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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, JUNE 6, 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. Interim Housing Land Use Code Update

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: June 6, 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:

Discussion concerning neighborhood, subarea, and corridor plans and overlays.

BACKGROUND OR DETAILED INFORMATION:

Discussion 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

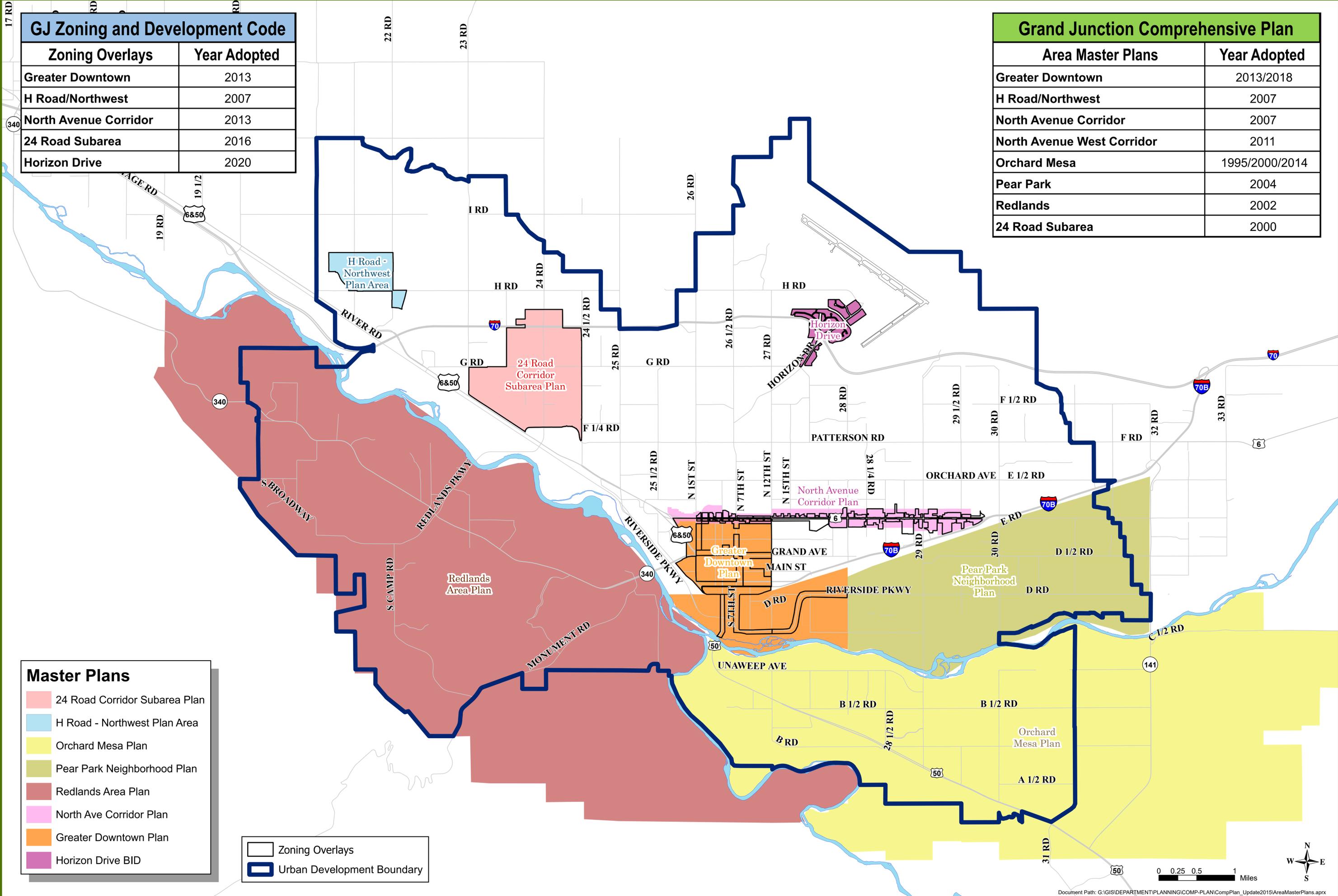
1. Subareas Location Map
2. Legend to Abbreviations in Plan Matrices
3. Orchard Mesa Neighborhood Plan - Tracking Matrix
4. Pear Park Neighborhood Plan - Tracking Matrix
5. Redlands Area Plan - Tracking Matrix
6. Resolution No. 62-02 - 2002
7. Resolution No. 13-05 - 2005
8. Ordinance No. 4629 - 2014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

GJ Zoning and Development Code

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

Grand Junction Comprehensive Plan

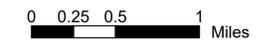
Area Master Plans	Year Adopted
Greater Downtown	2013/2018
H Road/Northwest	2007
North Avenue Corridor	2007
North Avenue West Corridor	2011
Orchard Mesa	1995/2000/2014
Pear Park	2004
Redlands	2002
24 Road Subarea	2000



Master Plans

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

- Zoning Overlays
- Urban Development Boundary



Legend to Abbreviations in Plan Matrices

Comprehensive Plan

C – Chapter

PP – Plan Principle

G – Goal

S – Strategy

p. – page

Other Documents

IGA – Intergovernmental Agreement

PROS – Parks, Recreation, and Open Space Plan

TEDS – Transportation Engineering Development Standards

ZDC – Zoning and Development Code

Other Abbreviations

GIS – Geographic Information Systems

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

Orchard Mesa Neighborhood Plan Community Image		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	The Orchard Mesa community has safe and attractive entrances.			
	i	Identify key locations and create entry features and signage that identifies arrival to Grand Junction.	No	C 2 PP 3 p. 19 and p. 21	Complete - New Entry sign in 2024
	ii	Create wayfinding signage that guides visitors to area attractions.	No	C 2 PP 3 p. 19 and p. 21	These projects are likely the responsibility of the City and may be appropriate at all entrances and major highways that run through the city.
	iii	Create a streetscape plan for the Highway 50 corridor.			
	iv	Local governments, the Regional Transportation Planning Office and the Colorado Department of Transportation will work together to beautify the Highway 50 corridor.			
	v	Develop funding sources for public beautification and improvement projects.			
	2	The quality of life on Orchard Mesa is preserved and enhanced.			
	i	Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.	No	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 development first and then development occurs concentrically out toward rural areas, limiting sprawl.		
	i	No	C 3 Intensification and Growth Tiers p. 56-57	
	ii	No	Redevelopment Area Policy	City established a redevelopment area and policy that includes a portion of the US Hwy 50 corridor on Orchard Mesa.
	iii	No	ZDC 21.04.020(e), and C 2 PP 1 p. 14	ZDC permits Agriculture operations
	2	Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.		
	i	Help maintain viable agricultural uses.		
	ii	Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.		
iii	Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.			
iv	Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.			
		Mesa County	Mesa County	Mesa County

Orchard Mesa Neighborhood Plan Rural Resources		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.			
	i	No	Mesa County Regulations		
	ii				Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.
	iii				Support and sponsor community forums to identify and implement ways to incentivize local food production.
	2	The 32 Road corridor (Highway 141) retains its rural character.			
	i	No	Mesa County Regulations		
	ii				Allow development on nonresidentially zoned land and permitted nonresidential uses in a manner consistent with the rural character of surrounding properties.
	3	Agricultural businesses are viable and an important part of Orchard Mesa's economy.			
	i	No	Mesa County Regulations		
	ii				Help promote the Fruit and Wine Byway.
	iii				Support the CSU Research Center to improve agricultural production and sustainability for local farmers.
	iv				Identify and permit appropriate areas for farmers' markets throughout the growing season.
				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	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy		
	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	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy		
	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	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	This has not been successful as hoped as small grassroot groups try to form and start up as an Orchard Mesa association. The wider Chamber of Commerce and valley wide economic partnerships are likely a better fit.	
	Identify a business "champion" to be lead on organizing interested businesses and provide technical assistance to the "champion" and interested businesses on models used effectively elsewhere in Mesa County such as an improvement district (BID, URA, etc.) to provide funding for support services, infrastructure improvement, marketing, pedestrian/streetscape improvements and special events, for community revitalization and development (e.g., North Avenue, Horizon Drive).				
	ii				Engage economic development groups/partners in an active program to periodically visit Orchard Mesa businesses to proactively identify issues and identify solutions.
	iii	Economic development groups/partners and area businesses will work together to evaluate and make recommendations on how to improve land use processes and regulations related to business retention, development, and maintenance.			
	4	Orchard Mesa's agricultural industry thrives as an important part of the local economy and food source.			
	i	No	Mesa County Regulations		
	Promote Orchard Mesa as a part of the Fruit and Wine Byway.				
	ii				Support and encourage roadside markets and centralized events (e.g., farmers' markets) to exhibit and sell locally produced agricultural products.
	iii				Actively support the Mesa County Right to Farm and Ranch Policy.
iv	Make land use decisions consistent with the Future Land Use Map for Orchard Mesa.				
v	Align with the Colorado Cultural, Heritage and Tourism Strategic Plan (2013) in an effort to maximize the Colorado Tourism Office's promotion funding opportunities.				
5	Sustainable businesses support the needs of regional attractions on Orchard Mesa (e.g., fairgrounds, Whitewater Hill - Public safety and recreational facilities).				

Orchard Mesa Neighborhood Plan Economic Development		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	i	Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the fairgrounds and Whitewater Hill.		
	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.			
	iv	Adopt the Sisters Trails Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sisters Trails Plan.			
ii	Work with OSTA, COPMOBA, BLM, NPS, City of Grand Junction, Mesa County, Museum of the West, Visitor's Bureau, Interpretive Association of Western Colorado and other groups to make people aware of the Old Spanish Trail and Gunnison River Bluffs Trail and to promote the Old Spanish Trail as one of the reasons to visit Grand Junction.				
3	A system of trails provides a network of connections throughout Orchard Mesa for pedestrians and bicyclists, with connections to the Riverfront Trail, the Redlands, and Whitewater.				
i	No	C 2 PP 6 p. 30 and Pedestrian and Bicycle Plan & Grand Junction Circulation Plan and Transportation Engineering Design Standards (TEDS)			
ii				Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated rights-of-way, as links to existing trails and to the transportation system.	
iii				Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.	
iv				Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.	
iv	Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.				
4	Parks and recreation facilities serving the residents of Orchard Mesa are developed, maintained and operated through effective partnerships between the City of Grand Junction, Mesa County and Mesa County Valley School District No. 51.				
i	Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.				

Orchard Mesa Neighborhood Plan Parks, Recreation, Open Space and Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
ii	Encourage new partnerships among government agencies, nonprofit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.	No	PROS Plan	
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		
	ii				Use the Mesa County Mineral and Energy Resources Master Plan and local and State regulations to determine location of resources and manner of extraction and reclamation.
	iii				Continue to regulate gravel operations using the Conditional Use Permit process. Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.
	2	The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.			
	i	No	C 2 PP 8 p. 40		
	ii				Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
	iii				Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.
	iv				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.
	v	Yes	C 2 PP 10 p. 46 and ZDC 21.06.010	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices	
3	Visual resources and air quality are preserved.				
i	No	C 2 PP 8 p. 40			
ii				Develop/distribute best management practices (BMPs) for mineral extraction, agricultural, and construction operations.	
iii				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.	
iv				Enforce air emission permits (e.g., gravel operations, industrial uses).	
v				Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.	
vi	No	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.		
	v			Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.	

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

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

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

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

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

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	7	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/conservate 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		

CITY OF GRAND JUNCTION, COLORADO

Resolution No. 62-02

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

Recitals:

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

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

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

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

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

PASSED on this 26th day of June, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council

CITY OF GRAND JUNCTION

RESOLUTION NO. 13-05

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

Recitals:

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

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

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

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

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

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

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

PASSED on this 5th day of January, 2005

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of the Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4629

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

Recitals.

