

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



**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, APRIL 18, 2024 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2024**

Call to Order - 12:00 PM

Other Business

1. Discussion regarding Neighborhood, Subarea, and Corridor Plans and Overlays
2. Sustainability and Adaptation Plan Update- Information Only

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: April 18, 2024
Presented By: Timothy Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

Discussion regarding Neighborhood, Subarea, and Corridor Plans and Overlays

RECOMMENDATION:

EXECUTIVE SUMMARY:

Continue discussion from February 22, 2024 workshop concerning neighborhood, subarea, and corridor plans and overlays.

BACKGROUND OR DETAILED INFORMATION:

Continue discussion from February 22, 2024 workshop concerning neighborhood, subarea, and corridor plans and overlays. This workshop will focus on the three adopted neighborhood plans: Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan.

SUGGESTED MOTION:

This item is for discussion only.

Attachments

1. Legend to Abbreviations in Plan Matrices
2. Orchard Mesa Neighborhood Plan - Tracking Matrix
3. Pear Park Neighborhood Plan - Tracking Matrix
4. Redlands Area Plan - Tracking Matrix
5. Ridgeline Development and Mineral Resources Narratives
6. Ridgeline Development Restrictions
7. Mineral Resources

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	NA	Complete - New Entry sign in 2024
	ii	Create wayfinding signage that guides visitors to area attractions.	No	NA	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	NA	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 developed first and then development occurs concentrically out toward rural areas, limiting sprawl.		
	i	No	C 3 Intensification and Growth Tiers p. 56-57	
		No	Redevelopment Area Policy	City established a redevelopment area and policy that includes a portion of the US Hwy 50 corridor on Orchard Mesa.
	ii	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	Mesa County	Mesa County	Mesa County	
iv	Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.			
	Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.			

Orchard Mesa Neighborhood Plan Rural Resources		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.		
	i	No	Mesa County Regulations	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	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	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.		
	i	No	C 2 PP 5 p. 25 and Housing Strategies	
		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.			

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).		

Orchard Mesa Neighborhood Plan Economic Development		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	i	Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the fairgrounds and Whitewater Hill.		
	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.).		
		No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	

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	
		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	
	iii			Project completed in 2017 with a Federal grant to repurpose the eastbound lane on the B 1/2 Road off ramp to pedestrian and bicycle traffic only.
	iv	No	Completed	
	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	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
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	Mesa County Grand Valley Transit (GVT)	
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		<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	Pre-disaster mitigation is performed to limit potential property damage.		No
	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.		C 2 PP 3 p. 19 Responsible and Managed Growth	

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	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	Mesa County		
	ii				Preserve natural drainages, wildlife habitat and vegetation as open space.
	iii	Develop an historic park and/or viewpoint at Confluence Point.			
	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 p. 30 and Pedestrian and Bicycle Plan & Grand Junction Circulation Plan and Transportation Engineering Design Standards (TEDS)			
ii				Adopt the Sisters Trails Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sisters Trails Plan.	
iii				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.	
iv				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.	
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	
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	As development occurs to the west, incorporate pedestrian access from B 1/4 Road into site design.			
	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		
	Use the Mesa County Mineral and Energy Resources Master Plan and local and State regulations to determine location of resources and manner of extraction and reclamation.				
	ii				Continue to regulate gravel operations using the Conditional Use Permit process.
	iii	Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.			
	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		
	Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.				
	ii				Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.
	iii				Direct landowners of significant wetlands and drainages to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans. Direct landowners to the U.S. Army Corps of Engineers for determining permit requirements prior to any construction activities.
	iv				Continue to use Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service as review agencies for proposed development near potentially impacted riparian and other wildlife habitats.
	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	
	Continue to enforce ridgeline and geologic hazard development standards.				
3	Visual resources and air quality are preserved.				
i	No	C 2 PP 8 p. 40			
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				
Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.					
vi	Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.		

