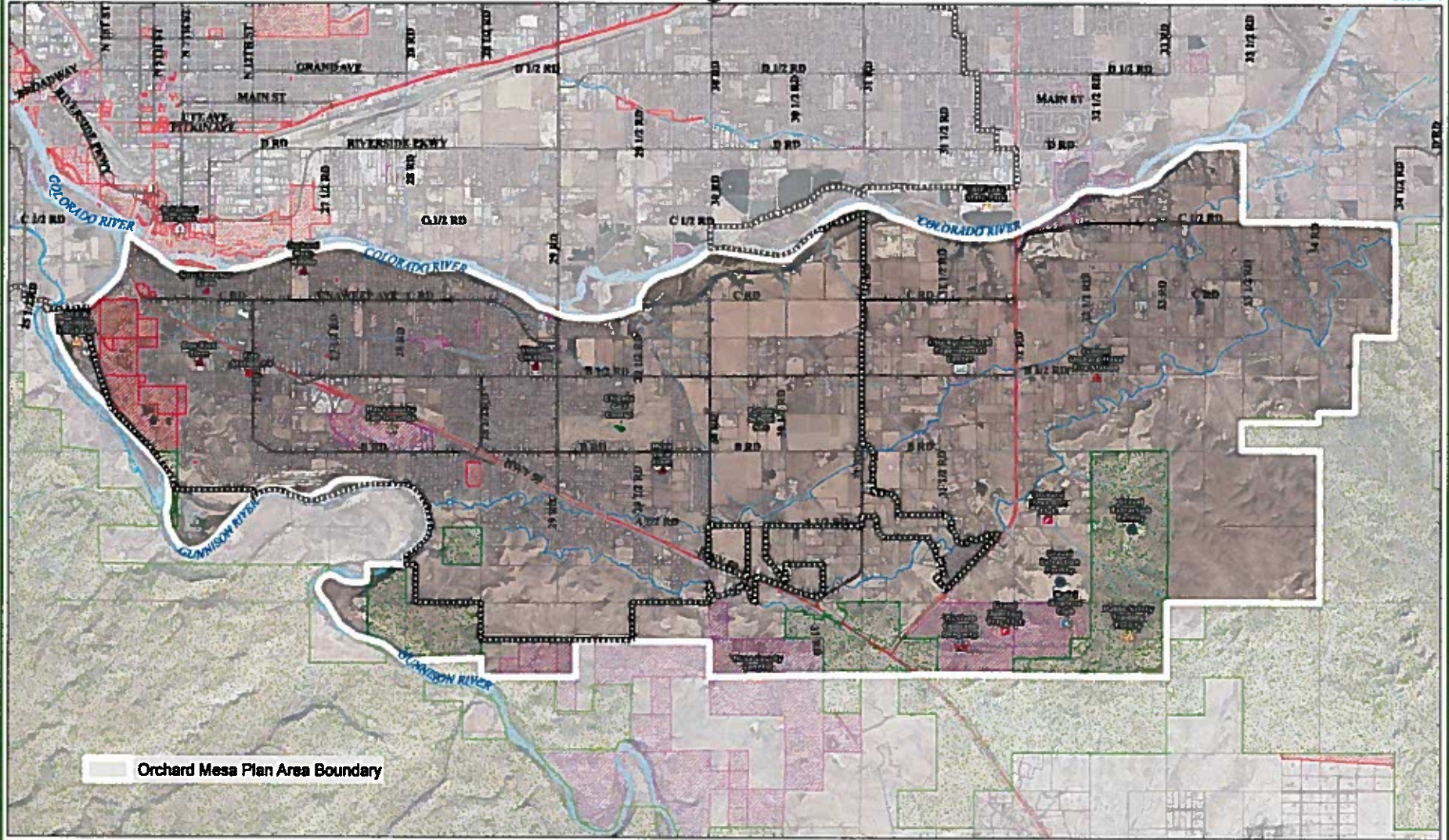
Map #1 Grand Junction



Demographic Data (2010 Census)

Population	15,630
Households	6,424
Persons/Household	2.56

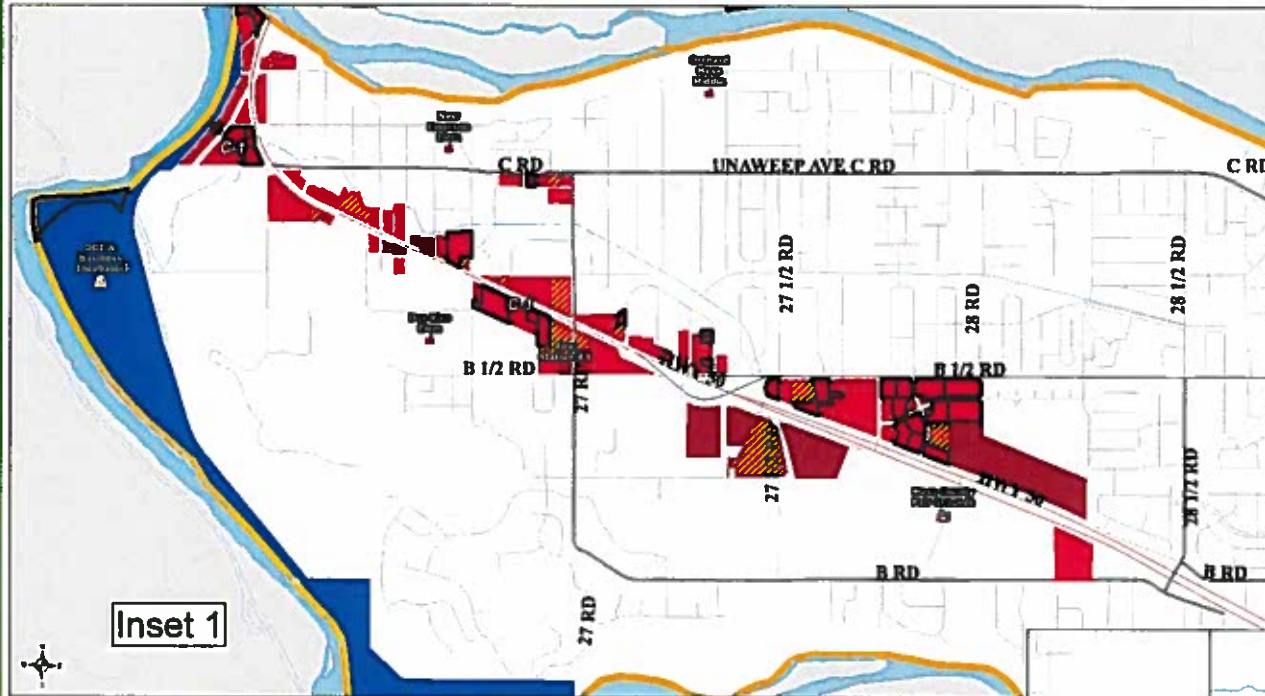
Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary
 Grand Junction City Limits



Orchard Mesa Plan Area Boundary








201 Service Area Boundary City Property Mesa County Property BLM



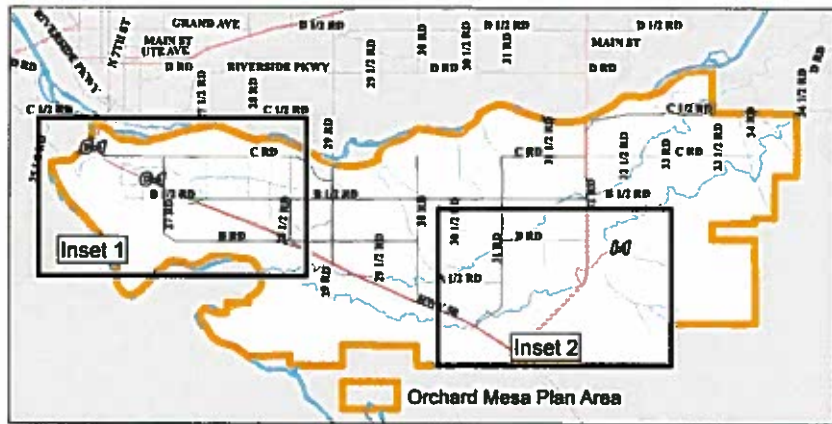


Inset 1

Commercial and Industrial Property

-  Vacant Commercial & Industrial Property
-  C-1 (Light Commercial)
-  C-2 (General Commercial)
-  I-O (Industrial Office Park)
-  I-1 (Light Industrial)
-  I-2 (General Industrial)
-  Commercial - Industrial Property For Sale or Lease*