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

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

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

The Plan does the following:

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

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

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

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

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

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

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

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

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

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



Stephanie Sun
City Clerk

Stephanie Sun
President of City Council

Orchard Mesa Neighborhood Plan



Orchard Mesa Neighborhood Plan

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Introduction

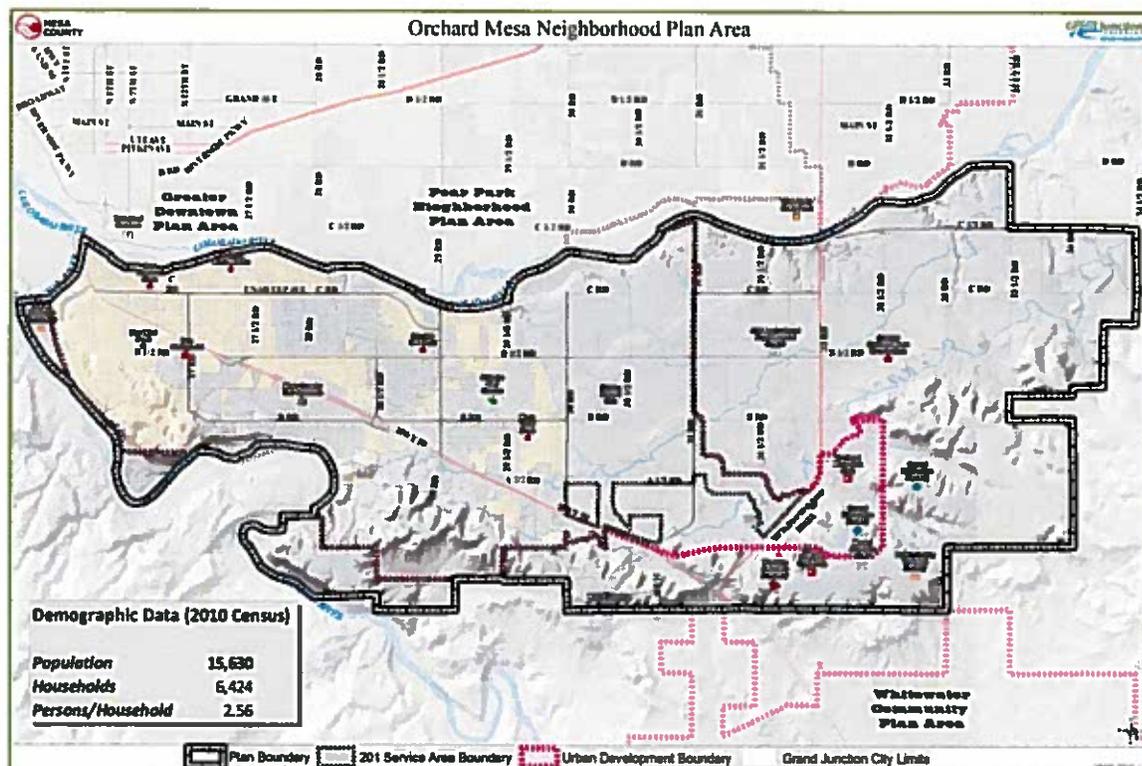
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

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

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

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

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

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

Purpose of Plan

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

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

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

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

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

Table 2: Population Projections, 2010-2040

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

Source: Mesa County Regional Transportation Planning Office

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

Housing Vacancy

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

Commercial Vacancy

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

Housing Type vs. Population Needs

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



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

Low Income/At Risk Population

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

Translating the Vision
(2010 Grand Junction Comprehensive Plan)

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

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

Growth and Development of Centers

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

Existing Neighborhood Center at B ½ Road and Highway 50

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

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

Future Village Center at 30 Road and Highway 50

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

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

The Planning Process

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

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

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

How the Plan is Organized

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

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

Plan Topics

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

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

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

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

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

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

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

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

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

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

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

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

1. Community Image



Background

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



Community Aesthetics

(2010 Grand Junction Comprehensive Plan)

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



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

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

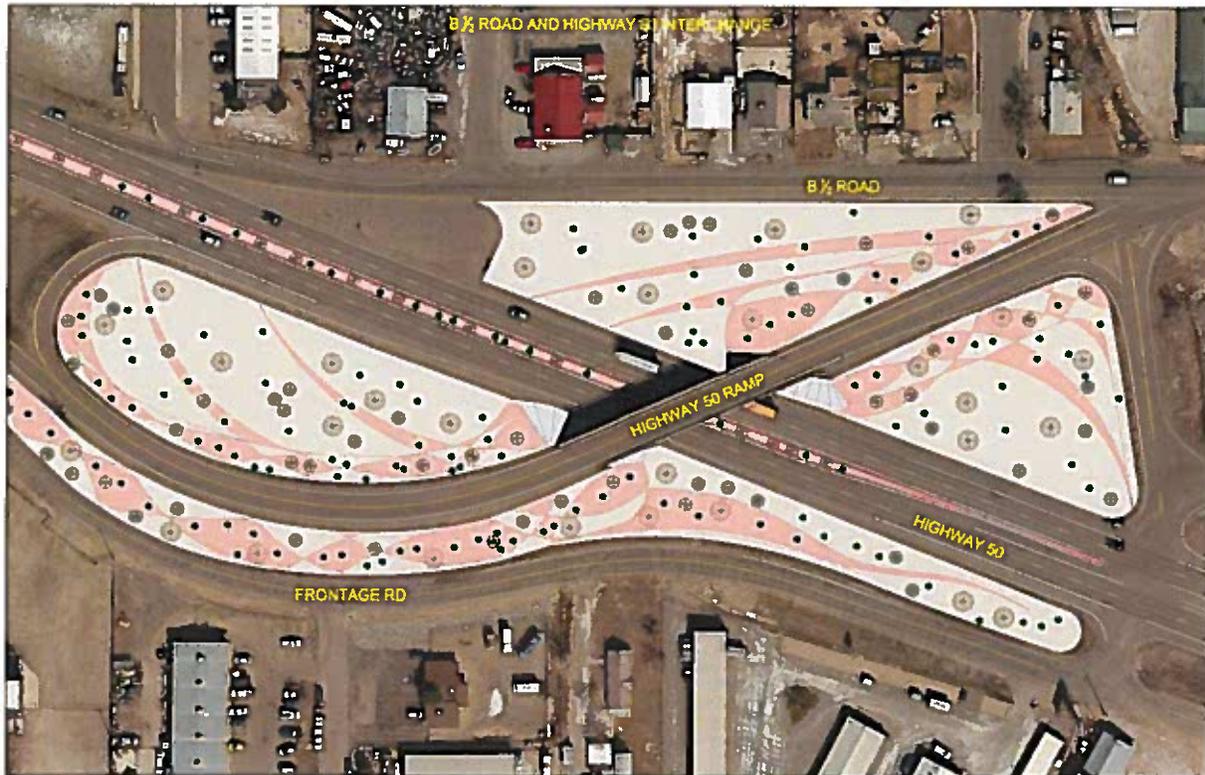
The Comprehensive Plan envisions a community that:

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



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

Figure 2: B ½ Road Interchange Beautification Concept



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

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

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Community Image

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

2. Future Land Use & Zoning

Background

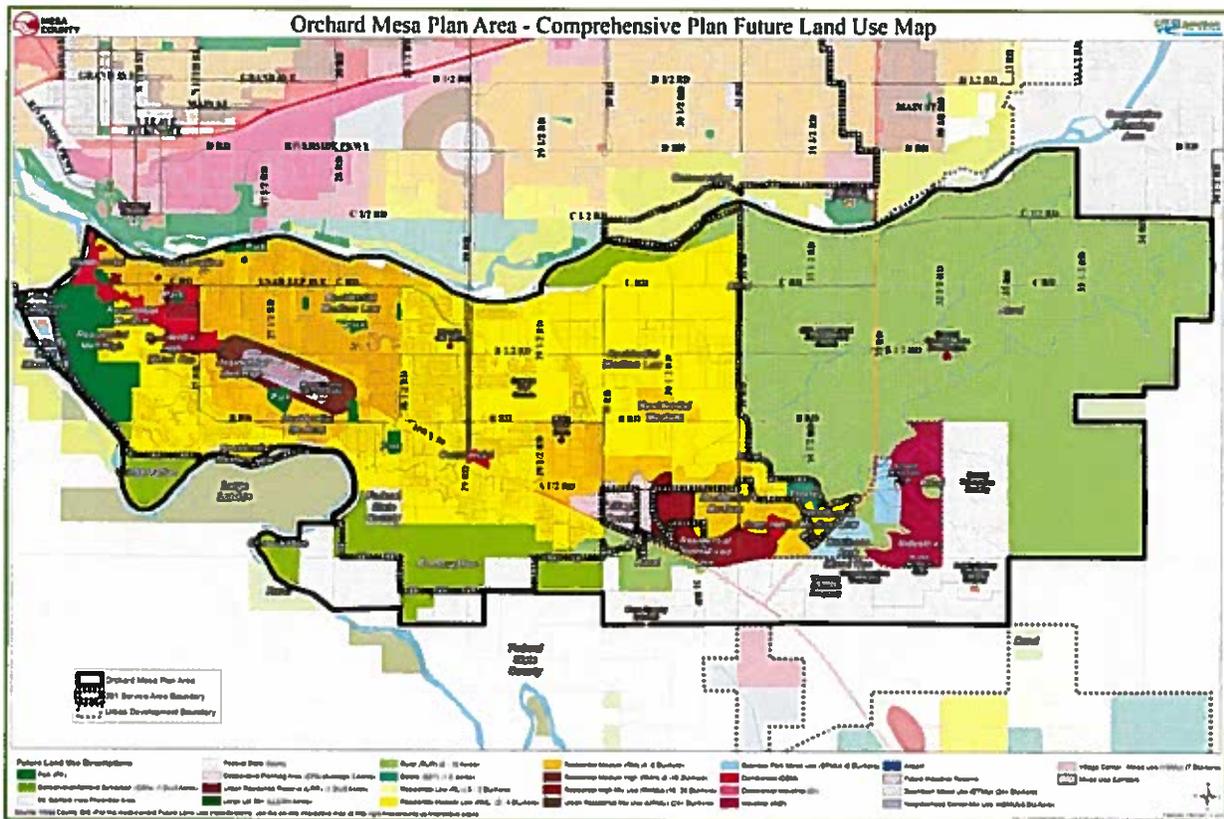
In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As development occurs within the Persigo sewer service boundary, annexation into the City of Grand Junction is required, and urban services are provided. The area that is within the UDB is transitional, with some rural properties intermixed within urban areas. It is expected that some of these rural land uses within the urbanizing area will continue for years to come. It is important to recognize the right of agricultural uses to continue until the property is developed.

Achieve an Appropriate Balance of Land Uses

(2010 Grand Junction Comprehensive Plan)

"Find an appropriate balance between the resident's respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole."

Figure 3: 2010 Comprehensive Plan Future Land Use Map



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

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

Infill

(2010 Grand Junction Comprehensive Plan)

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

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

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

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

Neighborhood and Village Centers

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

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

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

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

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

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

Transitioning Density

(2010 Grand Junction Comprehensive Plan)

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

Compact Growth Concentrated in Village and Neighborhood Centers

(2010 Grand Junction Comprehensive Plan)

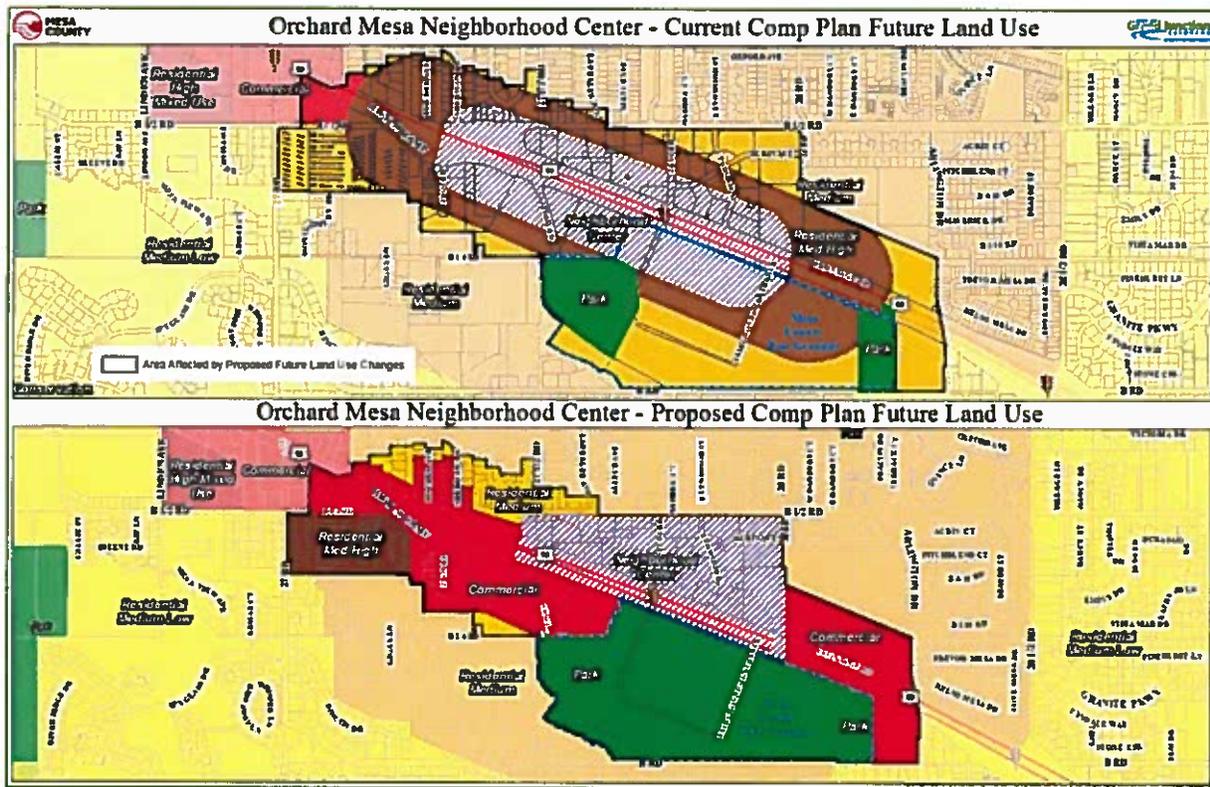
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use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