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 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

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

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

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

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

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	<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>	

<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>4</p>	<p>New trail linkages will be planned and built to provide access to future park and school sites to implement the Urban Trails Master Plan.</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>	
	<p>5</p>	<p>The City of Grand Junction, Mesa County and/or State Parks should construct additional recreational facilities in the Colorado River Corridor.</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>	
	<p>6</p>	<p>The Colorado River State Parks trail system will be extended from 30 Road to 27 ½ Road.</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 Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	<p>7 Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.</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 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
	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	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	Completed
	3	The City will identify preferred site(s) for a law enforcement substation and/or fire station/training facility.	No	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.
	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	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	As development occurs		
	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	As development occurs		
	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			
	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			
	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	NA	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	NA	
	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	NA	City completed
		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	NA	
		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	NA	

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	C 2 PP 1 p. 14		
	POLICIES	1 Opportunities for creating gateway features on the Redlands through public improvements shall be considered.	No	NA	Complete	
		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	NA	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	NA		
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	NA		

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		
		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	NA		
		6	Support local agricultural operations and products.	No	NA		
		7	Protect irrigation water/infrastructure for future agricultural use.	No	NA		
	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	NA		
		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	NA		
		5	Support and encourage voluntary techniques to preserve agricultural lands.	No	NA		
		6	Promote multiple/compatible uses of agricultural lands.	No	NA		
		7	Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.	No	Comp Plan in its Entirety		
	IMPLEMENTATION	1	Provide, to new subdivisions, model homeowners’ association conditions, covenants, and restrictions that address agricultural protection efforts (control of domestic pets, setbacks, etc.).	No	NA		
		2	Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.	No	NA		
		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	NA		
		4	The County will continue to distribute the Code of the New West.	No	NA		

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	
	POLICIES	1 Protect and interpret paleontologic resources of the planning area.	No	NA	
		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	
	IMPLEMENTATION	1 Conduct a comprehensive inventory of paleontologic resources in the planning area in conjunction with the Museum of Western Colorado.	No	NA	
		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		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Achieve a mix of compatible housing types and densities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies		
	2	Promote adequate affordable housing opportunities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies		
POLICIES	1	The City and County shall encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.	No	C 2 PP 5 p. 25 and Housing Strategies		
	2	The City and County may permit the owner of a parcel of property to shift density from one portion of a parcel to another portion of the parcel to compatibly provide for a variety of housing types within a development.	No	C 2 PP 5 p. 25 and Housing Strategies		
	3	The City and County shall facilitate development of a variety of housing types (e.g., clustered units, zero lot line units, and mixed density projects) without requiring the planned development process.	No	C 2 PP 5 p. 25 and Housing Strategies		
	4	The City and County shall partner with the State, other agencies, and the private sector to promote the development of adequate affordable housing opportunities for community residents.	No	C 2 PP 5 p. 25 and Housing Strategies		
	5	The City and County shall encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities and both existing and future transit routes.	No	C 2 PP 5 p. 25 and Housing Strategies		
	6	The City and County shall monitor the status of substandard housing units and promote the rehabilitation or redevelopment of these units. Rehabilitation will be encouraged in stable single-family neighborhoods. Redevelopment will be encouraged in areas designated for medium-high density residential and high density residential uses.	No	C 2 PP 5 p. 25 and Housing Strategies		
	7	The City and County shall support affordable housing initiatives which result in high-quality developments that meet or exceed local standards for public facilities and amenities.	No	C 2 PP 5 p. 25 and Housing Strategies		
	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		