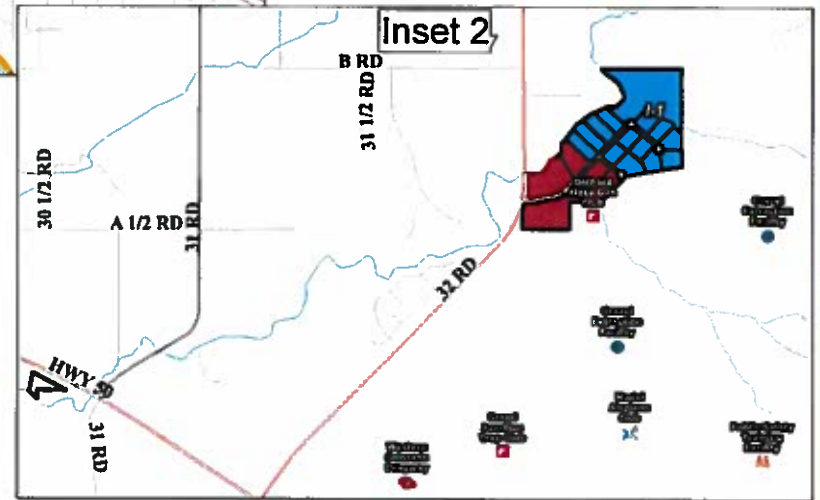
*December 2013



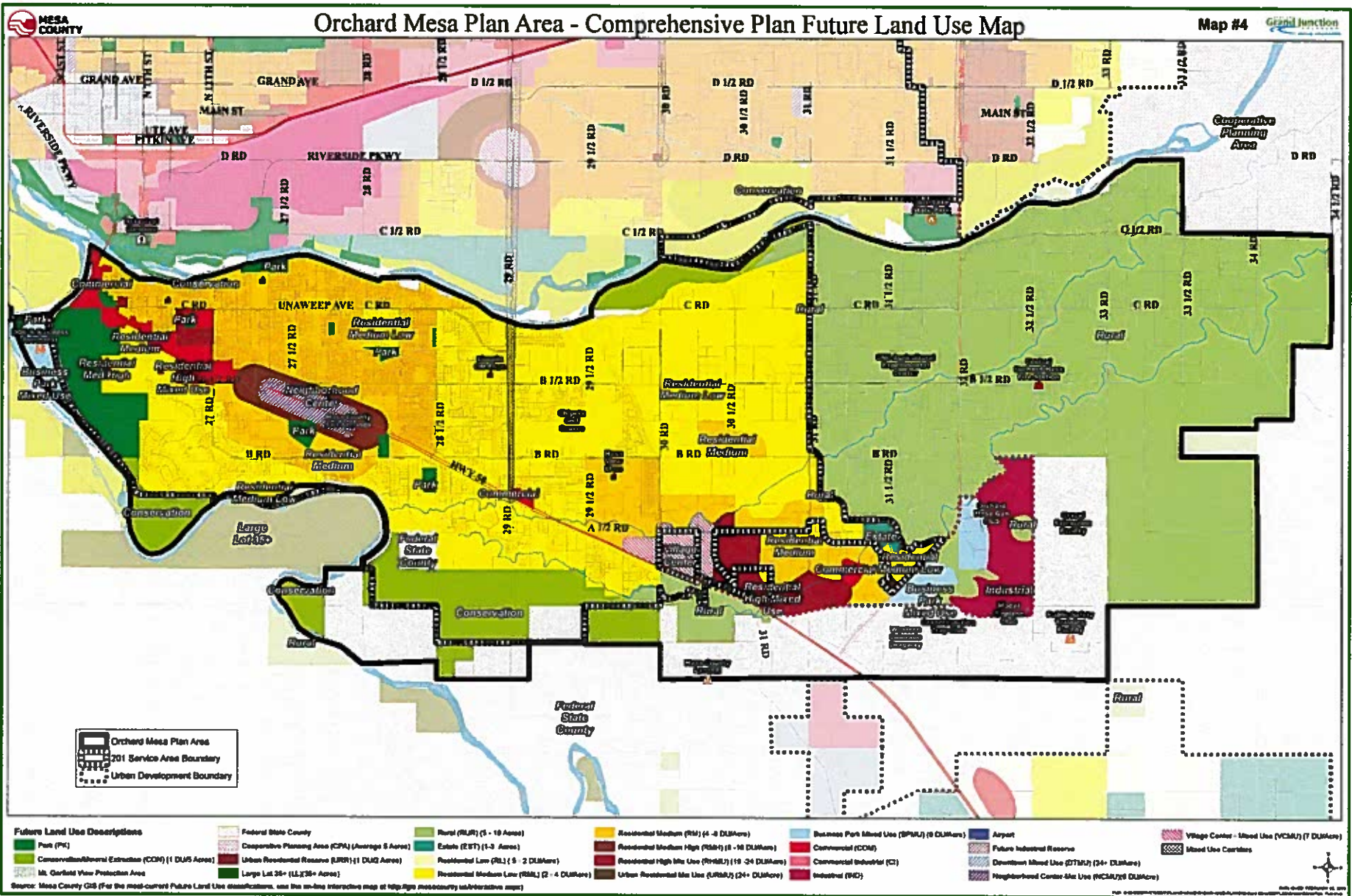
Inset 1

Inset 2

Orchard Mesa Plan Area

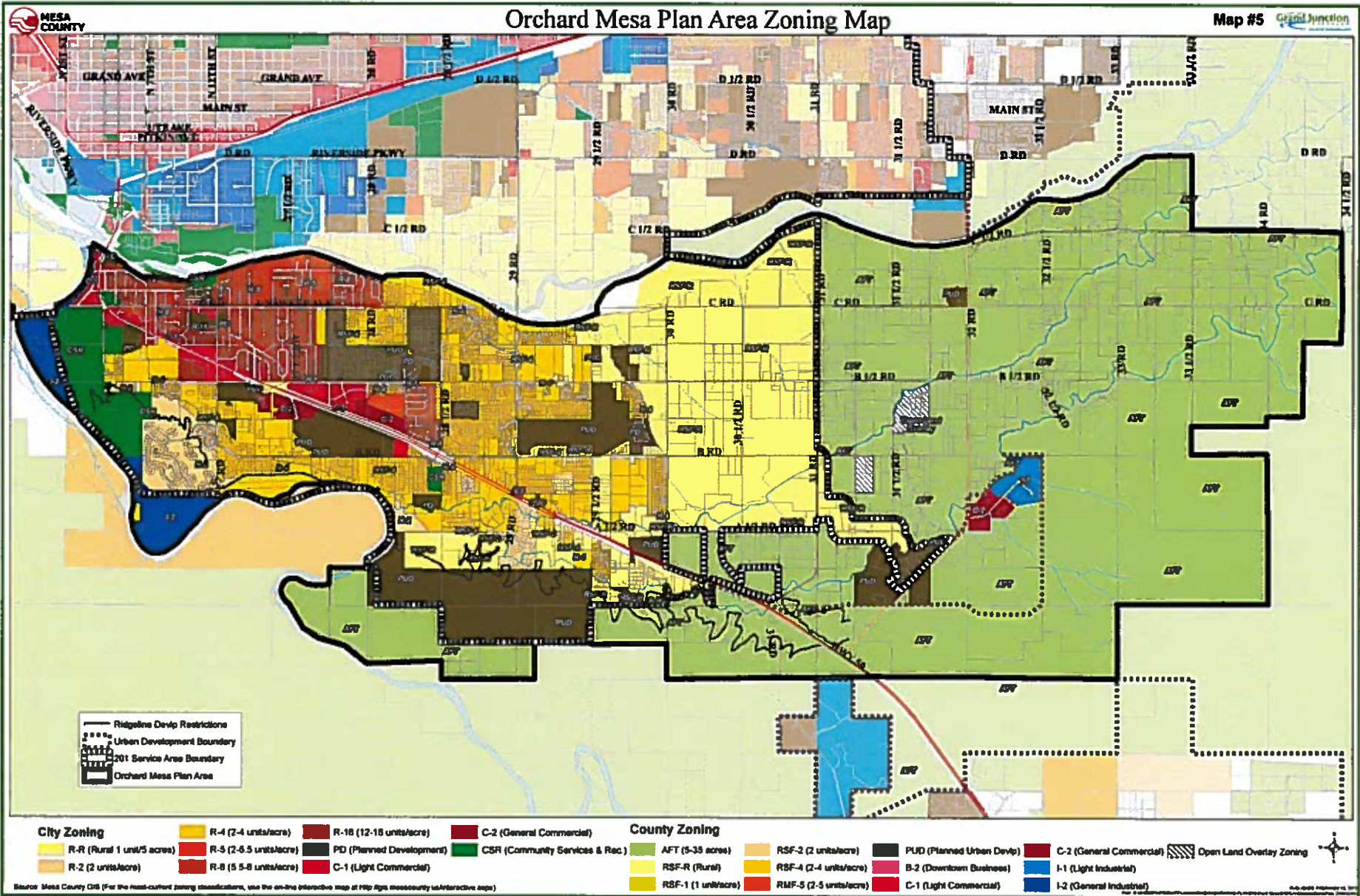


Inset 2

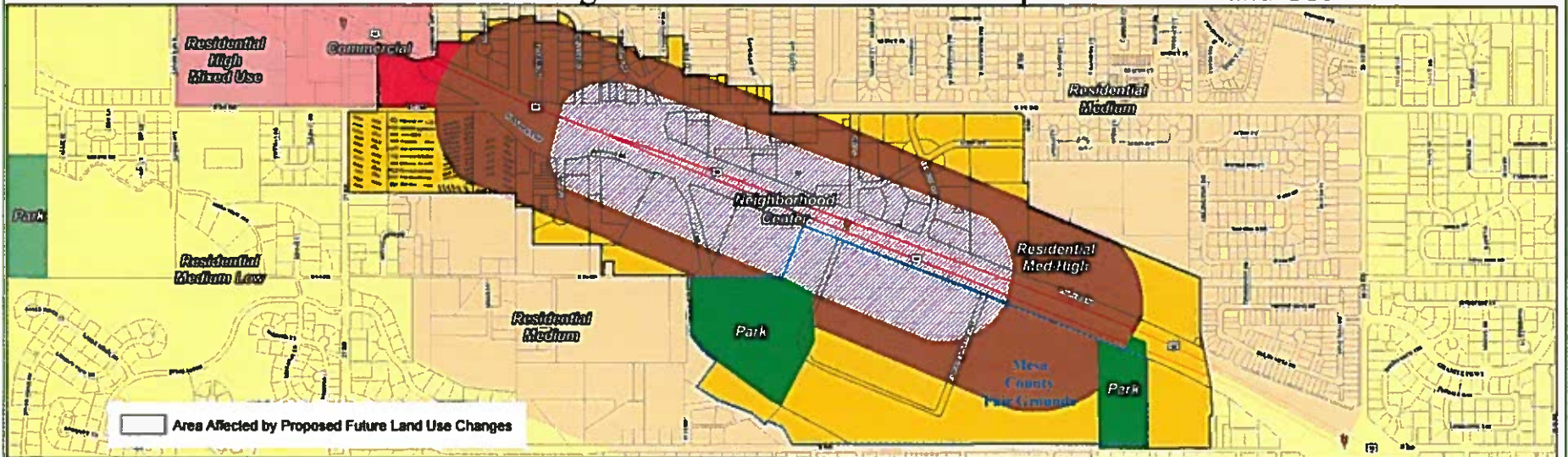