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



Changes to the Comprehensive Plan Future Land Use Map

Figure 4: Neighborhood Center Future Land Use Changes



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

The Future Land Use Map amendment:

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

Mixed Uses

(2010 Grand Junction Comprehensive Plan)

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

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

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

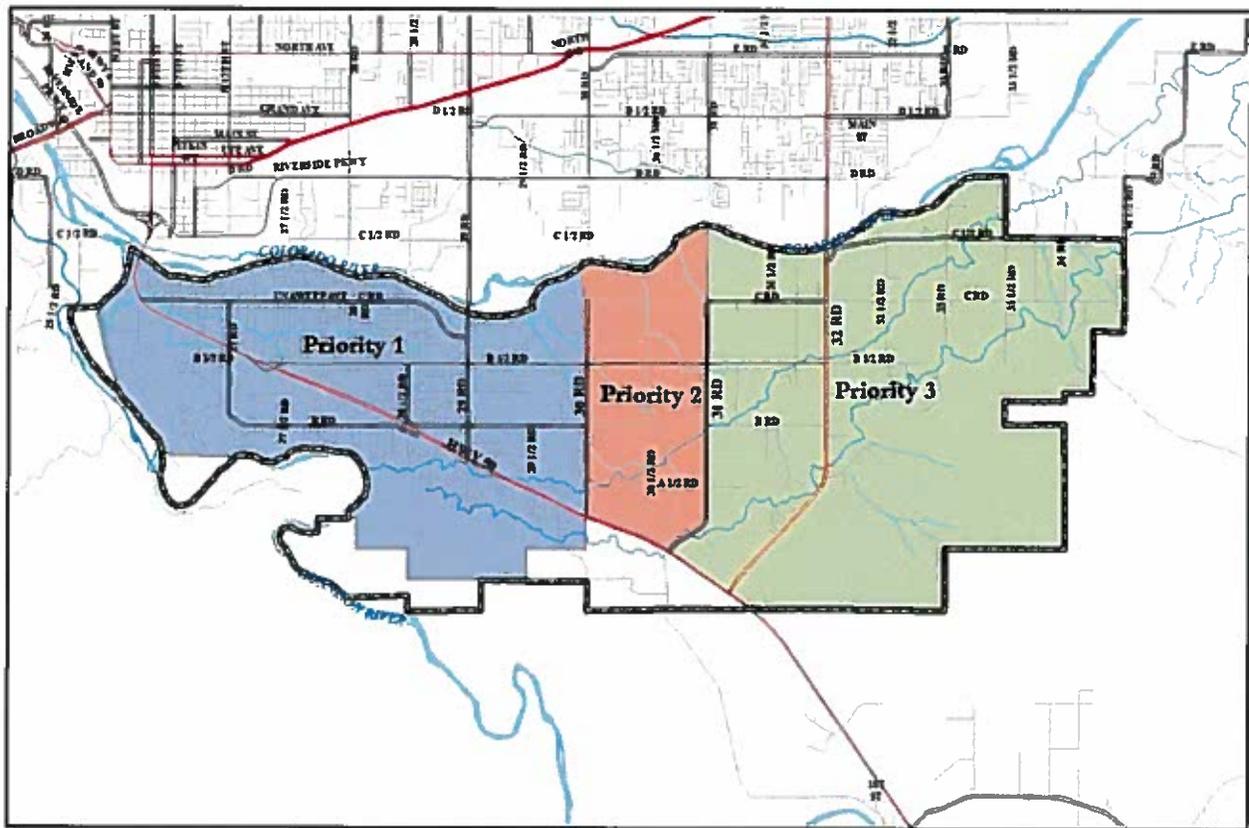
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the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

Annexation

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

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

Figure 5: Priority Areas for Development



Industrial Development

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

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

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

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

Policies:

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

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

Policies:

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

Orchard Mesa Future Land Use & Zoning

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

ACTIONS

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

- 2) Offering density bonuses.
- b. Continue to allow existing agricultural operations within the Urban Development Boundary.

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

ACTIONS

- a. Help maintain viable agricultural uses.
- b. Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.
- c. Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.
- d. Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.

3. Rural Resources



Background

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

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

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

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

Orchard Mesa Research Center

(CSU website)

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

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

**Becoming the Most Livable
Community West of the Rockies**
(2010 Grand Junction Comprehensive Plan)

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



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

Future Land Use Designations
(2010 Grand Junction Comprehensive Plan)

Rural 1 du/5-10 acre lots

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

Future Urban Growth in Rural Areas

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

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

Priorities for Growth and Annexation
(2010 Grand Junction Comprehensive Plan)

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

Interim land uses in Priority 3 Areas

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

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

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

Mandatory Controlled Insects

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

Upper Grand Valley Pest Control District

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

Weed Management

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

**“List A” Noxious Weeds
Found on Orchard Mesa**

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

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



Grand Junction Weed Management

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

Orchard Mesa Sub-Area Concept Plan – 2008
(A Sub-area study conducted as part of the 2010 Comprehensive Plan)

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

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

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

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

Orchard Mesa Rural Resources

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

4. Housing Trends



Background

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

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

(2010 Grand Junction Comprehensive Plan)

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

Home ownership rates for the Orchard Mesa Plan area are higher than Grand Junction and Mesa County, at about 75%. (Table 3) The Census Bureau tabulates data for the Orchard Mesa Census Designated Place (CDP), which is the unincorporated area west of about 30 Road. The Orchard Mesa CDP is the more densely populated portion of the unincorporated area, but it includes most of the newer single-family developments, of which 83.3% are owner-occupied. The rural agricultural area has an even higher owner occupancy rate, at 85.3%. The westernmost portion of the Plan area is in the City of Grand Junction and represents 47% of all households in the area. The older, more-dense area has a lower proportion of owners, with 65% of homes owner-occupied, but it is still above the owner occupancy rate for the City as a whole.



Table 3: Owner Occupancy Rates

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

Source: 2010 Census

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

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

Lack of Housing Choices
(2010 Grand Junction Comprehensive Plan)

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

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

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

Table 4: Dwelling Units by Type

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

Source: 2013 Mesa County Assessor's Records and GIS

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

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

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

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

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

Figure 6: Residences by Year Built

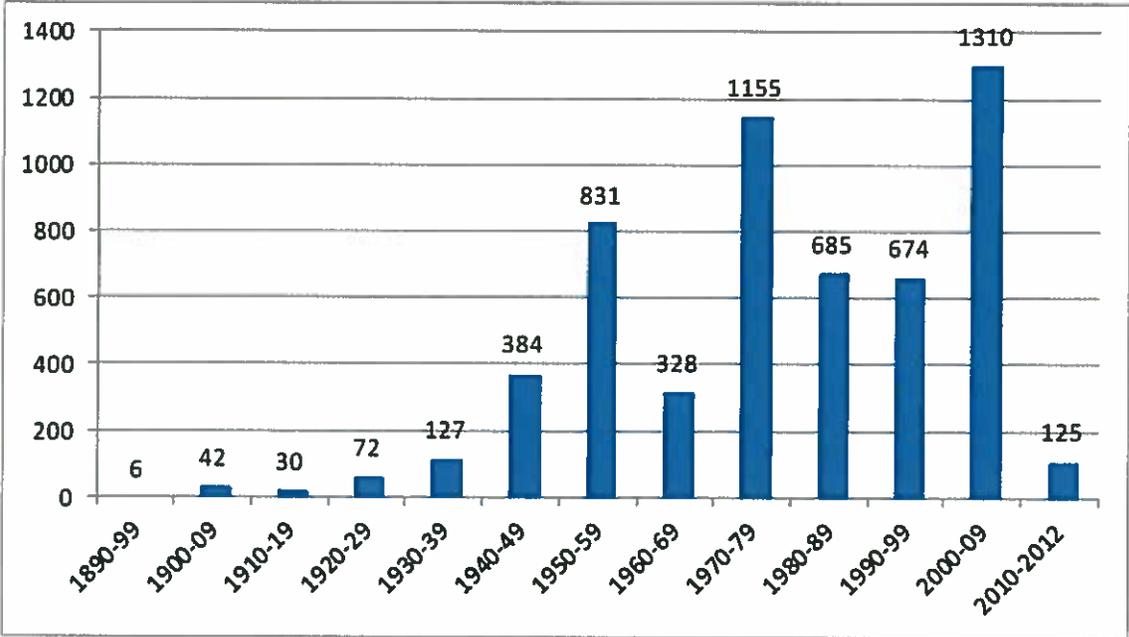


Table 5: Single Family Residential Valuation

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

Source: 2013 Mesa County Assessor's Records and GIS

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

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

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

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

ACTIONS

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

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

ACTIONS

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

5. Economic Development



Background

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

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

Orchard Mesa's farms, the CSU Western Colorado Research

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

What does livable mean for Sustainable Growth Patterns?

(2010 Grand Junction Comprehensive Plan)

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

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

Mesa County Economic Development Plan

(Economic Development Partners)

Goals:

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

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

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

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

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

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

Source: Mesa County Assessor's 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

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

Source: Info USA; Colorado Department of Labor

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



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

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

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

Other potential opportunities for business development on Orchard Mesa include:

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

Health Professional Shortage Area (HPSA)

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

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

Policies:

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

Orchard Mesa Economic Development

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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



6. Transportation



Background

A well-designed and balanced transportation system will support access, circulation, and the safe movement of all modes of motorized and non-motorized transportation. Multiple travel routes provide greater options for driving, walking, and biking, and help reduce congestion by diffusing traffic. Well-connected street networks have been shown to reduce congestion, increase safety for drivers and pedestrians, and promote walking, biking, and transit use. The [Grand Valley Circulation Plan \(2010\)](#) shows existing and future roads that would serve the Plan area (Appendix Map 12).

Translating the Vision:

(2010 Grand Junction Comprehensive Plan)

What does livable mean for Balanced Transportation?

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

Connectivity

(2010 Grand Junction Comprehensive Plan)

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

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

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

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

Public Transit

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



Access Control Plan

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

Potential Transportation Projects

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

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

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



2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Transportation

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

7. Public Services



Public Utilities and Infrastructure

Background

Sanitation & Sewer

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

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

Cost of Infrastructure, Services

(2010 Grand Junction Comprehensive Plan)

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

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

Domestic Water

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

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

Solid Waste

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

Irrigation and Drainage

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



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

Electrical & Gas Utilities

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Public Services – Public Facilities & Infrastructure

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

ACTIONS

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

Public Improvement Districts in Centers

(2010 Grand Junction Comprehensive Plan)

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

Community and Public Facilities

Background

Public Facilities and Services

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



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

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

Schools

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

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

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

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

Table 8: School Enrollment

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

Source: Mesa County Valley School District #51

CSU Western Colorado Research Center

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

Orchard Mesa Cemeteries

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

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

ACTIONS

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

Public Safety

Background

Law Enforcement

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

Police Services
(2010 Grand Junction Comprehensive Plan)

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

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

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

Fire

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



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

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

Table 9: Fire Station No. 4 Call Volume

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

Source: City of Grand Junction Fire Facilities Plan 2013

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

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

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

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

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

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

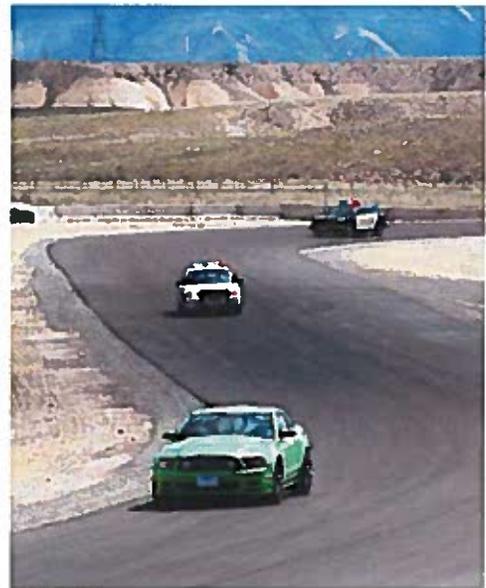
Emergency Management

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

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

Regional Public Safety Facility

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



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

ACTIONS

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

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

ACTIONS

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

8. Stormwater



Background

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

Managing our Water Wisely (2010 Grand Junction Comprehensive Plan)