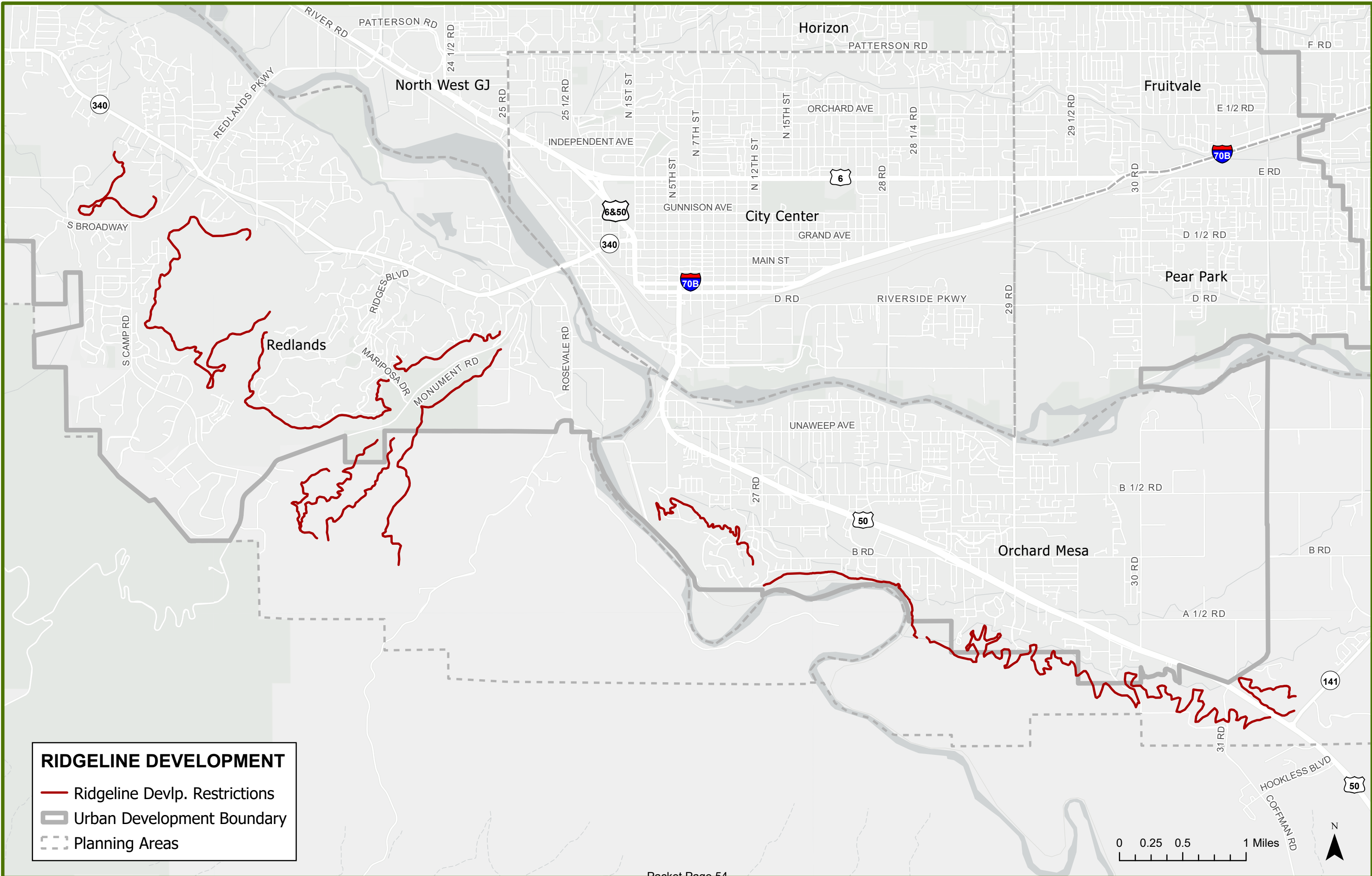
Redlands Area Plan Historic Preservation Action Plan		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Protect and maintain the unique features and characteristics of the Redlands which are significant links to the past, present, 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		

Ridgeline Development Map

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

Mineral Resources Map

Gravel is a necessary resource for a community: it is needed for construction projects to serve a growing population and is essential to the local economy. Sand and Gravel extraction must comply with State law (C.R.S. § [34-1-301](#), 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 Uncompahgre Plateau. Only a small portion exposed along the river can be considered economically viable.” Gravel extraction occurs along the north side of the river wherever 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.