Orchard Mesa Plan Area Zoning Map

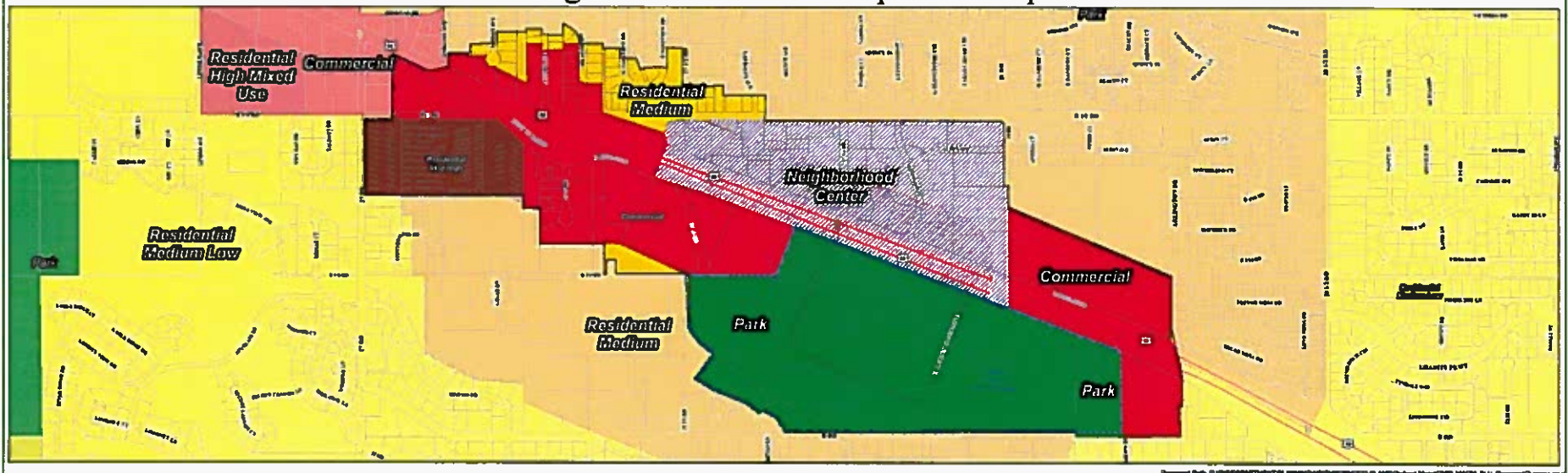
Map #5 Grand Junction

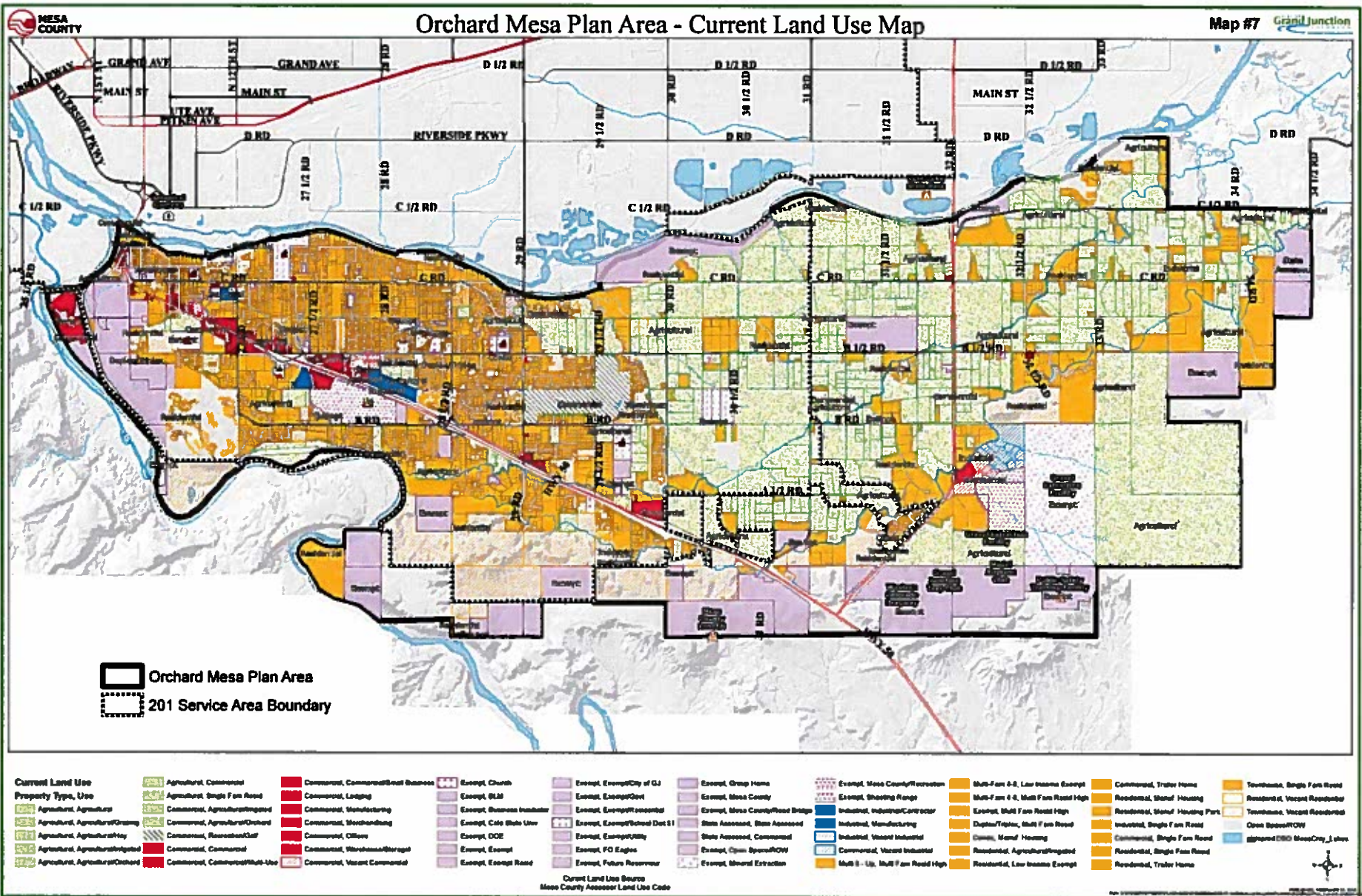


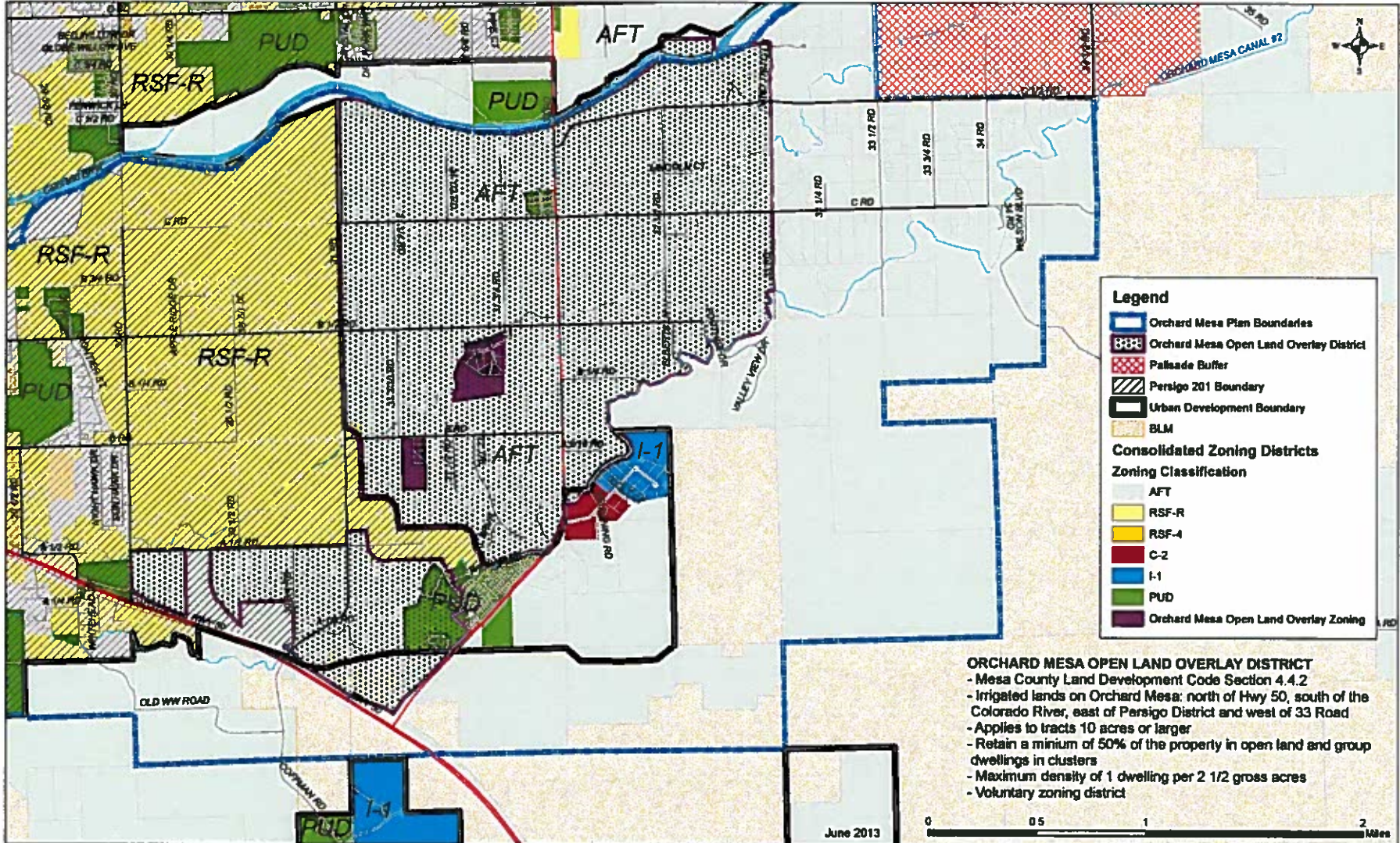
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use