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

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

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

Storm Water Discharge

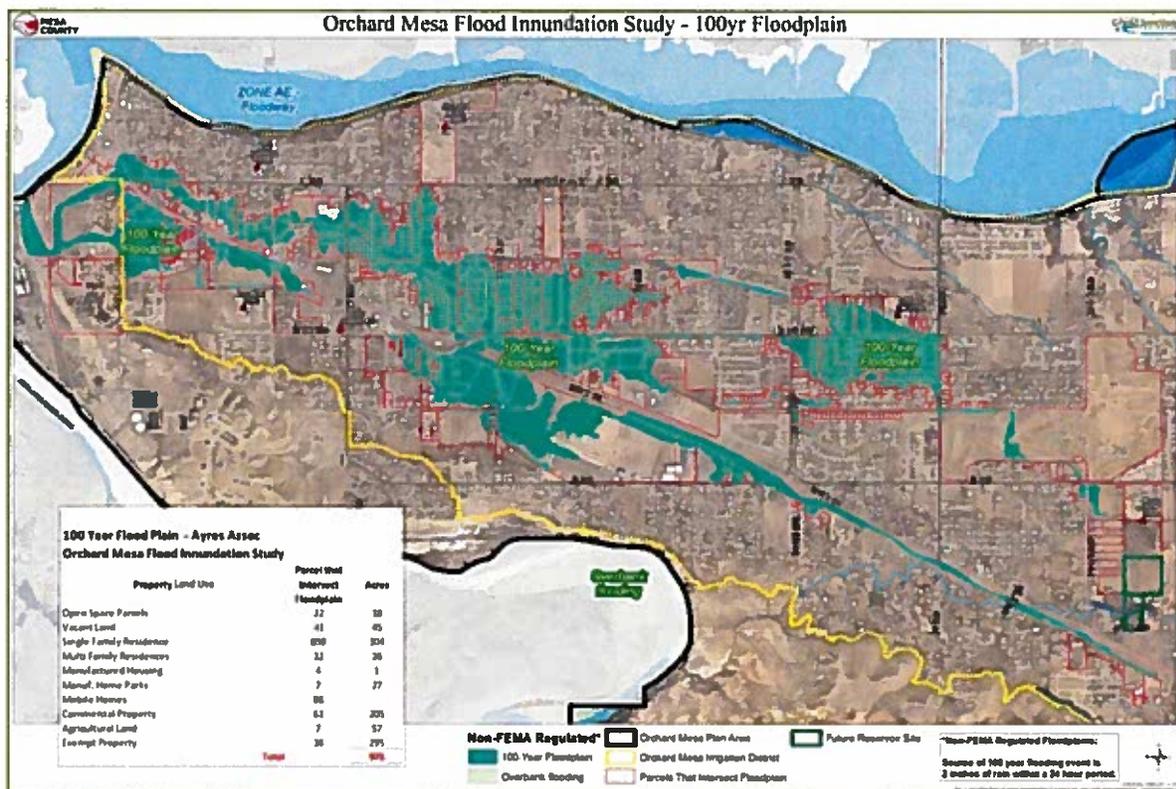
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the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

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

Preparing for Disaster

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

Figure 9: Orchard Mesa Flood Inundation Study



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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Storm Water

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

ACTIONS

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

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

ACTIONS

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

9. Parks, Recreation, Open Space & Trails



Background

Existing Parks and Recreation Facilities

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

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



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

A Grand Green System of Connected Recreational Opportunities

(2010 Grand Junction Comprehensive
Plan - Guiding Principles)

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

Park Needs

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

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

(2010 Grand Junction Comprehensive Plan)

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

Figure 10: Park Service Areas



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

Table 10: Park Inventory

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

An Extensive Off-Street Trail System

(2010 Grand Junction Comprehensive Plan)

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



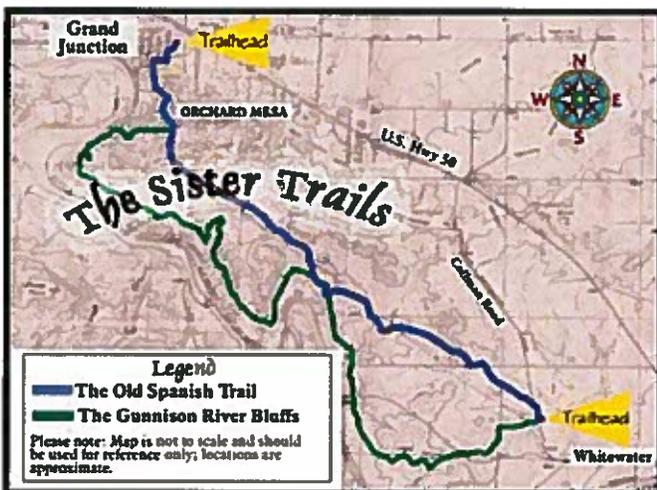
Bike and Pedestrian Trails

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



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

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



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



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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Parks, Recreation, Open Space & Trails

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

ACTIONS

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

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

ACTIONS

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

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

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

ACTIONS

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

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

ACTIONS

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

10. Mesa County Fairgrounds



Background

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

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



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

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

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

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

Figure 11: Fairgrounds Master Plan



Mesa County Fairgrounds

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

ACTIONS

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

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

ACTIONS

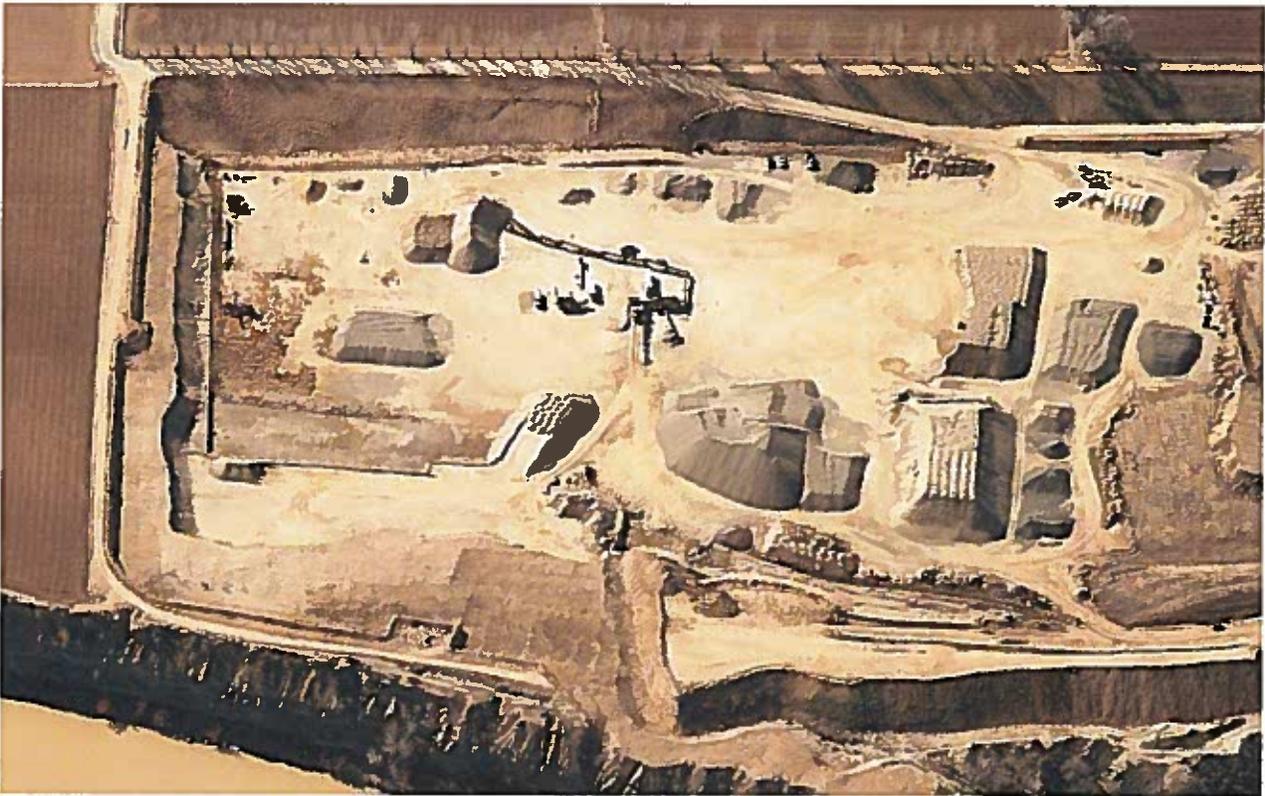
- a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.
- b. Support efforts of the Fairgrounds to do neighborhood outreach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

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

ACTIONS

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

11. Natural Resources



Background

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

Mineral Resources

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

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

MESA COUNTY MINERAL & ENERGY RESOURCES MASTER PLAN

GUIDING GOAL

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

GOALS (excerpts):

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

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

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

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

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

Geologic Hazards

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



Steep Slopes

(2010 Grand Junction Comprehensive Plan)

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

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

Visual Resources/Air Quality

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

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

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

Visual Resources
(2010 Grand Junction Comprehensive Plan)
Scenic resources can be defined as areas of high visual quality. The City of Grand Junction is surrounded by striking environmental features and uncommon scenic quality: from open valleys and irrigated fields to unique and memorable (mesa) landforms...

Air Quality
(2010 Grand Junction Comprehensive Plan)
An increase in growth brings an increase in factors that impact air quality: motorized vehicle emissions, blowing dust from cleared land, smoke from chimneys, power plants. In the Grand Junction area thermal inversions trap air pollutants in the valley, to some degree, approximately 300 days per year and are most severe during winter months. Comprehensive Plan measures that will help mitigate the air quality impacts of growth include:

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

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

Wildlife

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Natural Resources

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

ACTIONS

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

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

ACTIONS

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

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

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

e. Continue to enforce ridgeline and geologic hazard development standards

Goal 3: Visual resources and air quality are preserved.

ACTIONS

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

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

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

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

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

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

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

h. Continue to enforce ridgeline development standards.

12. Historic Preservation

Background

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

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

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

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



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

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

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



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

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

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

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



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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Historic Preservation