RIDGELINE DEVELOPMENT

- Ridgeline Devlp. Restrictions
- Urban Development Boundary
- Planning Areas



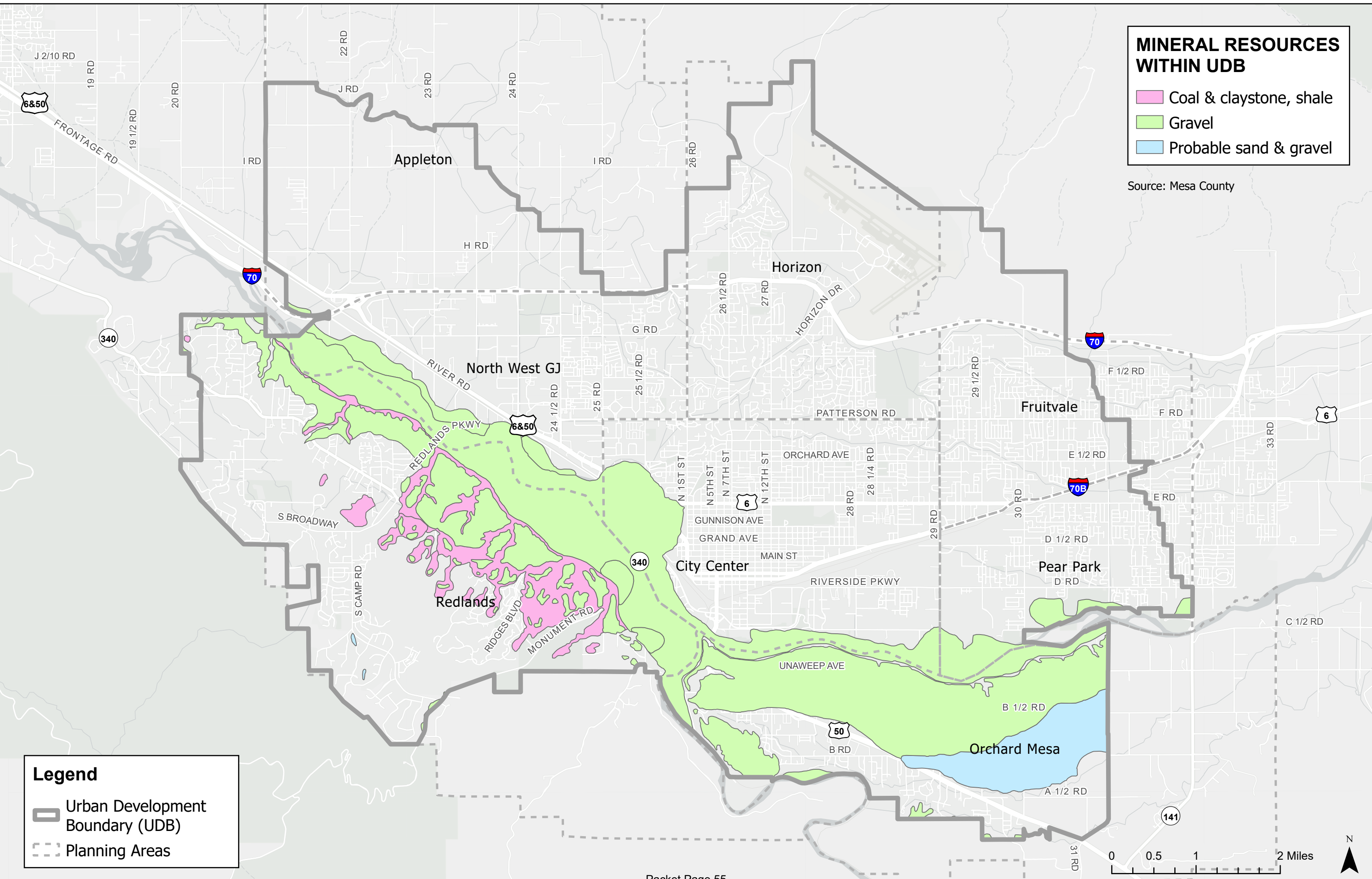
MINERAL RESOURCES WITHIN UDB

- Coal & claystone, shale
- Gravel
- Probable sand & gravel

Source: Mesa County

Legend

- Urban Development Boundary (UDB)
- Planning Areas





Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: April 18, 2024
Presented By: Jennifer Nitzky, Sustainability Coordinator
Department: Community Development
Submitted By: Jennifer Nitzky