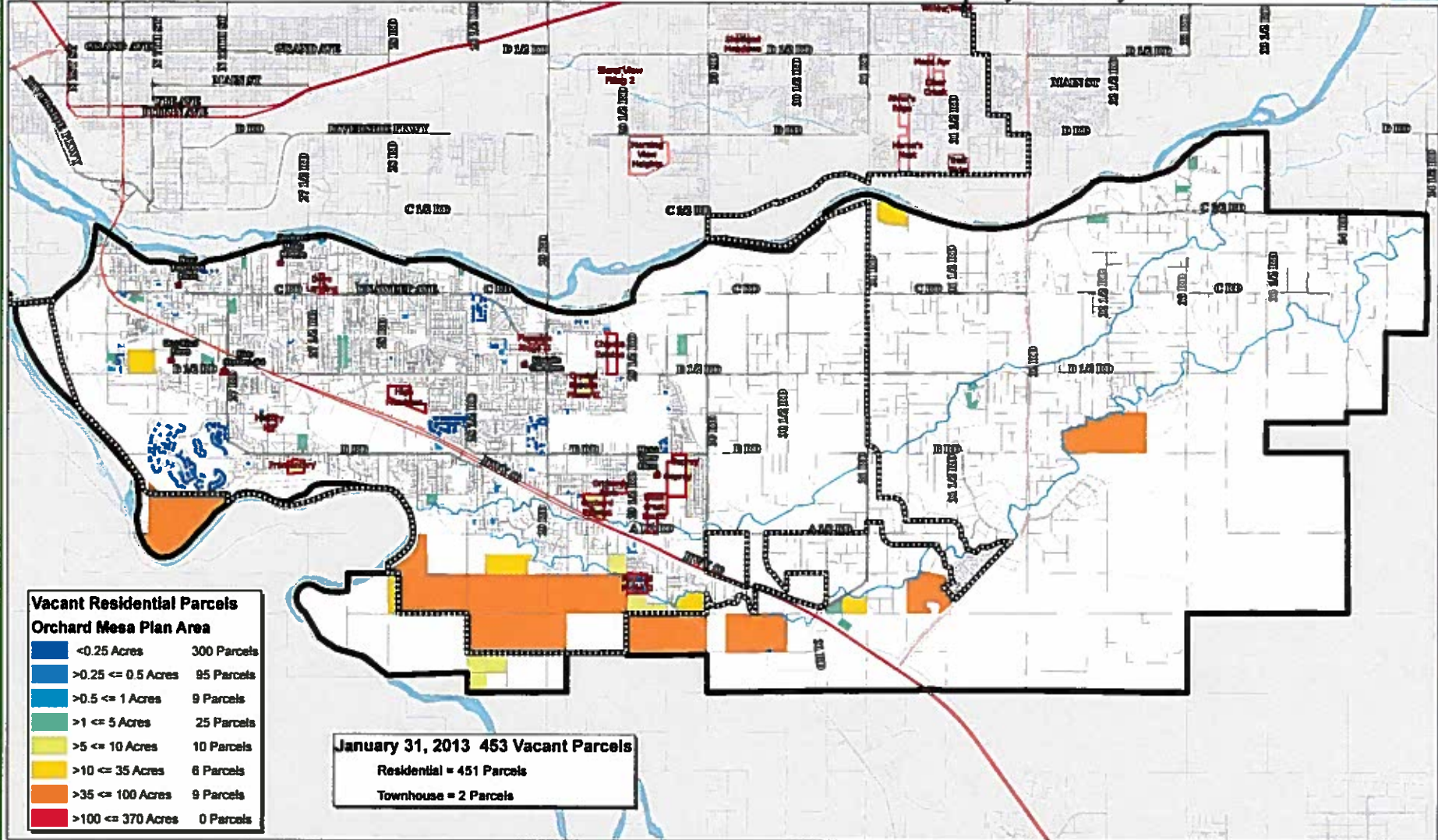


Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use



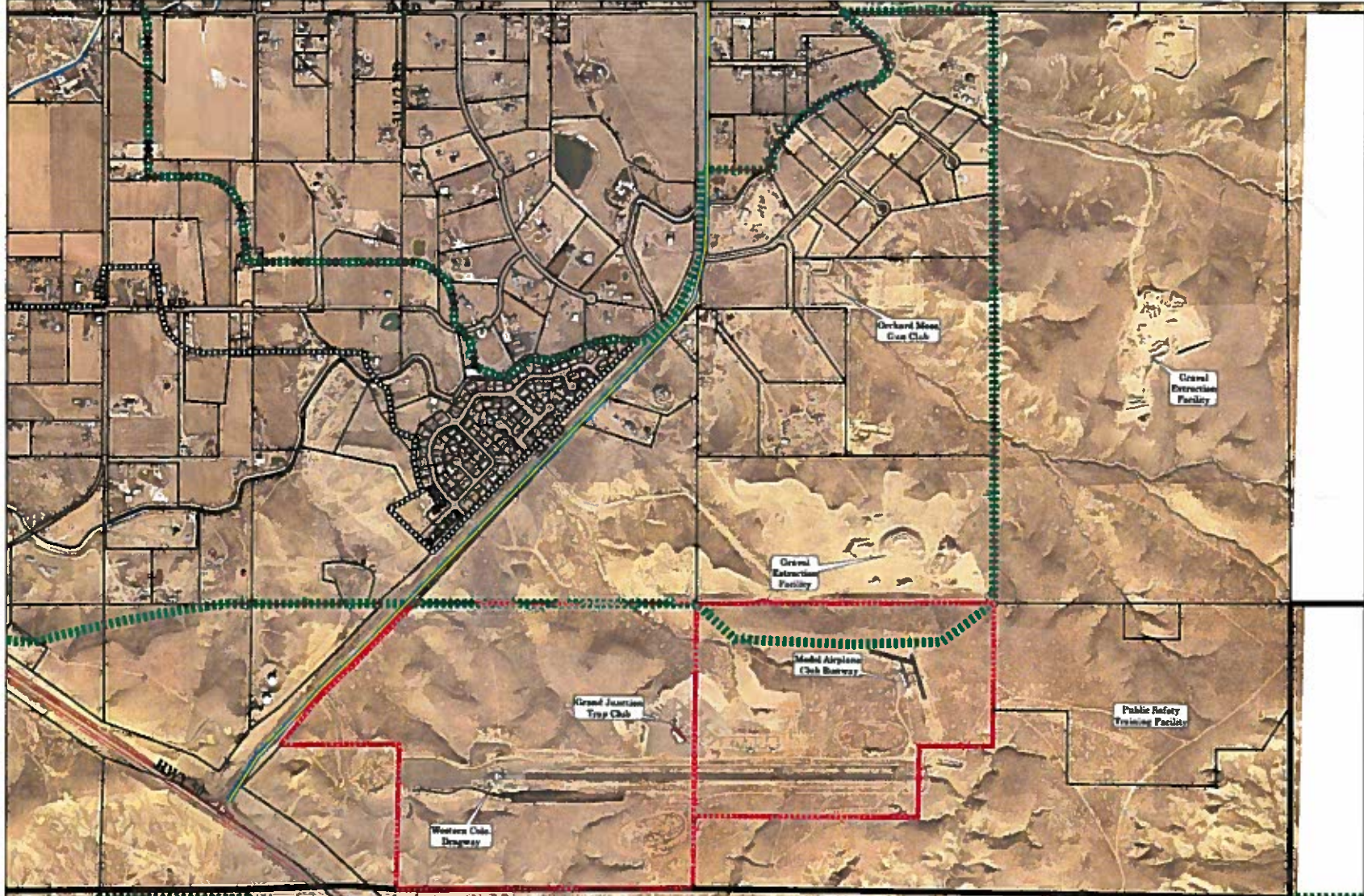






Orchard Mesa Plan Area
 201 Service Area Boundary
 Non Platted Subs



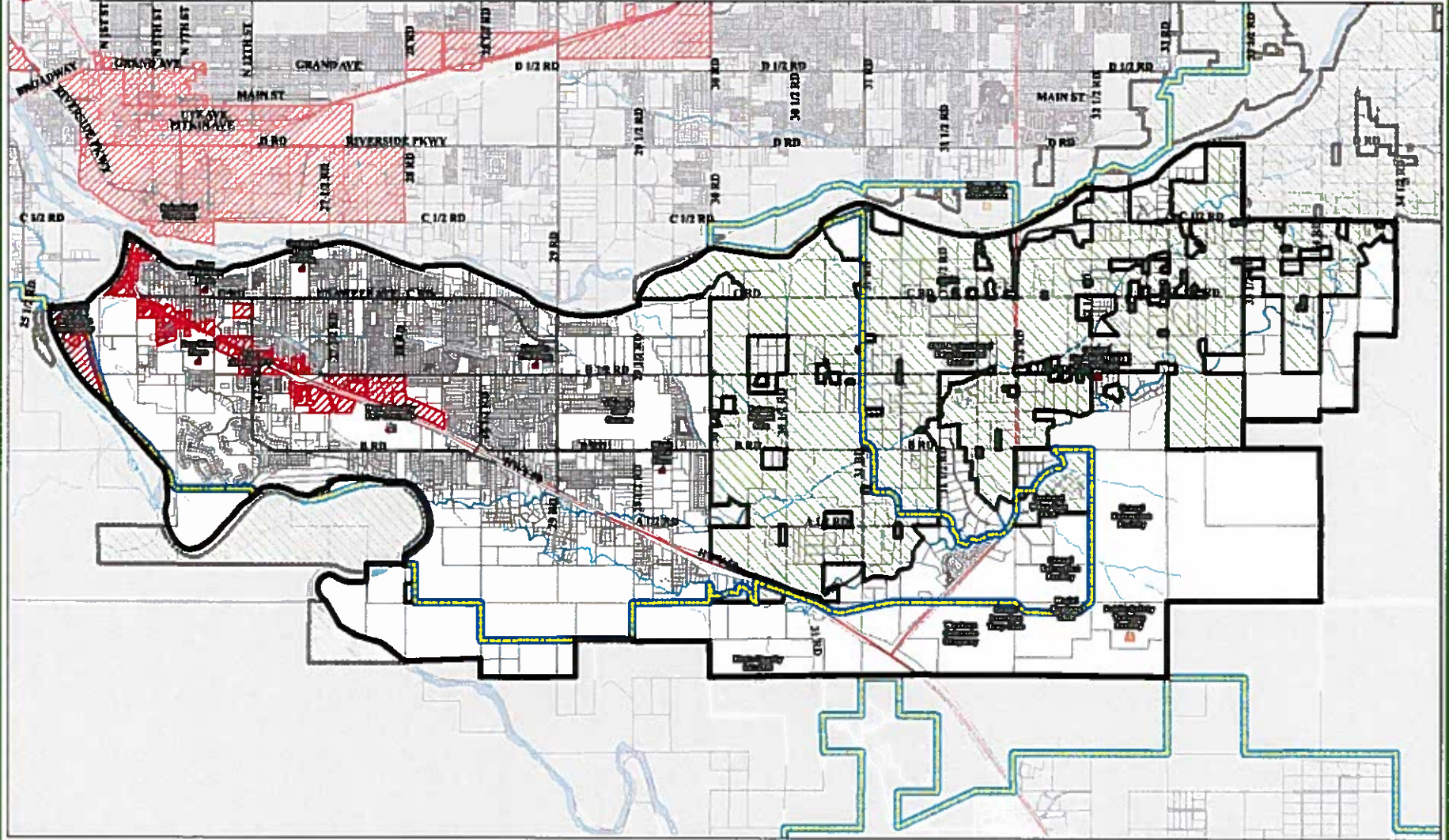


Orchard Mesa Plan Area 201 Service Area Boundary Urban Development Boundary Mesa County Property Whitewater Sanitary Sewer Line



Orchard Mesa Plan Area - Enterprise Zones

Map #11 Grand Junction

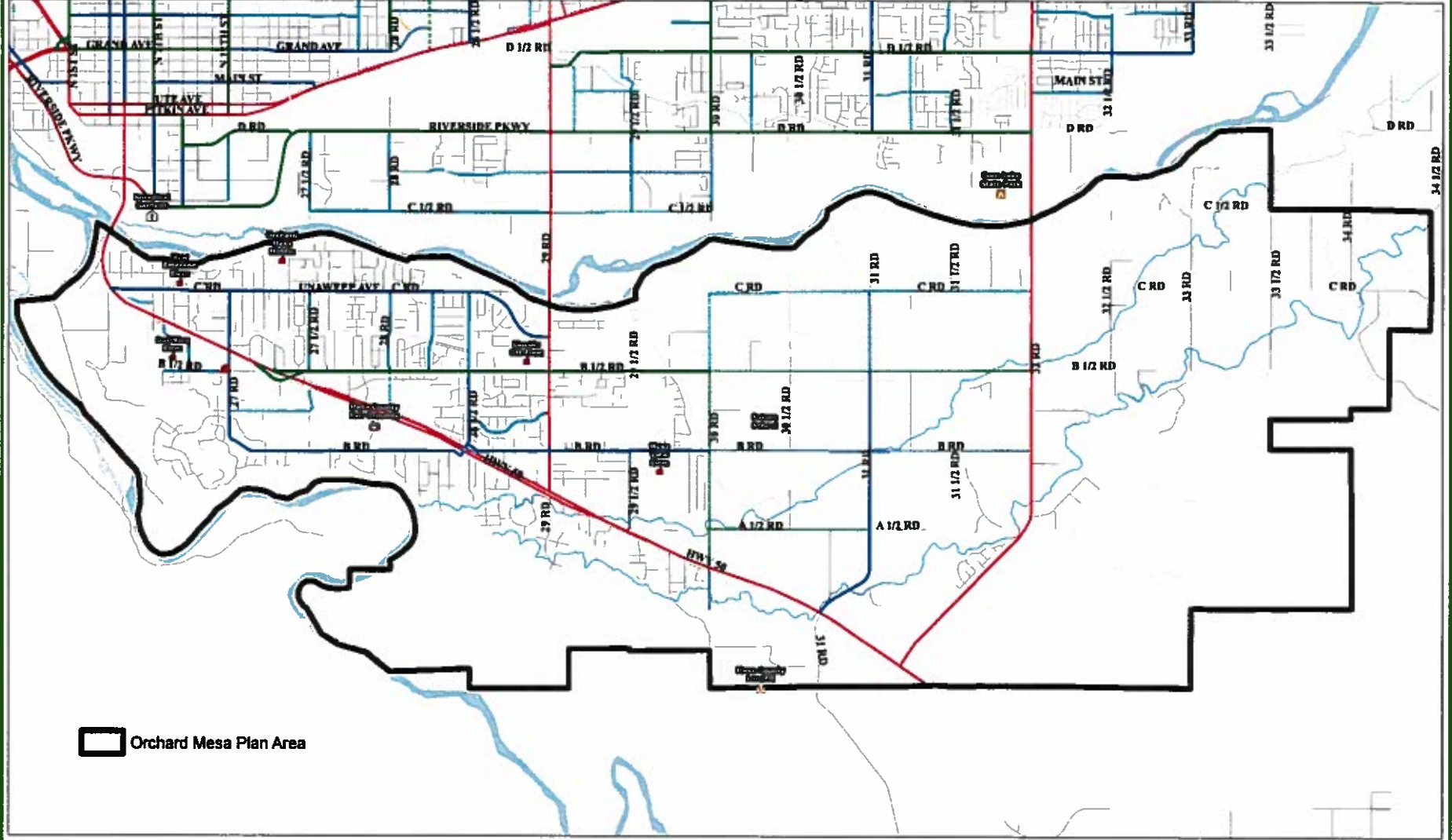


Orchard Mesa Plan Area
 Enterprise Zone
 Urban Development Boundary
 Agricultural Enterprise Zone



Orchard Mesa - Grand Valley Circulation Plan

Map #12



Orchard Mesa Plan Area

Grand Valley Circulation Plan Functional Classifications

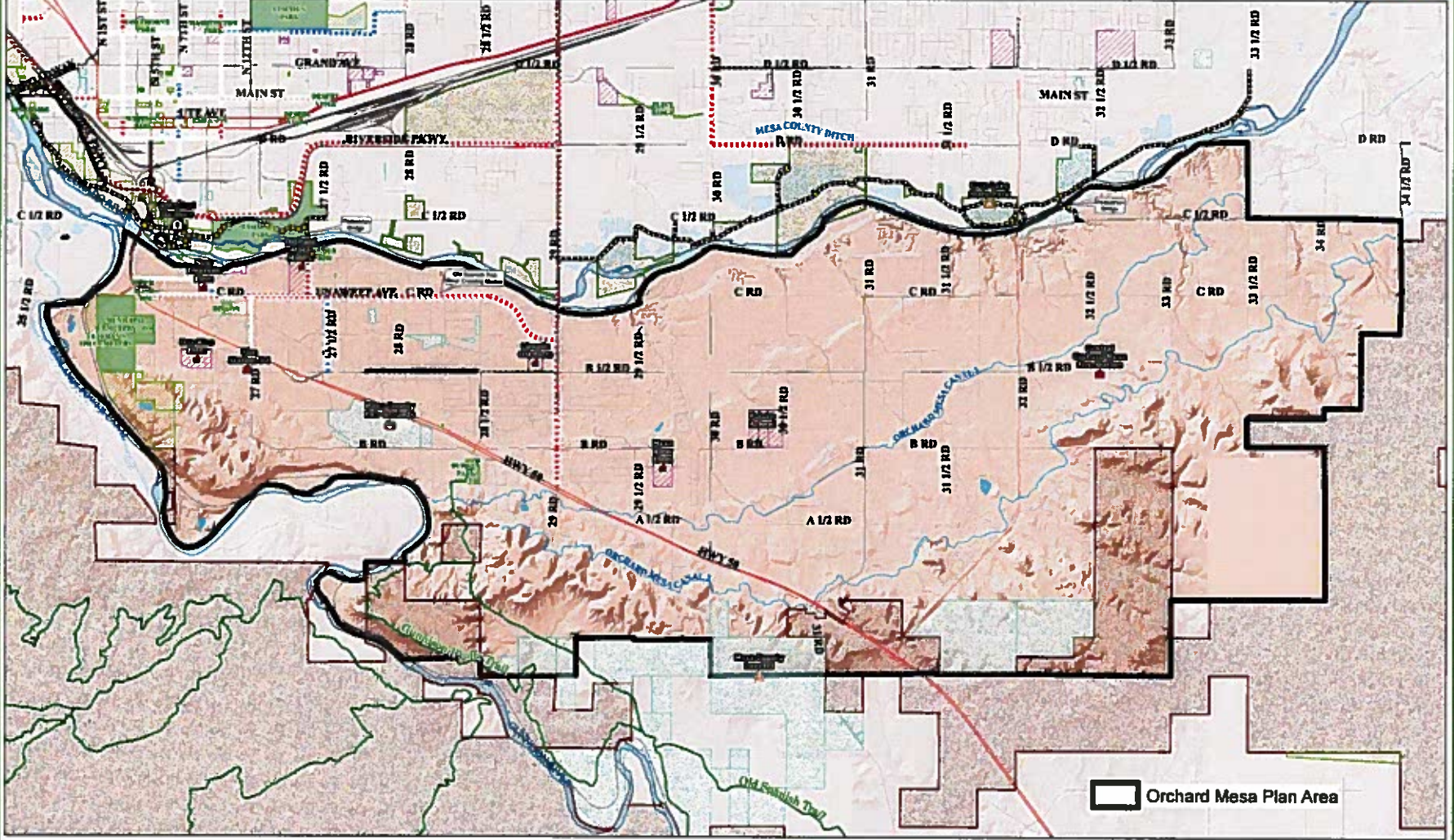
Interstate 70 - Proposed	Principal Arterial - Proposed	Minor Arterial - Proposed	Major Collector - Proposed	Minor Collector - Proposed
Interstate 70	Principal Arterial	Minor Arterial	Major Collector	Minor Collector
				Unclassified