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

ACTIONS

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

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

APPENDIX: MAPS

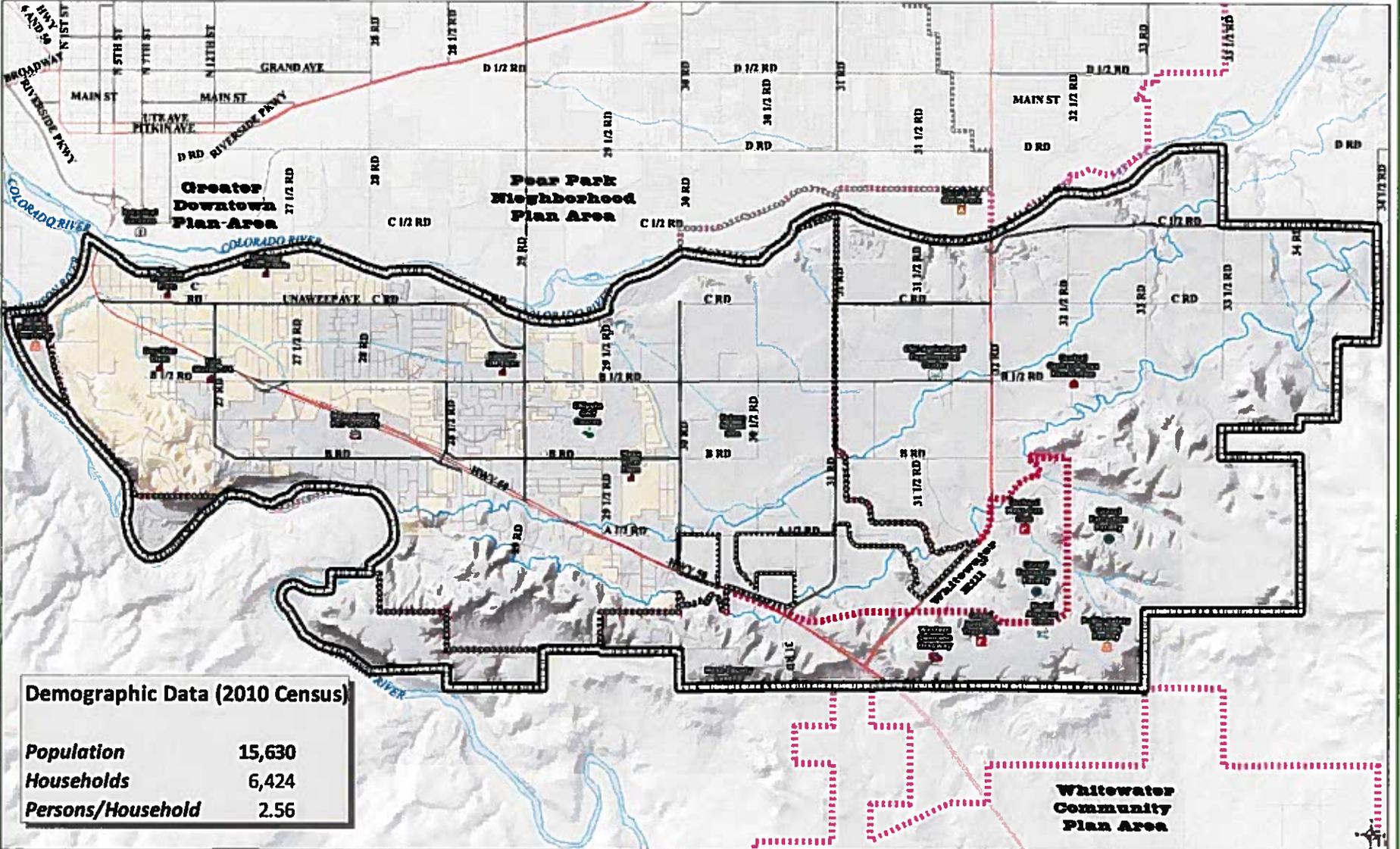
List Maps

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



Orchard Mesa Neighborhood Plan Area

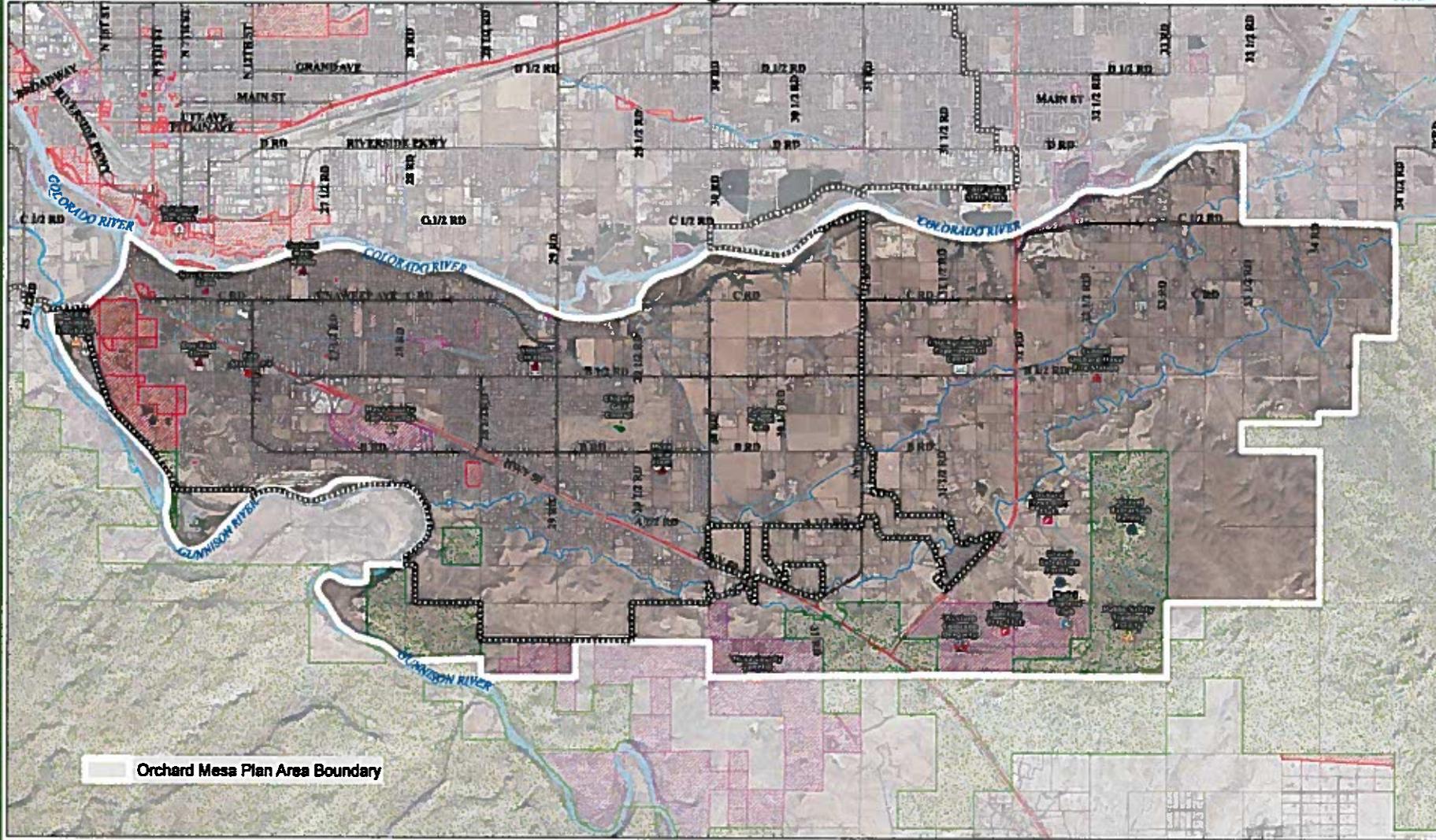
Map #1 Grand Junction



Demographic Data (2010 Census)

Population	15,630
Households	6,424
Persons/Household	2.56

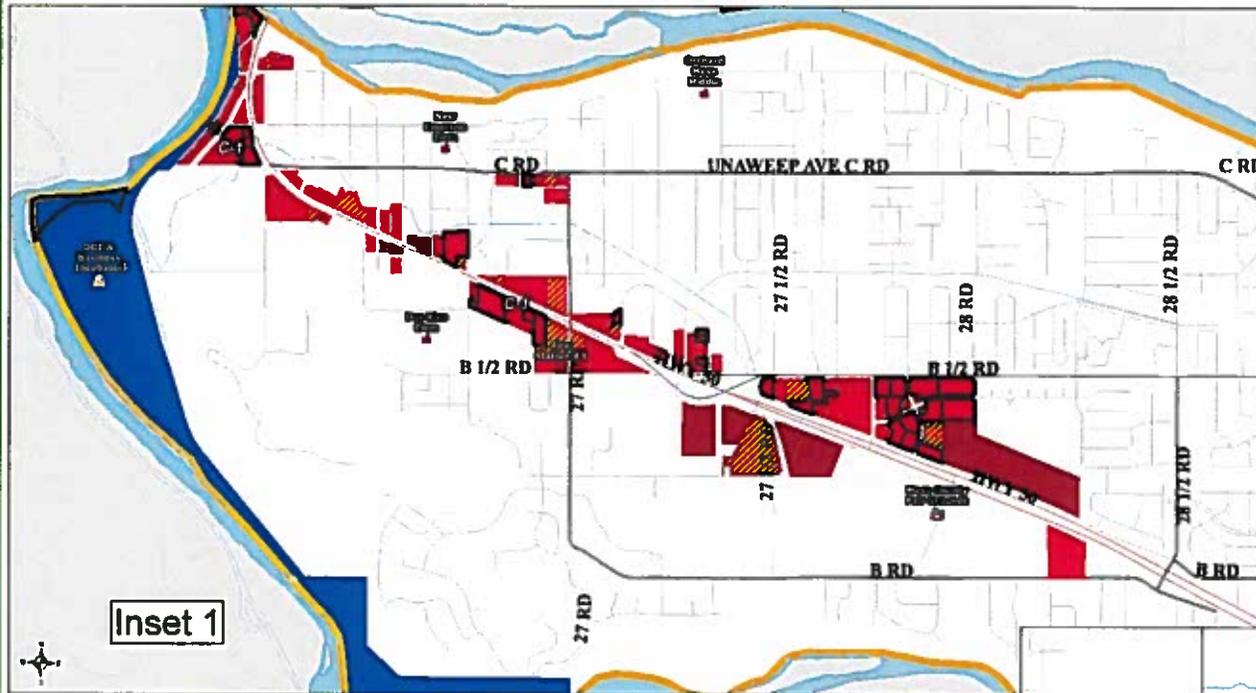
Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary
 Grand Junction City Limits



Orchard Mesa Plan Area Boundary

201 Service Area Boundary City Property Mesa County Property BLM



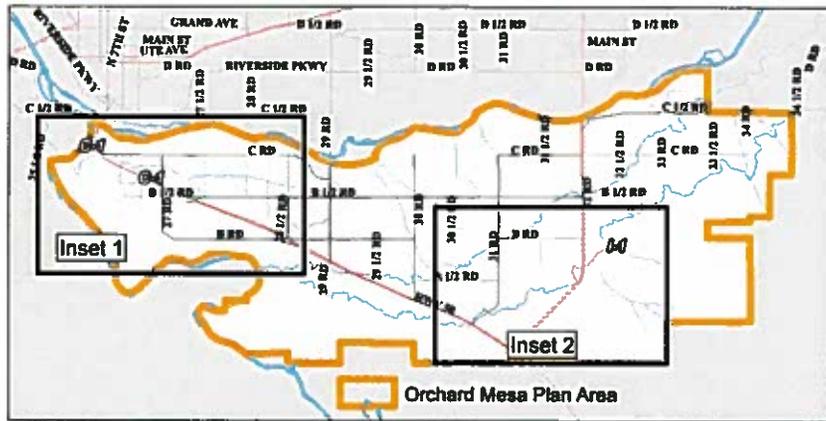


Commercial and Industrial Property

-  Vacant Commercial & Industrial Property
-  C-1 (Light Commercial)
-  C-2 (General Commercial)
-  I-O (Industrial Office Park)
-  I-1 (Light Industrial)
-  I-2 (General Industrial)
-  Commercial - Industrial Property For Sale or Lease*