Information

SUBJECT:

Sustainability and Adaptation Plan Update- Information Only

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff have been working with consultants Design Workshop and Spirit Environmental to develop a Sustainability and Adaptation Plan for the City since May 2023. This plan is being developed in alignment with the One Grand Junction Comprehensive Plan and City Council's Strategic Outcome, Resource Stewardship. Significant progress has been made, and staff will use this time to update the Planning Commission on the progress of the plan to date.

BACKGROUND OR DETAILED INFORMATION:

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

Last summer, staff worked with consultants to engage the community to determine the Focus Areas of the Plan through numerous engagement techniques. Last fall, an open house was held to share the Focus Areas. After the open house, staff and the consultants worked on developing the first iteration of draft strategies. In late January, City staff, technical experts, and the Community Steering Committee members met to

discuss the goals and strategies within each of the five focus areas. Since those work sessions, the draft goals and strategies have been amended by consultants, staff, and the Community Steering Committee.

In order to get more public input, staff have also taken the plan on the road. Staff have met with 15 groups/organizations and presented information about the plan to more than 275 community members. In each presentation, staff provided a call to action to encourage community members to offer suggested strategies or goal priorities on the EngageGJ.org platform. Thoughts from the comments received at in-person presentations and online have also been incorporated into the draft strategies.

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

1. Built Environment

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

2. Climate Resilience

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

3. Energy Stewardship

- Goal 6: Encourage Energy Efficiency in Buildings
- Goal 7: Foster Energy Independence

4. Waste Management

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

5. Water Conservation

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

6. City Leadership

- Goal 12 Successfully Implement the Sustainability and Adaptation Plan

There are between five and 11 strategies per goal. An implementation matrix is being developed with specific actions related to prioritized strategies to help staff and partners with short-term implementation. The public comment period on the draft plan is April 19 through May 17. Staff will return to the Council workshop with a 90 percent draft in mid-May before the City Council is asked to consider adoption in mid-summer 2024.

SUGGESTED MOTION:

No action required

Attachments

1. Draft Strategies

3 Goals and Strategies

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

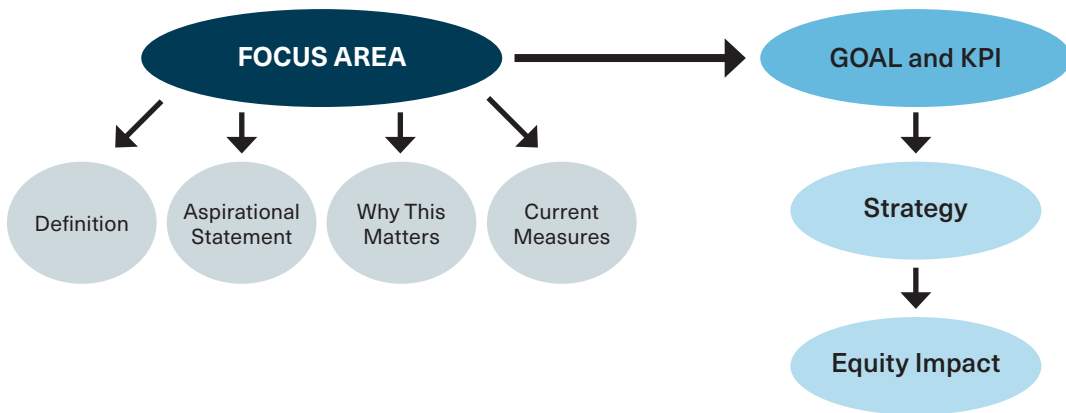


Figure 10: Chapter 3 Content Organization

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

Focus Area 1

Built Environment



DEFINITION

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

ASPIRATIONAL STATEMENT

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

DRAFT
Packet Page 60



BUILT ENVIRONMENT

WHY THIS MATTERS

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

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

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

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

TREE CANOPY

75% of trees are located on private property

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

CURRENT MEASURES



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

(Source: City of Grand Junction Urban Forestry Plan)



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

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

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

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



RESIDENTS

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

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

(Source: ESRI Data)



AIR QUALITY

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

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

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



Goal 1:

Balance Transportation Mode Share for Local Trips

KEY PERFORMANCE INDICATORS:

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

MEASURE:

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

DIRECTIONAL TARGET:

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

BASELINE:

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

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

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

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

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

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

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

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

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

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

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

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

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

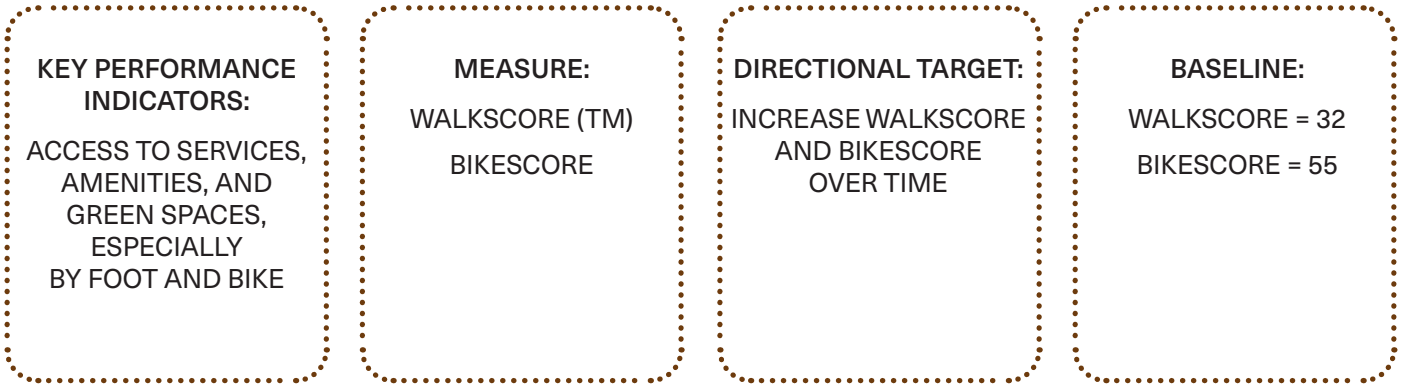
Strategy 1.g. *Partner with private sector to incentivize active commuting, carpooling, and/or car share programs.

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



Goal 2:

Encourage Innovative Site Design to Foster the Coexistence of Urban and Natural Environments



Source: Walkscore.com

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Goal 3: Improve Community Access to Food

KEY PERFORMANCE INDICATORS:

ELIMINATE FOOD DESERTS IN GRAND JUNCTION

MEASURE:

NUMBER OF CENSUS TRACTS DEFINED AS USDA FOOD DESERTS

DIRECTIONAL TARGET:

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

BASELINE:

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

Source: USDA Food Atlas

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


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

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

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


Strategy 3.d. Encourage sustainable agricultural best practices.