Orchard Mesa Plan Area - Trails Map

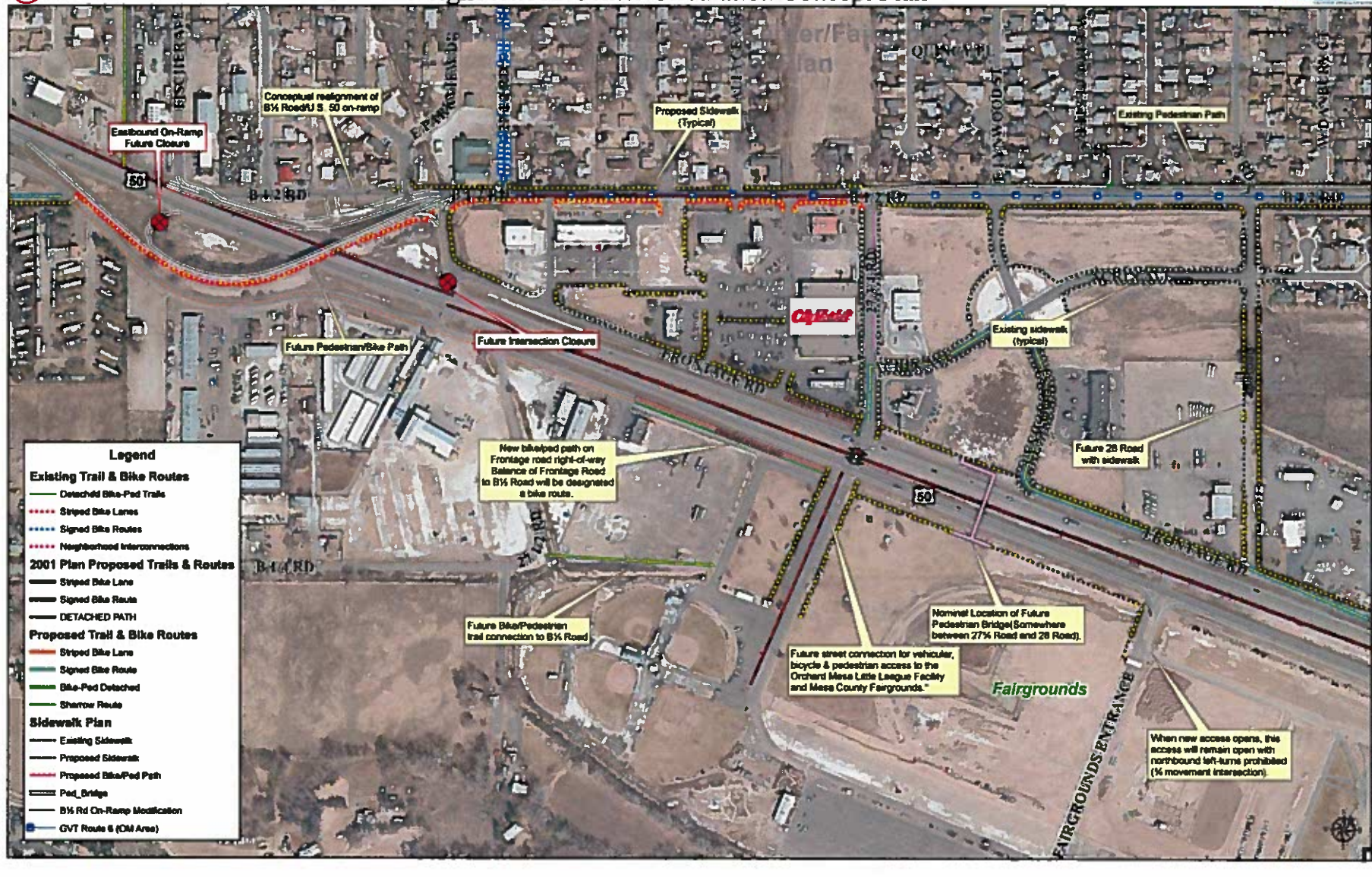
Map #13 Grand Junction

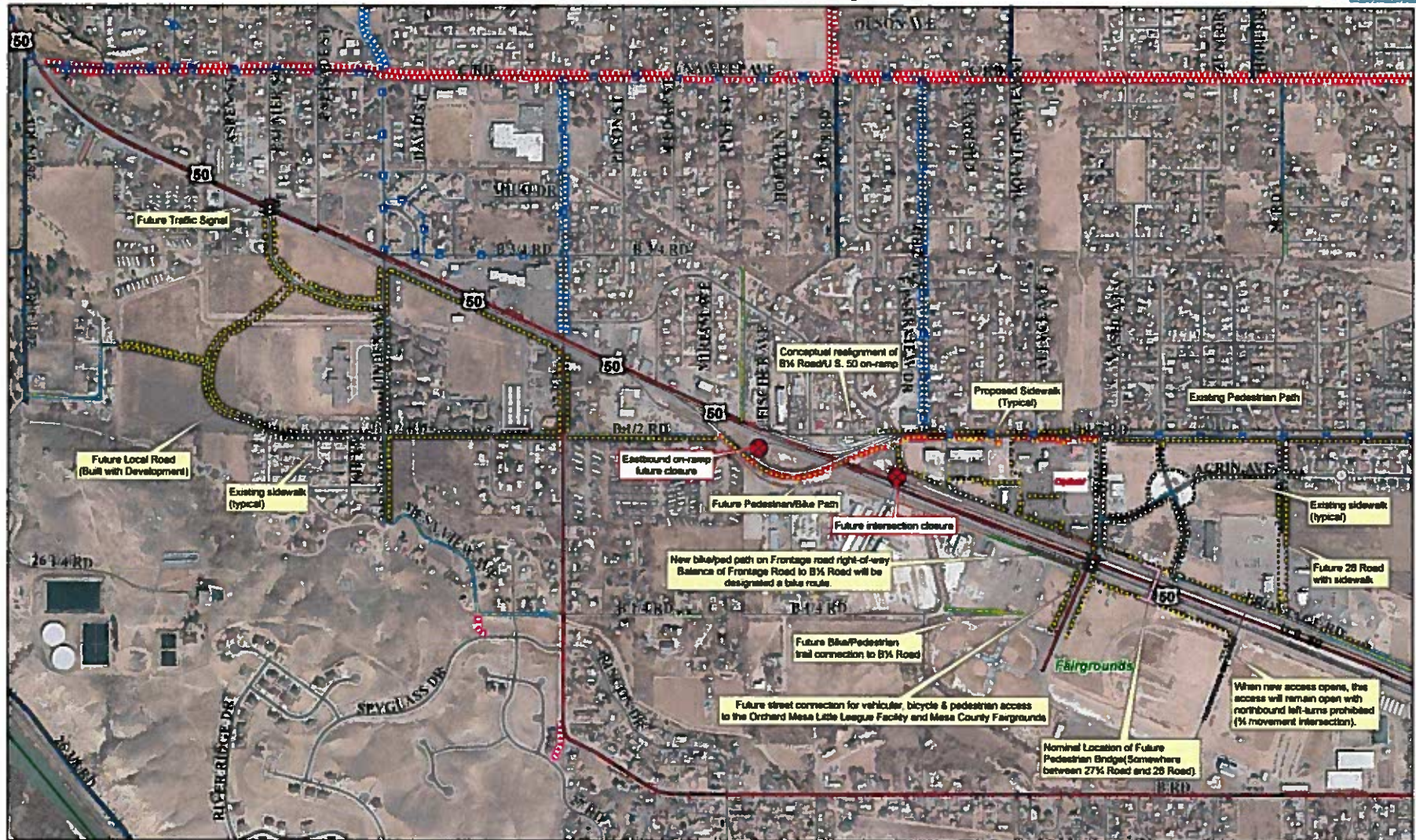


- Colorado Riverfront Trail
 Striped Bike Lanes
 Sidewalk Trail Connections
 Park
 State Land
 School District 51 Property
- Detached Bike-Ped Trails
 Signed Bike Routes
 BLM Trails
 City Property
 Mesa County Property