*December 2013

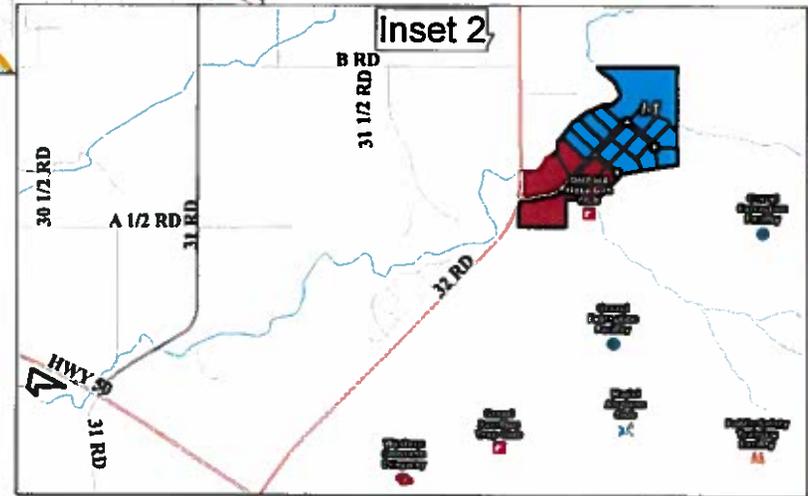
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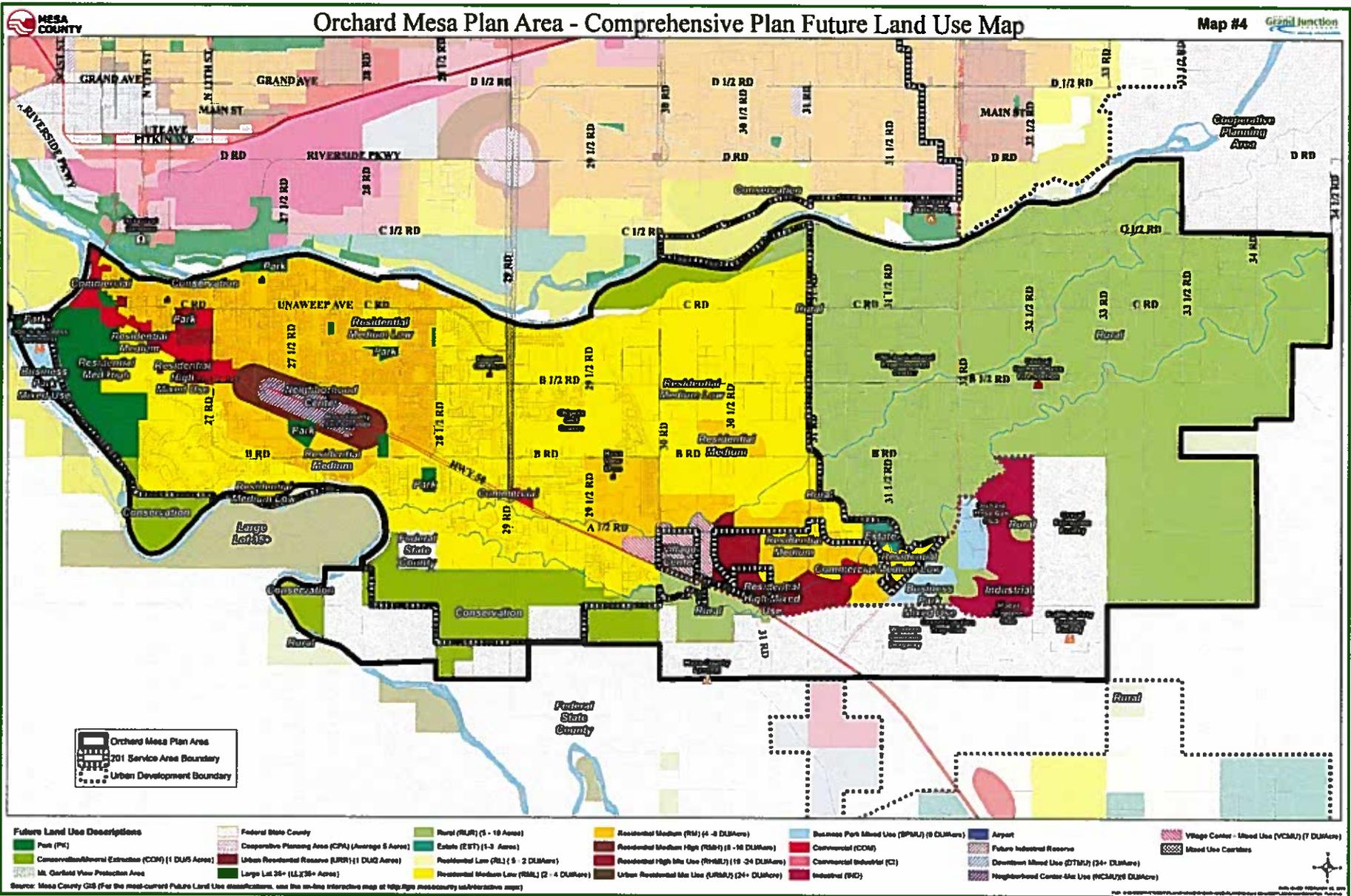
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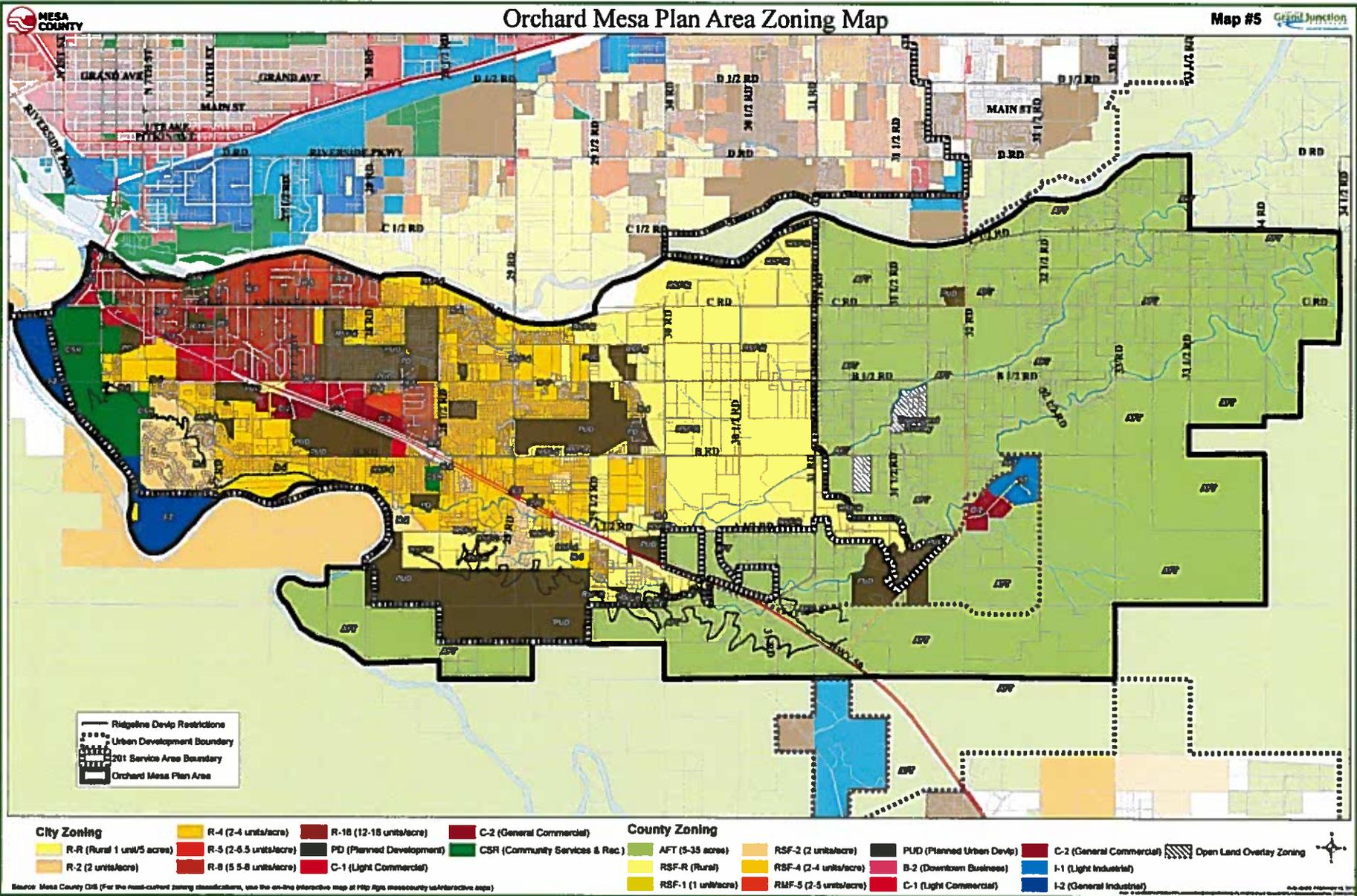
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Orchard Mesa Plan Area

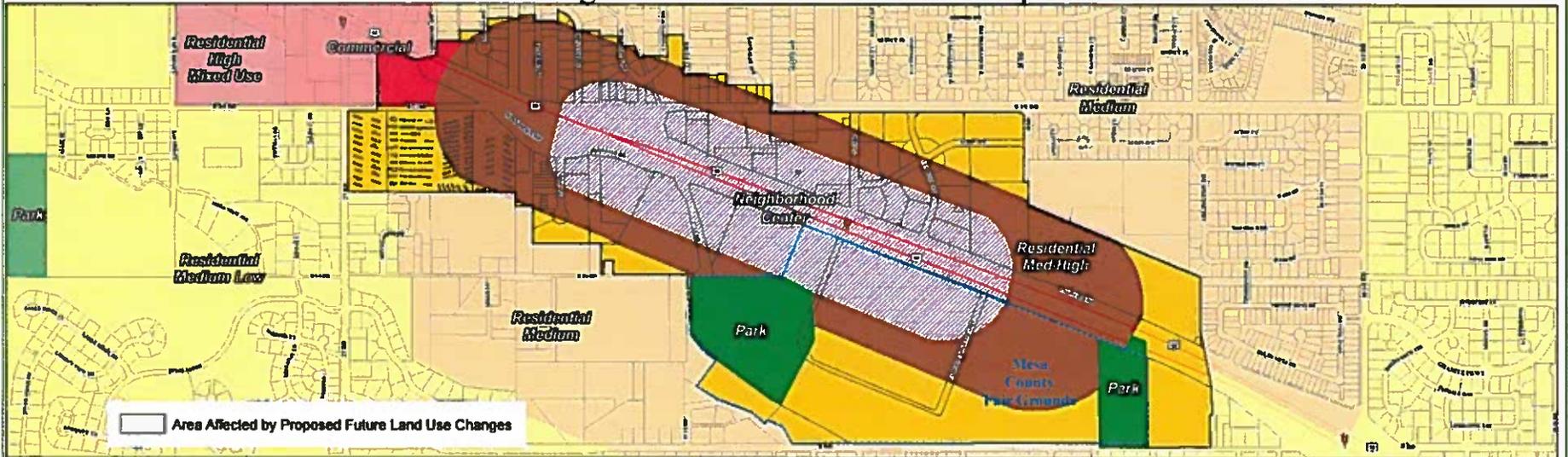


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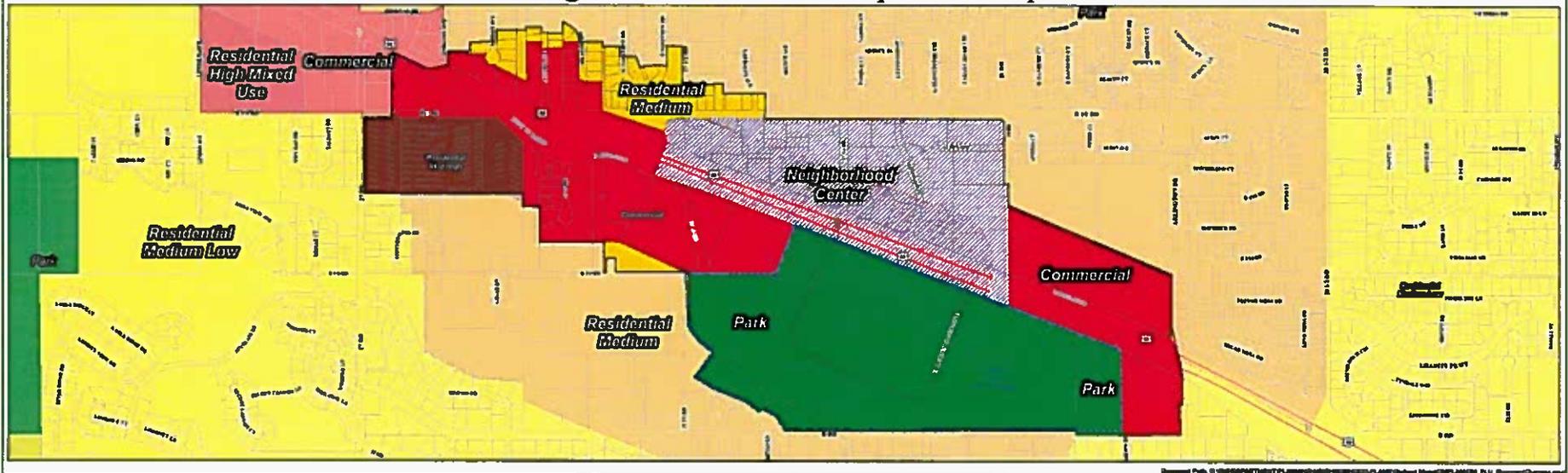