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



Focus Area 2

Climate Resilience




DEFINITION




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

ASPIRATIONAL STATEMENT



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



DRAFT
Packet Page 67

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



CLIMATE RESILIENCE

WHY THIS MATTERS

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

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

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

LEED BASELINE (2021)

AIR QUALITY

44 Median AQI

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

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

CURRENT MEASURES



HEAT RISK

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

(Source: https://riskfactor.com/county/mesa-county-co/8077_fsid/heat#heat_risk_overview)



WILDFIRE RISK

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

(Source: Colorado Water Conservation Board)



POTENTIAL FLOOD DAMAGE COSTS

\$42 MILLION
in Residential Assets at Risk

\$11.5 MILLION
in Industrial Assets at Risk

\$27 MILLION in Commercial Assets at Risk

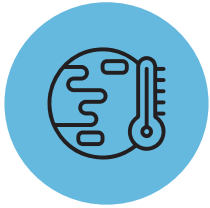
(Source: Grand Junction Asset Inventory - Wildfires, Mesa County Hazards Mitigation Plan)



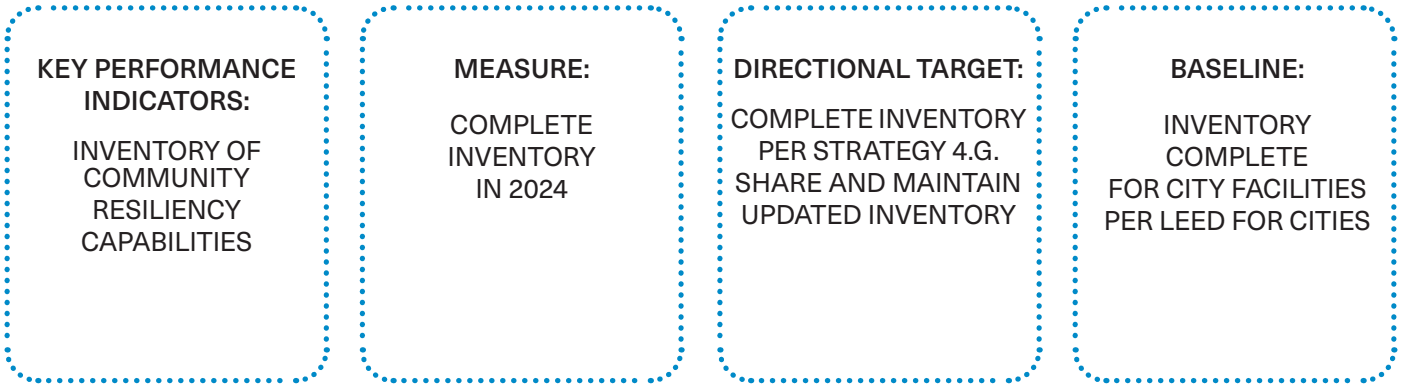
AIR QUALITY

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

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



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



Source: City of Grand Junction, City Facilities per LEED

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

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

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

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

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

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

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

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

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

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

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

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

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

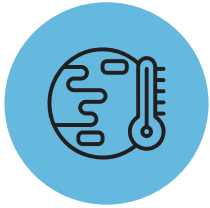
Strategy 4.i. Promote household-level emergency preparedness through bilingual community outreach programs, emergency kits, resilient social networks, and disaster planning and recovery programs.

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

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

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

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



Goal 5: Maintain Current Air-Quality Standards

KEY PERFORMANCE
INDICATORS:
AIR QUALITY

MEASURE:
ANNUAL MEDIAN AQI

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

BASELINE:
MEDIAN AQI 44

Source: www.airnow.gov (US EPA)

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

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

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

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

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

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

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

Focus Area 3

Energy

Stewardship

DEFINITION



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

ASPIRATIONAL STATEMENT

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

DRAFT

Packet Page 73

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



ENERGY STEWARDSHIP

WHY THIS MATTERS

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

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

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

LEED BASELINE (2021)

GHG

13.1 Metric Tons of CO2 per capita

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

(Source: City of Grand Junction Greenhouse Gas Inventory)

CURRENT MEASURES



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

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



GHG EMISSIONS

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

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

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

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



SOLAR ENERGY

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

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



OIL & GAS

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

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

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



Goal 6: Encourage Energy Efficiency in Buildings

KEY PERFORMANCE INDICATORS:

TOTAL GHGS EMITTED FROM BUILDING ENERGY USE PER RESIDENT

MEASURE:

TOTAL BUILDING GHG EMISSIONS (METRIC TONS OF CO₂E) PER CAPITA

DIRECTIONAL TARGET:

REDUCE TOTAL BUILDING RELATED GHG EMISSIONS PER CAPITA

BASELINE:

7.00 METRIC TONS OF CO₂E/ YEAR/CAPITA

Source: City of Grand Junction GHG Inventory

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

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

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

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

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

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

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



Goal 7: Support Carbon Reducing Energy Initiatives

KEY PERFORMANCE INDICATORS:

TOTAL INSTALLED SOLAR CAPACITY, TOTAL RENEWABLE NATURAL GAS PRODUCED FROM PERSIGO PLANT

MEASURE:

TOTAL ROOFTOP SOLAR ENERGY CAPACITY (KW) AS REPORTED BY XCEL, TOTAL RENEWABLE NATURAL GAS (RNG) PRODUCED AT PERSIGO AS REPORTED BY THE CITY

DIRECTIONAL TARGET:

INCREASE SOLAR ENERGY INSTALLED
INCREASED USE OF RNG IN THE CITY

BASELINE:

TOTAL ROOFTOP SOLAR CAPACITY = 15,742 KW
TOTAL VOLUME OF GAS TO BE CONFIRMED WITH CITY WASTEWATER STAFF AND/OR UTILITIES MANAGER

Source: Xcel Energy

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

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

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

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

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

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

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

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

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

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

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

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

Focus Area 4

Waste Management



DEFINITION

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

ASPIRATIONAL STATEMENT

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





WASTE MANAGEMENT

WHY THIS MATTERS

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

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



LEED BASELINE (2021)

WASTE

0.96 Tons Per Capita

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

8.7% Diversion Rate

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

CURRENT MEASURES



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

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



RECYCLE

75% increase in recycling between 2018-2021.

5% increase in composting between 2018-2021.

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



FOOD WASTE

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

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



Goal 8: Increase Recycling Rates within the City

KEY PERFORMANCE INDICATORS:

TOTAL WASTE DIVERSION
COMMUNITY-WIDE

MEASURE:

DIVERSION RATE
(TONS OF RECYCLING/
TOTAL WASTE)

DIRECTIONAL TARGET:

INCREASE DIVERSION
RATE

BASELINE:

8.7%

Source: 2021 GHG Inventory

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

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

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

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

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

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

Strategy 8.e. Restart commercial recycling programs.



Goal 9: Reduce Waste to Landfill via a Circular Economy

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

Source: 2021 GHG Inventory

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

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

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

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

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

- Equity Impacts: Expands composting inclusion to underserved areas.

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

- Equity Impacts: Provides food waste management for all.

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

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

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

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

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



Focus Area 5

Water Conservation



DEFINITION

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

ASPIRATIONAL STATEMENT

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



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

DRAFT

Packet Page 83



WATER CONSERVATION

WHY THIS MATTERS

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

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

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

LEED BASELINE (2021)

WATER

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

CURRENT MEASURES



The Grand Junction Regional Water Efficiency Plan

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

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



RESOURCES

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

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

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

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



SEASONAL USE

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

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

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



LAND USE

55% of water use is residential.

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



Goal 10: Increase Water Conservation Education and Awareness

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

Source: City of Grand Junction Water

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

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

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

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

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

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

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



Goal 11: Reduce Water Consumption from Landscape and Irrigation

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

Source: City of Grand Junction

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

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

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

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

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

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



Goal 12:

Successfully Implement the Sustainability and Adaptation Plan

KEY PERFORMANCE INDICATORS:

PROGRESS ON STRATEGIES

MEASURE:

NUMBER OF STRATEGIES ACHIEVED

DIRECTIONAL TARGET:

REVISIT THE PLAN YEARLY

BASELINE:

STRATEGIES FOR YEAR 1

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

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

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

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

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

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

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

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