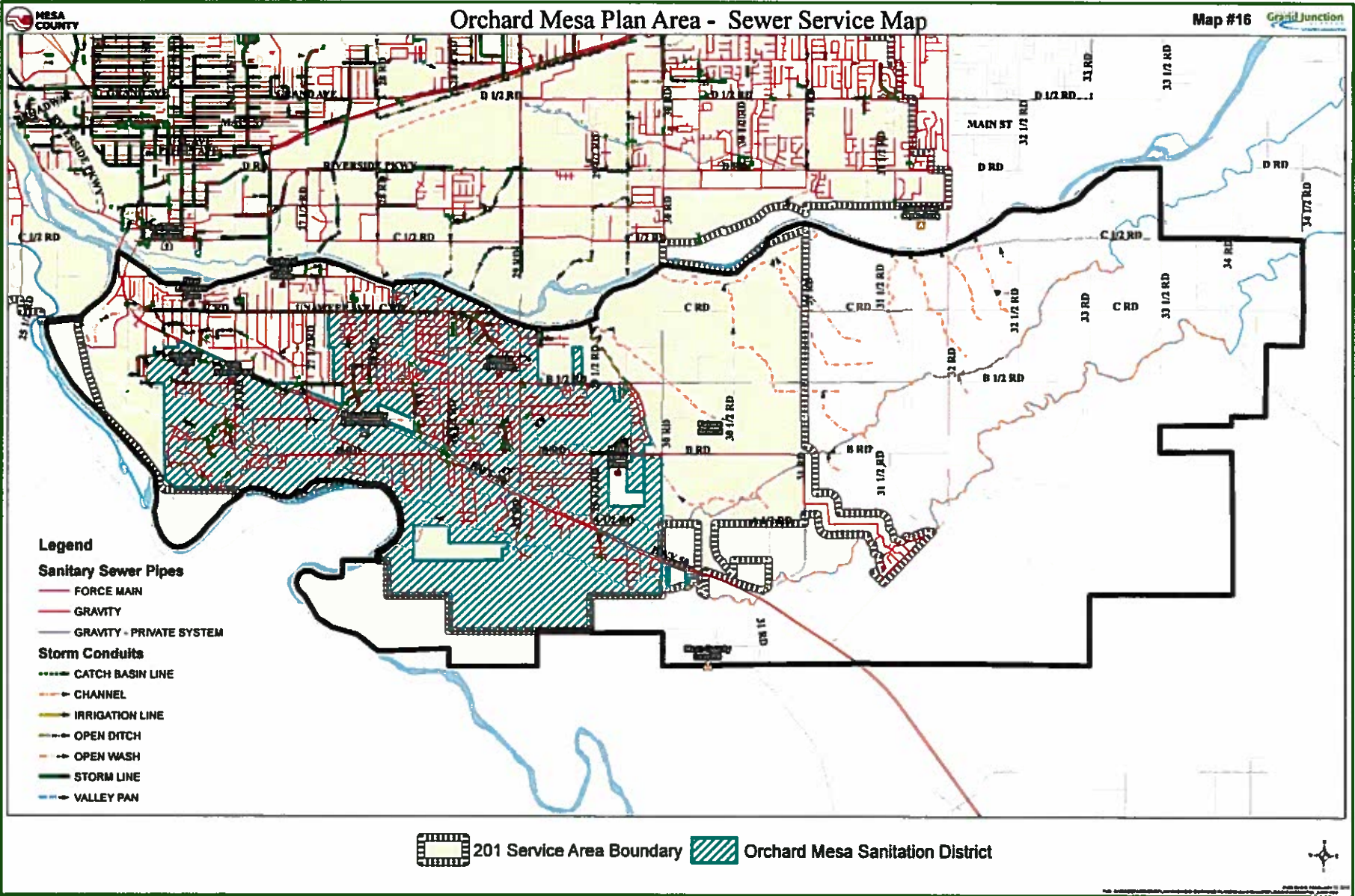
Orchard Mesa Plan Area







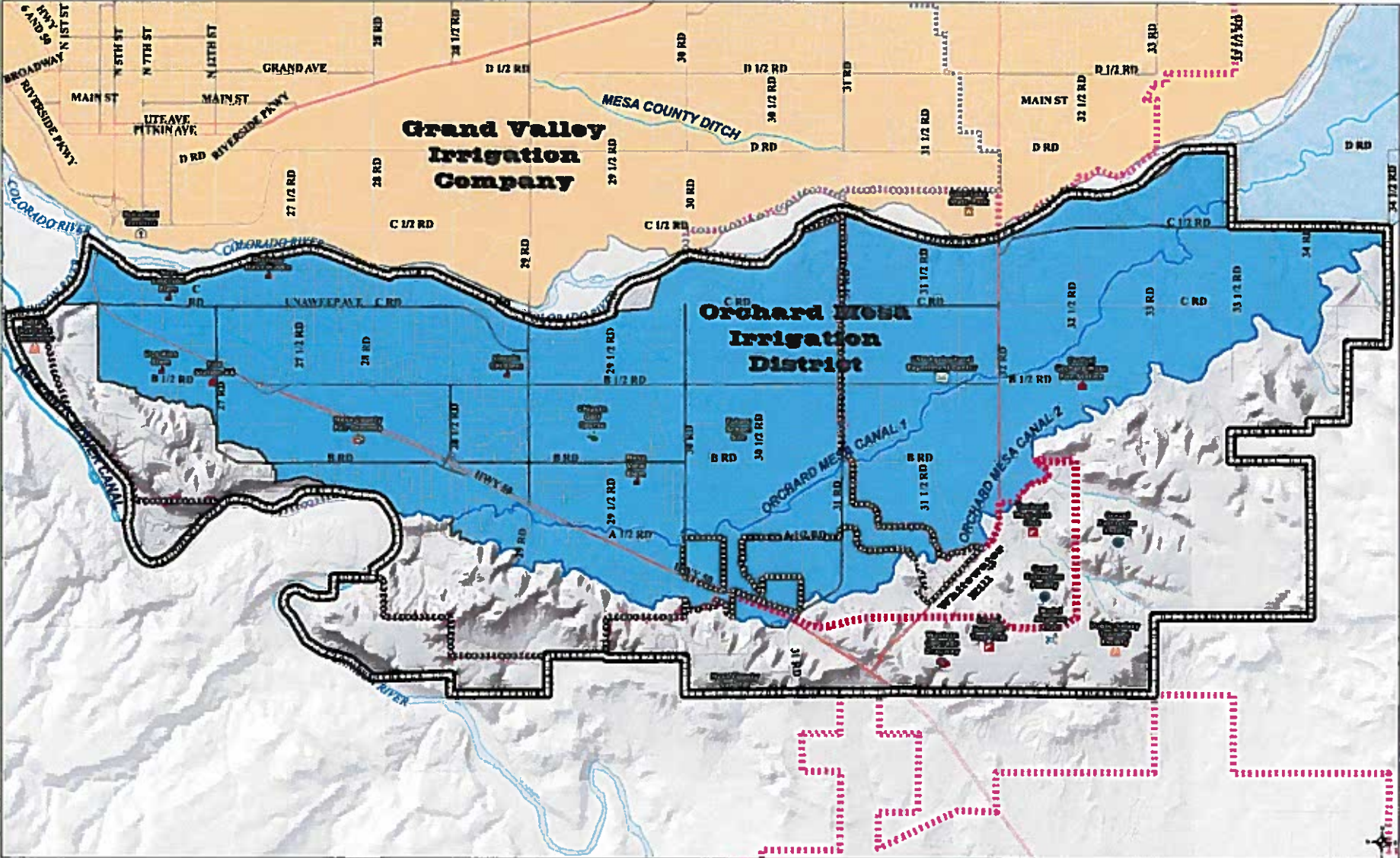
Existing Trail & Bike Routes	Signed Bike Routes	2001 Plan Proposed Trails & Routes	Signed Bike Route	Proposed Trail & Bike Routes	Bike-Pod Detached Sidewalk Plan	Proposed Sidewalk	B1/2 Rd On-Ramp Modification
Detached Bike-Pod Trails	Neighborhood Interconnections	Striped Bike Lane	Bike-Pod Detached	Striped Bike Lane	Sharrow Route	Existing Sidewalk	Proposed Blue/Ped Path
Striped Bike Lanes			Signed Bike Route				OVT Route 5 (OM Area)






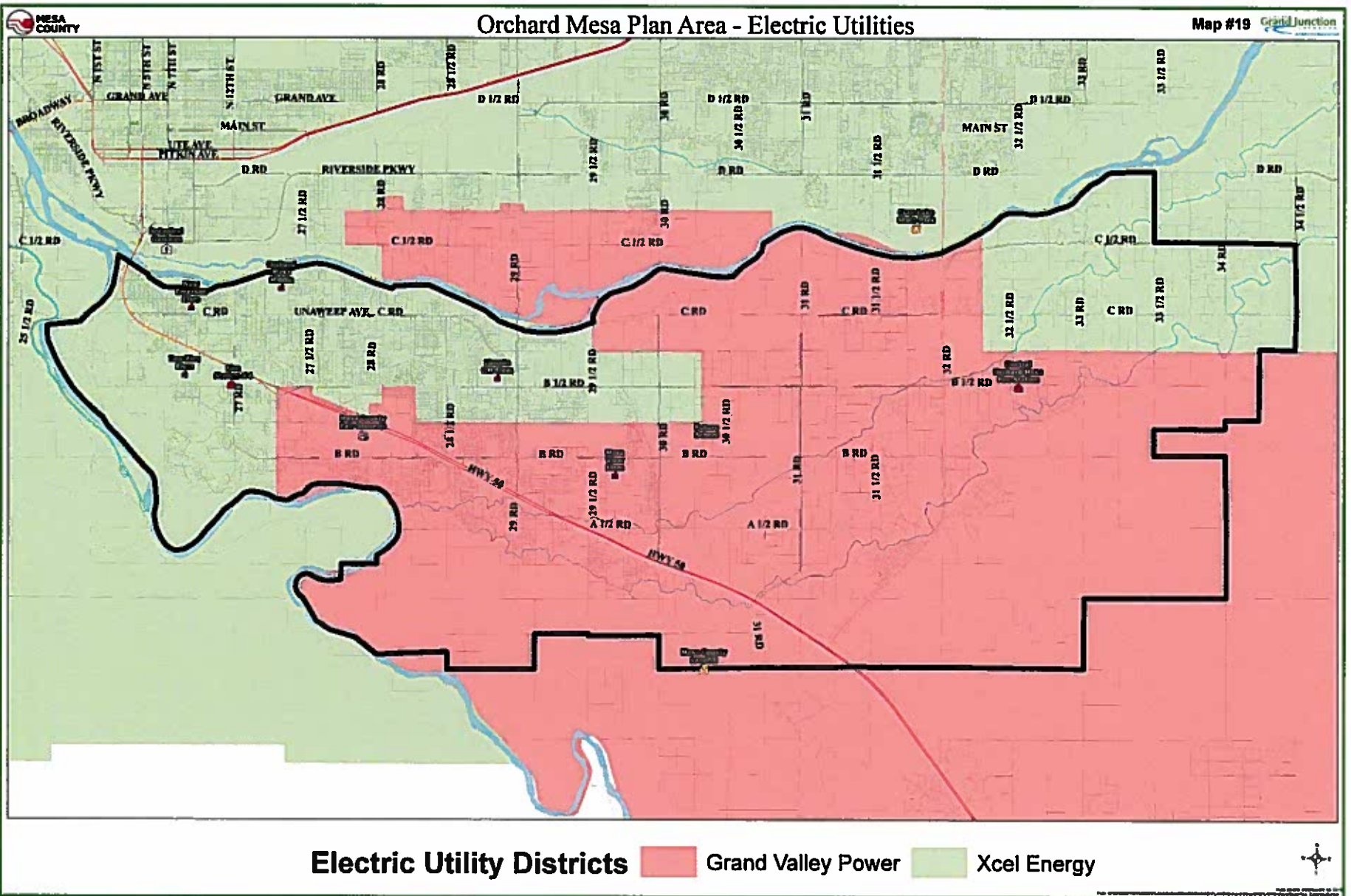


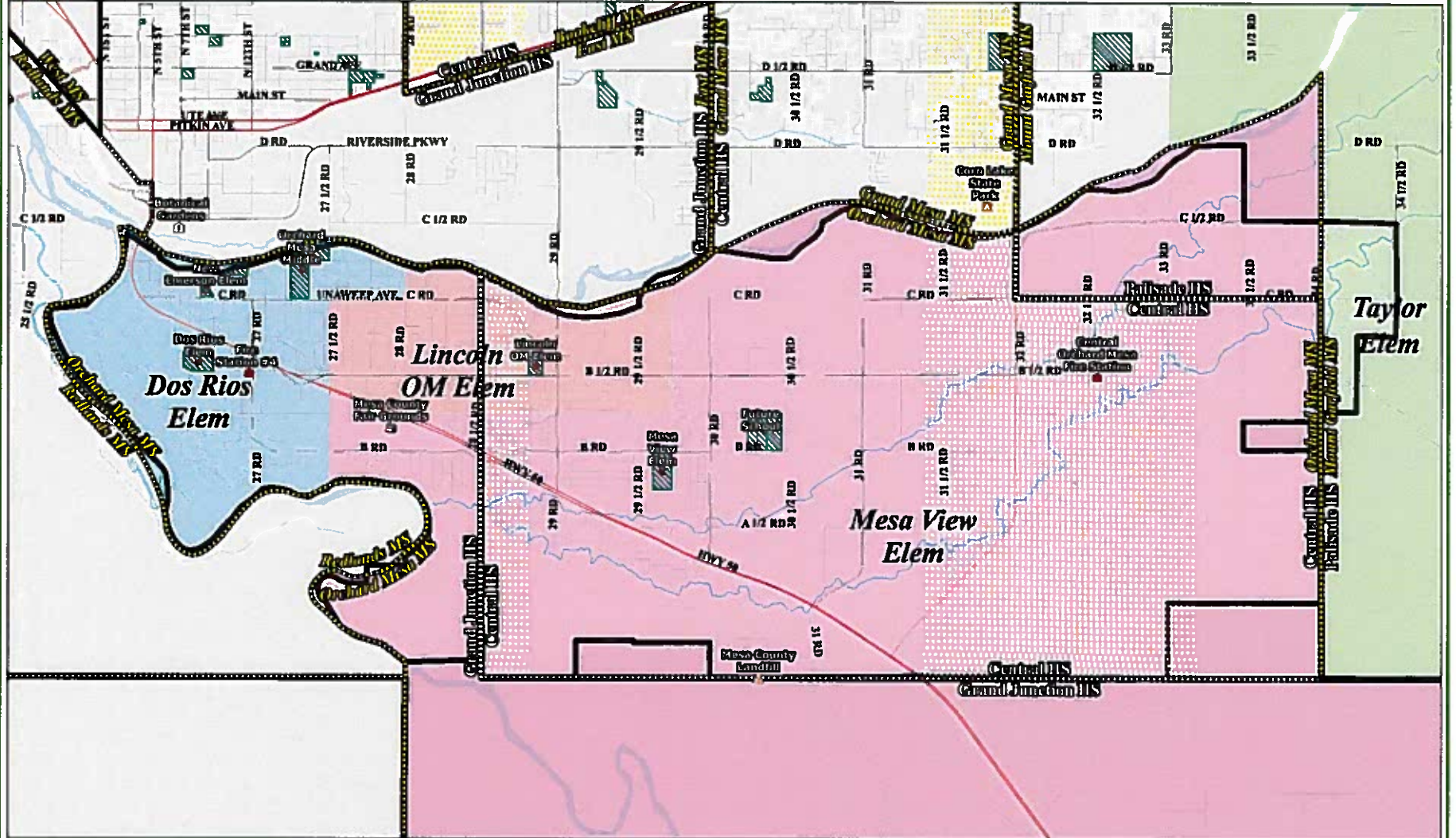
Orchard Mesa Neighborhood Plan - Irrigation Districts