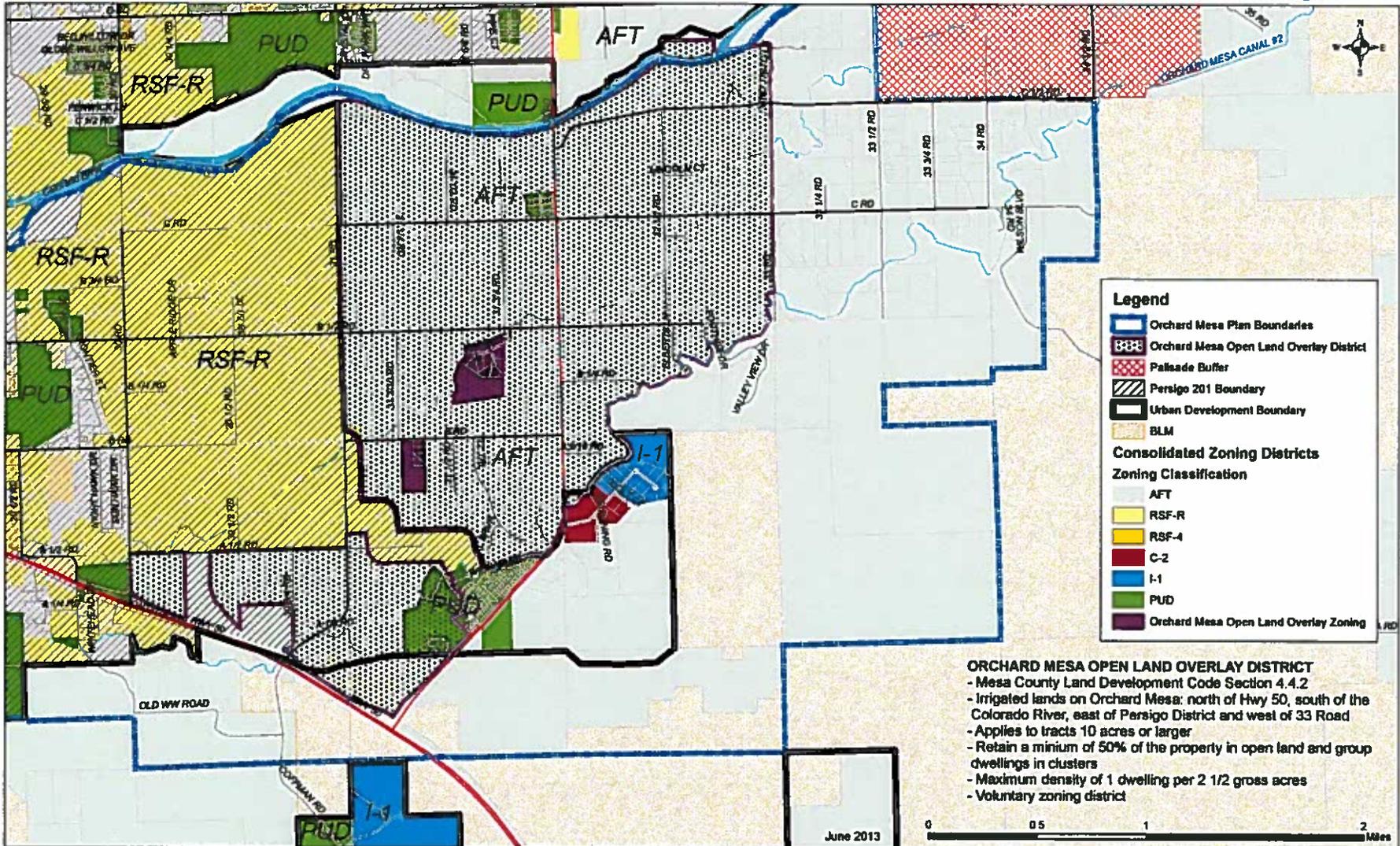


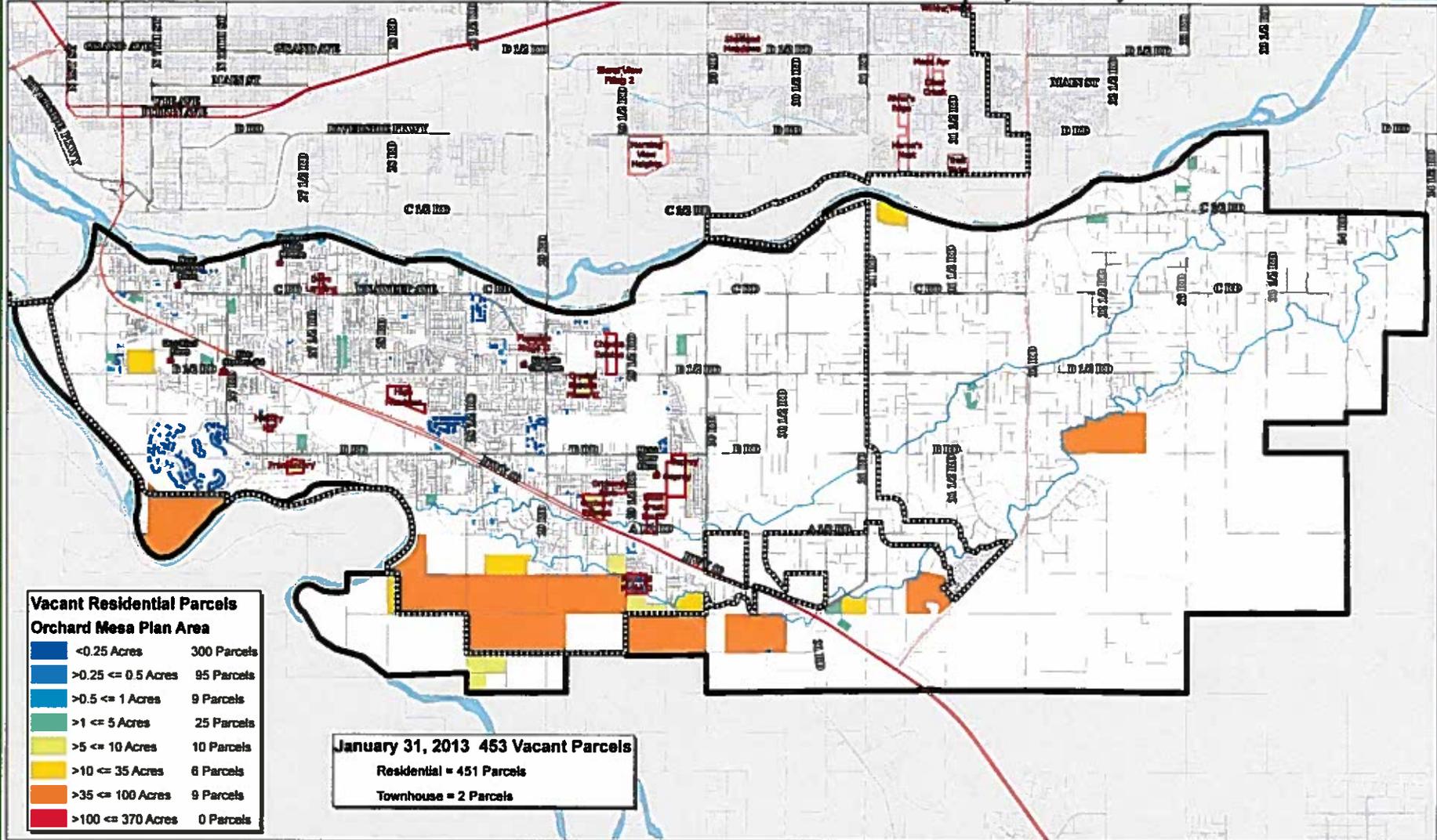
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use



Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use

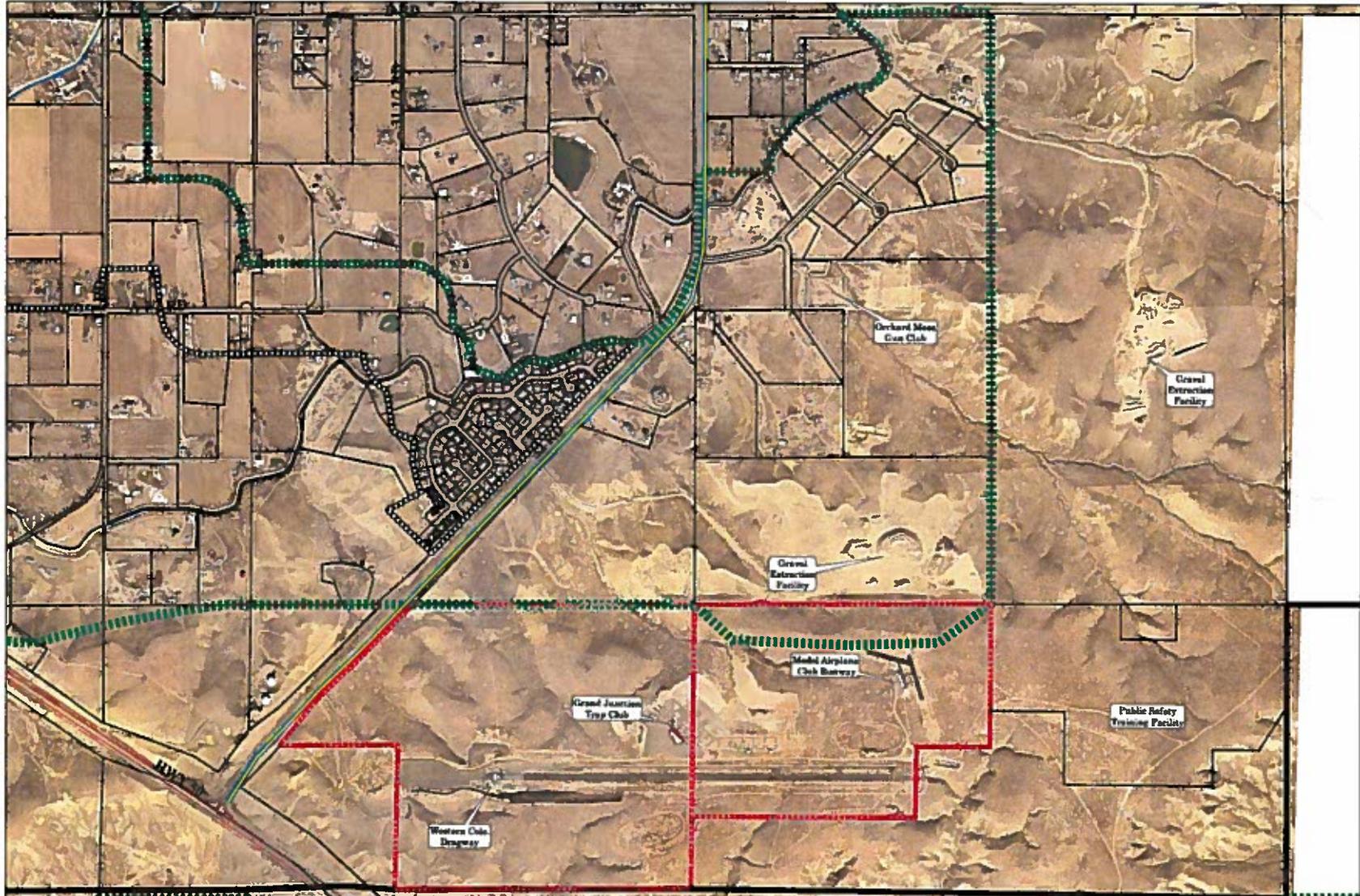






 Orchard Mesa Plan Area  201 Service Area Boundary  Non Platted Subs



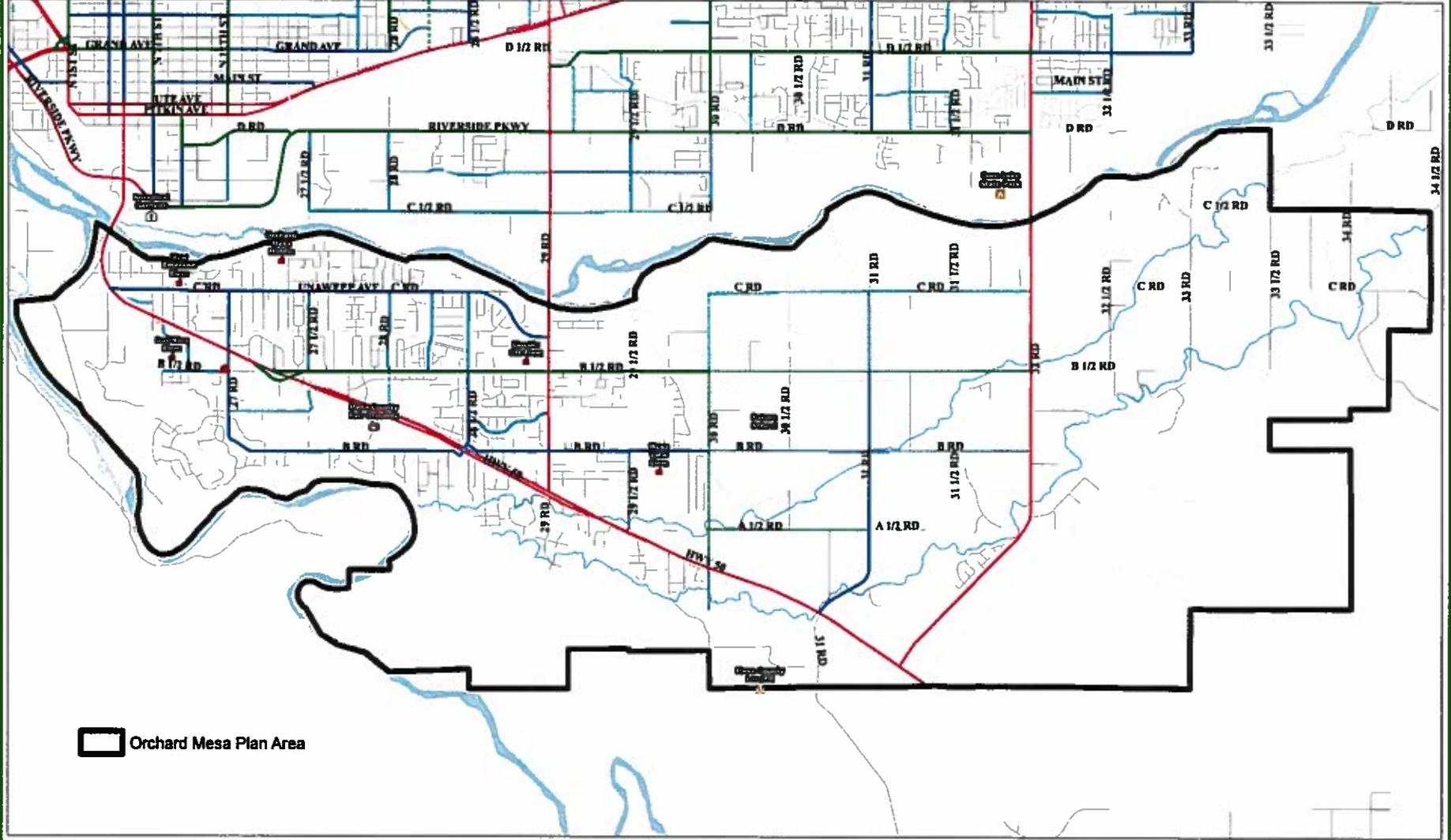


Orchard Mesa Plan Area 201 Service Area Boundary Urban Development Boundary Mesa County Property Whitewater Sanitary Sewer Line