Map #18 Grand Junction



 Plan Boundary
  201 Service Area Boundary
  Urban Development Boundary





District 51 Attendance Areas

Orchard Mesa Plan Area

Elementary Schools

Lincoln OM

Taylor

Middle School

School Dist. 51 Property

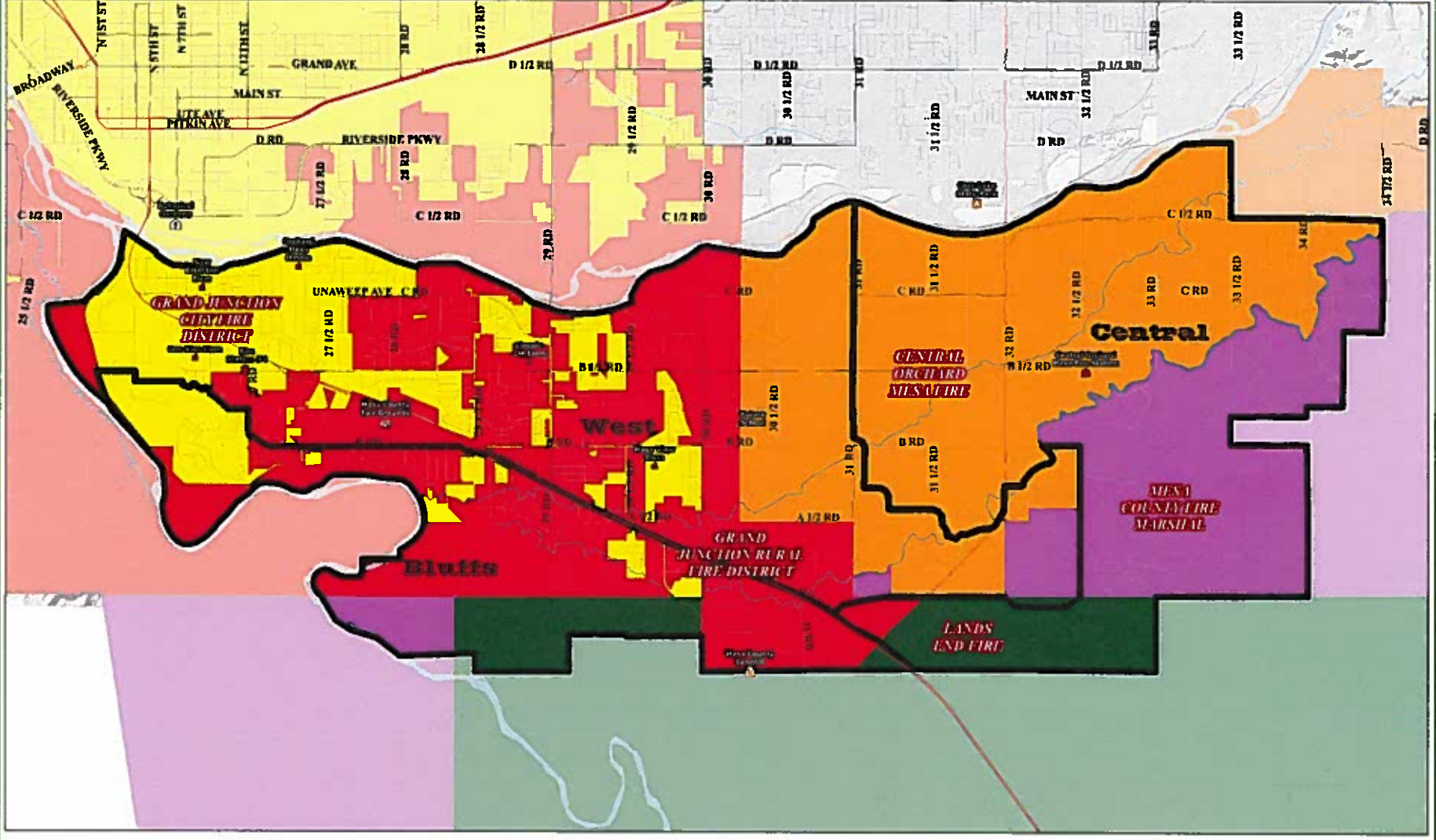
Dos Rios

Mesa View

High School

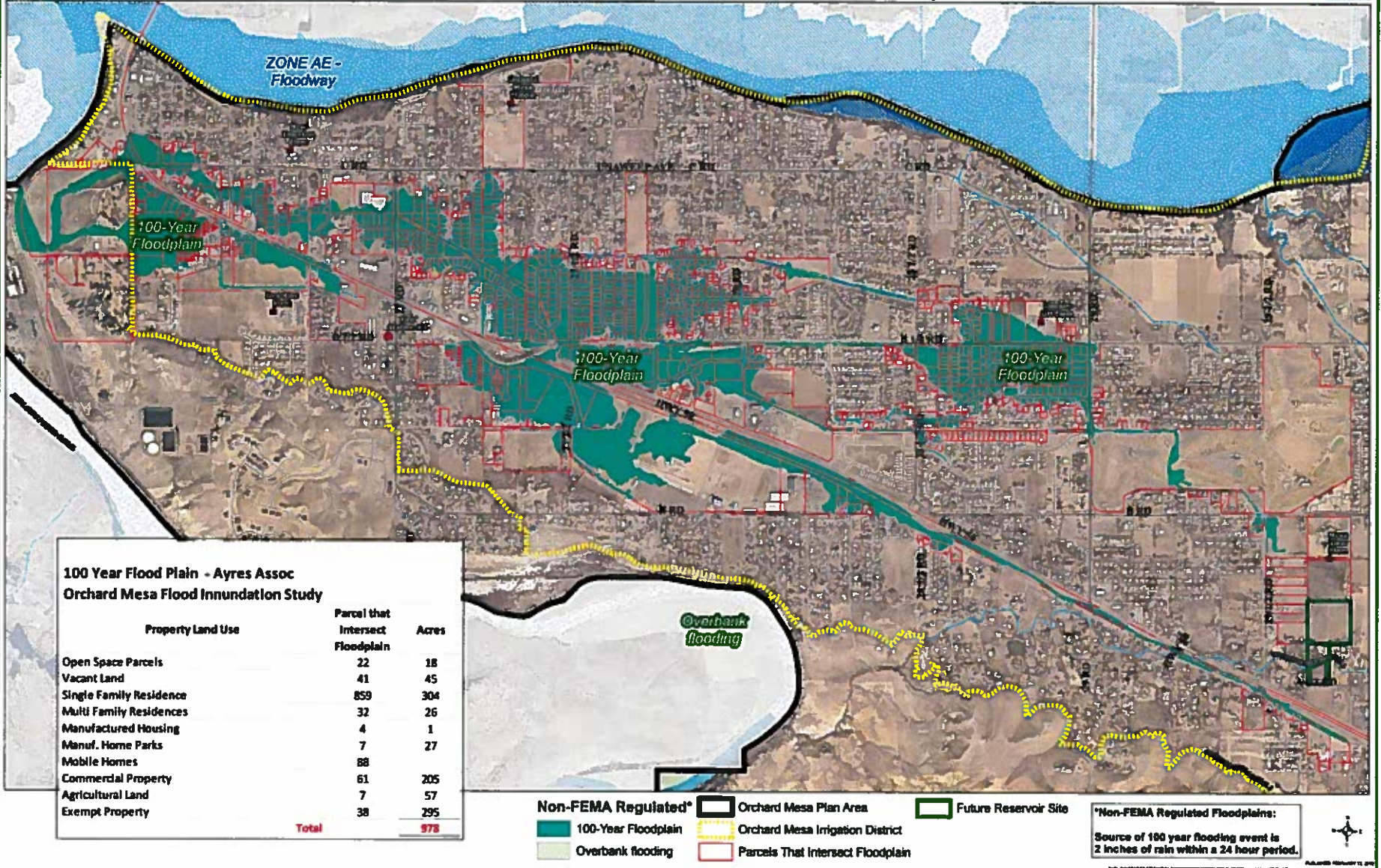


Orchard Mesa Plan Area - Fire District Map



	Orchard Mesa Plan Area		Grand Junction City Fire District		Lands End Fire District
	Central Orchard Mesa Fire District		Grand Junction Rural Fire District		Mesa County Fire Marshal





**100 Year Flood Plain - Ayres Assoc
Orchard Mesa Flood Inundation Study**

Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total		978

- Non-FEMA Regulated***
- 100-Year Floodplain
- Overbank flooding
- Orchard Mesa Plan Area
- Orchard Mesa Irrigation District
- Parcels That Intersect Floodplain
- Future Reservoir Site

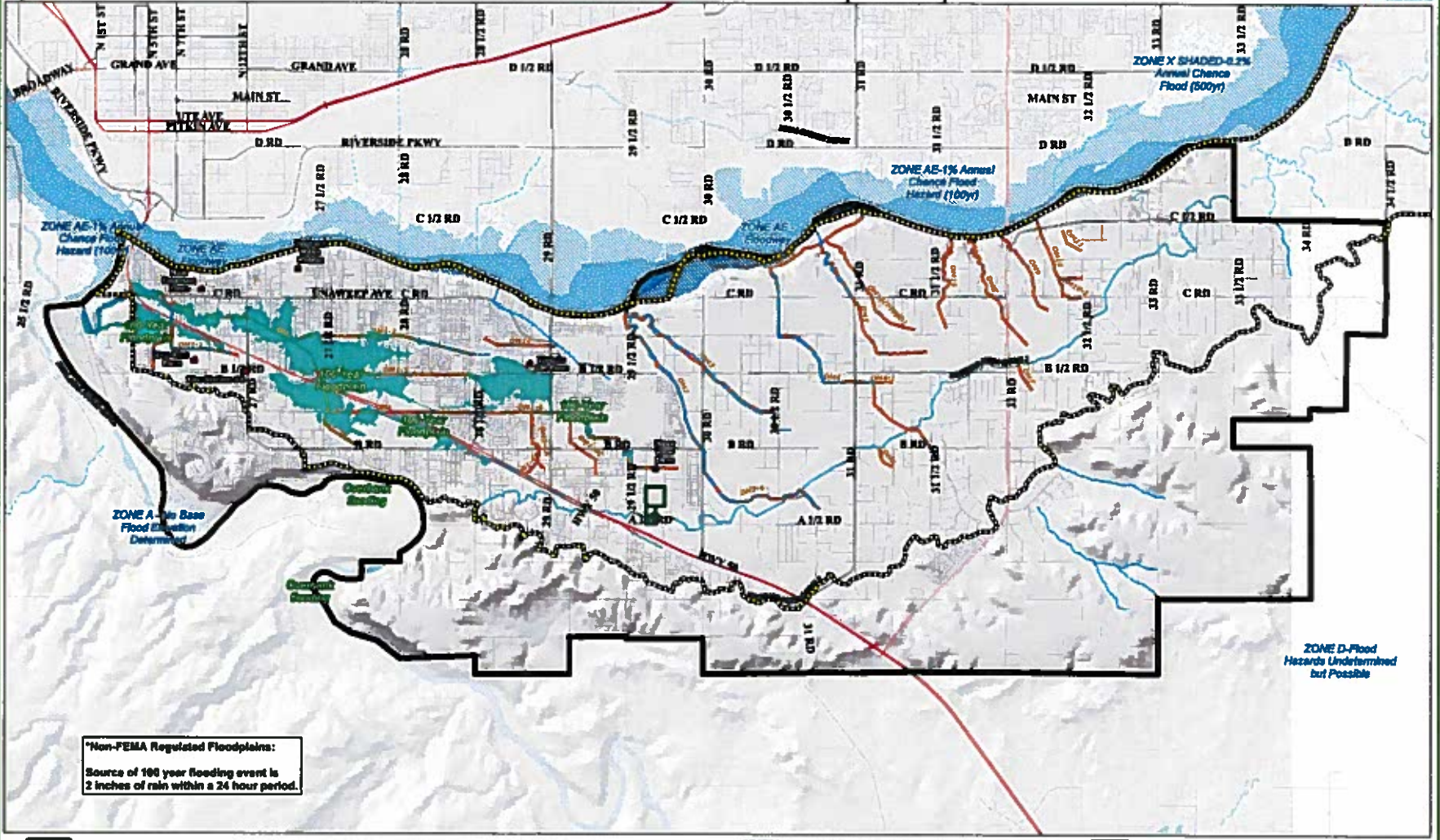
***Non-FEMA Regulated Floodplains:**
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.





Orchard Mesa Plan Area - Floodplain Map

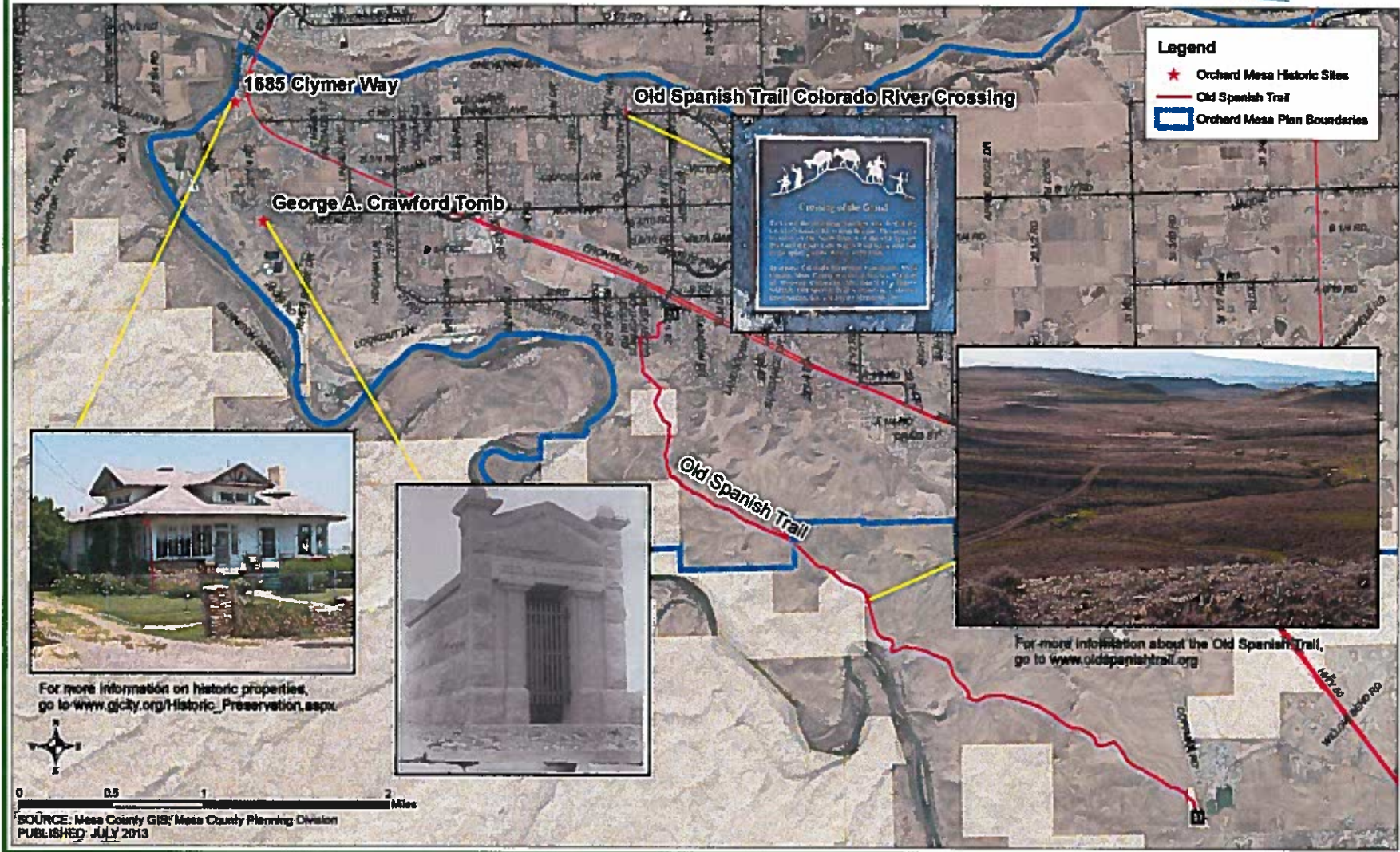
Map #23



***Non-FEMA Regulated Floodplains:**
 Source of 100 year flooding event is
 2 inches of rain within a 24 hour period.

Orchard Mesa Plan Area	Non-FEMA Regulated* 100-Year Floodplain	FEMA 2010 Floodplains ZONE AE - Floodway	ZONE X SHADED (500yr) 0.2% Annual Chance Flood	Future Reservoir Site
Orchard Mesa Drainages	Overbank flooding	ZONE AE (100yr) 1% Annual Chance Flood	ZONE D-Flood Hazards Undetermined but Possible	Orchard Mesa Irrigation District
Drains		ZONE A - No Base Flood Elevation Determined		

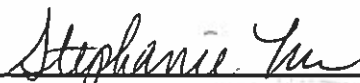




I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4629 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of April, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in 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 [repealed 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.cityofgj.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 special interest in 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 include 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

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

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

Prepared 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 Fruita-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, 1-70B, 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 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

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.

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 ensure a growing population and is essential to the local economy. Sand and gravel extraction must comply with state law (C.R.S. § 34-1-301, 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 developments. 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 Uncompahgne 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.

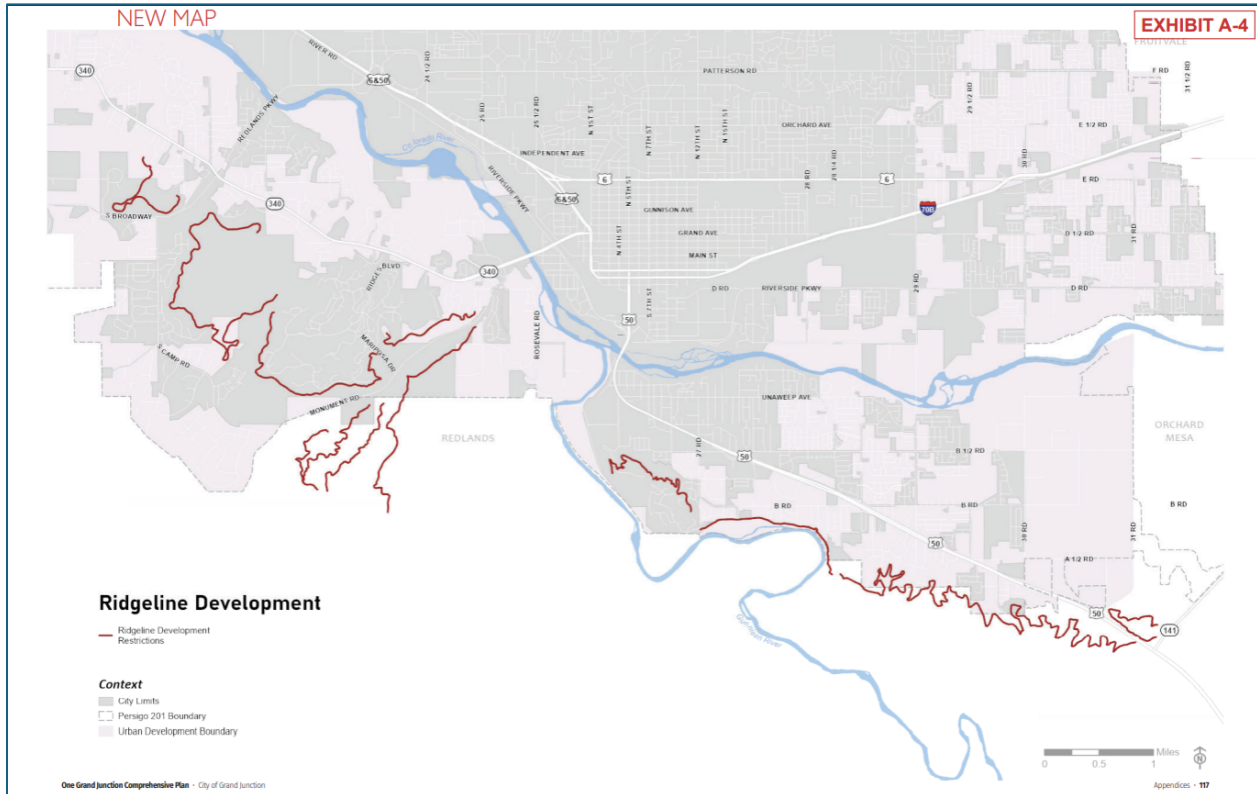


EXHIBIT A-4

Exhibit A-4 (Continued)

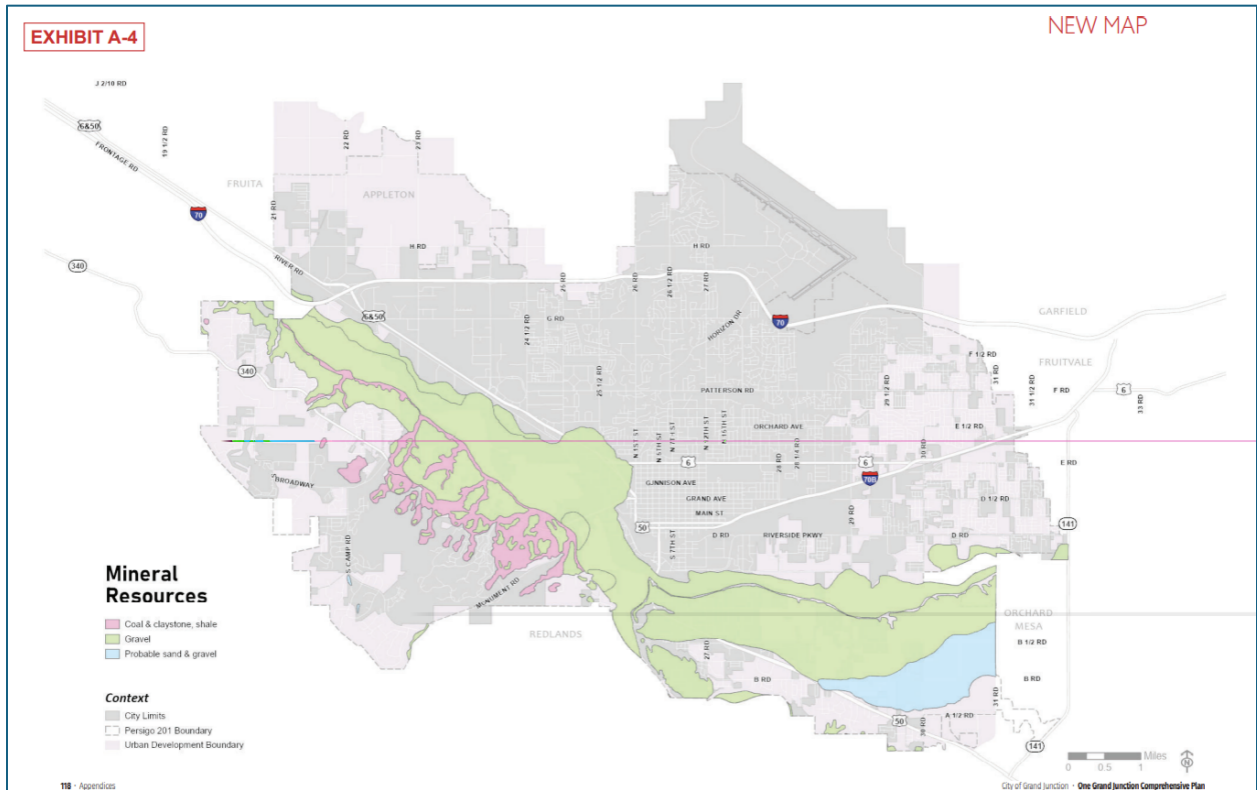


Exhibit B-1

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-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 #5.a.ii.

Meeting Date: August 7, 2024
Presented By: Tamra Allen, Community Development Director
Department: Community Development
Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

An Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities

RECOMMENDATION:

The Planning Commission heard this request at the 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 of Community Development 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 of Community Development 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 of Community Development. 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 the discretion to accept a payment of cash-in-lieu over 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 incurred by 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 and 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 and 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 an opportunity for public comment was held between July 2 and July 8, 2024, through the GJSpeaks.org 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, bike lanes, 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 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 (adopt/deny) Ordinance No. 5228, an ordinance amending Title 21 Zoning and Development Code to remove the requirement for new development to underground existing utilities on final passage and order final publication in pamphlet form.

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
jqimby@laplatalc.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,



Emilee Powell
Executive Director
Housing Resources of Western Colorado



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 you the 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. It 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', written over a horizontal line.

Shayna Heiney, Executive Officer

MEMORANDUM

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

Partners

Barbara R. Butler
Shelly S. Dackonish
William S. DeFord
Nathan A. Keever
Michael A. Kuzminski
Christopher G. McAnany*
Annie D. Murphy*~
Lauren F. O’Dell*
John R. Pierce+
Sam D. Starritt◇

Of Counsel

J. David Reed
Richard B. Tuttle

Associates

Rachel Awalt
Scott D. Goebel
Diane O. Long
Thomas L. Long^
Arie R. Mielkus
William T. Raley*

Retired Partners

William H.T. Frey
Richard H. Krohn
Laird T. Milburn

D. J. Dufford
(1919-1998)

William G. Waldeck
(1923-2009)

^ Also admitted in California
+ Also admitted in Oregon
* Also admitted in Utah
~ Also admitted in Wisconsin
◇ Also admitted in Wyoming

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 Protections¹

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.

DRAFT

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