Orchard Mesa - Grand Valley Circulation Plan

Map #12



Orchard Mesa Plan Area

Grand Valley Circulation Plan Functional Classifications

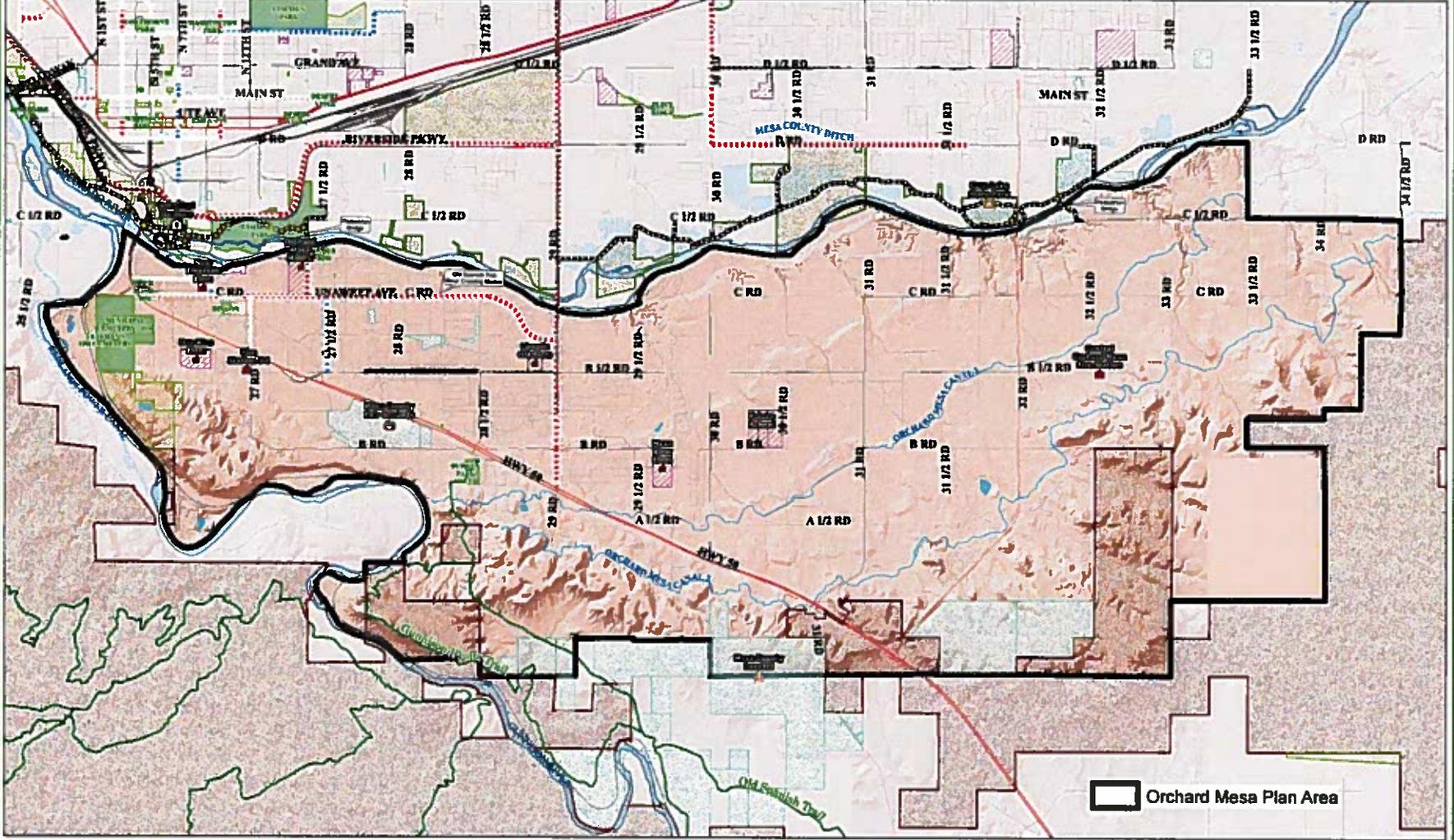
Interstate 70	Interstate 70 - Proposed	Principal Arterial	Principal Arterial - Proposed	Minor Arterial	Minor Arterial - Proposed	Major Collector	Major Collector - Proposed	Minor Collector	Minor Collector - Proposed	Unclassified
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Orchard Mesa Plan Area - Trails Map

Map #13 Grand Junction



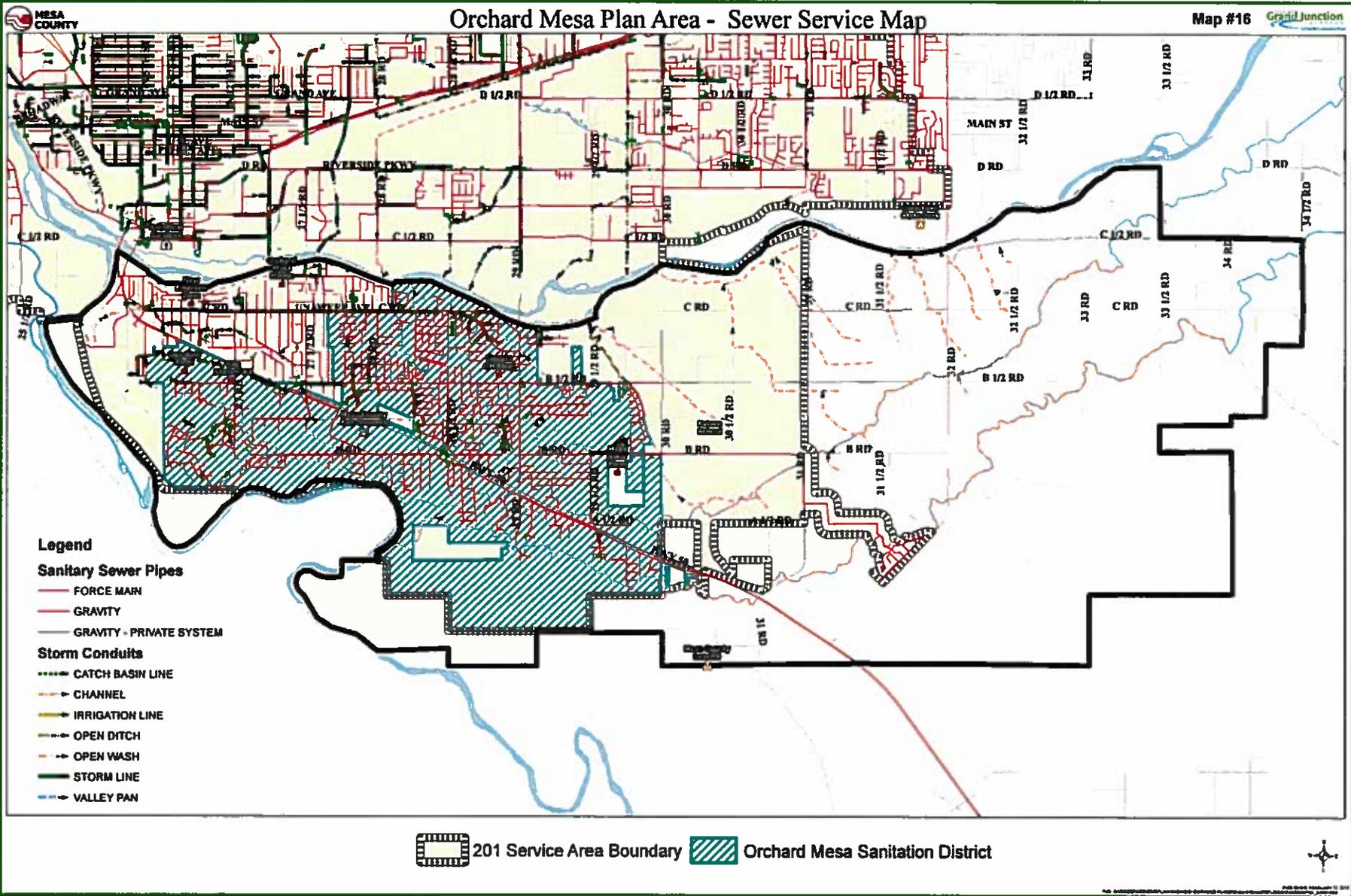
- Colorado Riverfront Trail
 Striped Bike Lanes
 Sidewalk Trail Connections
 Park
 State Land
 School District 51 Property
- Detached Bike-Ped Trails
 Signed Bike Routes
 BLM Trails
 City Property
 Mesa County Property

Orchard Mesa Plan Area





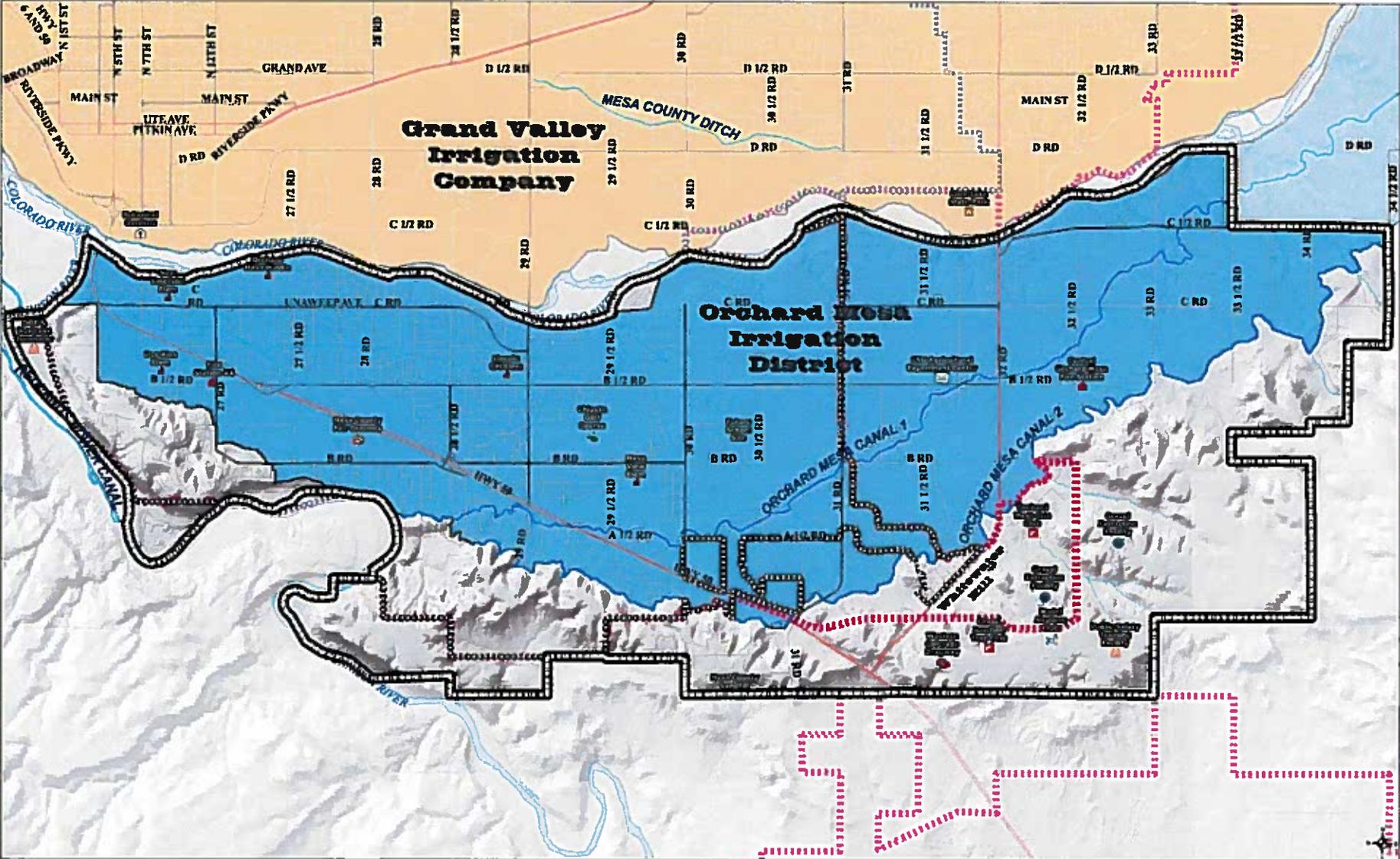




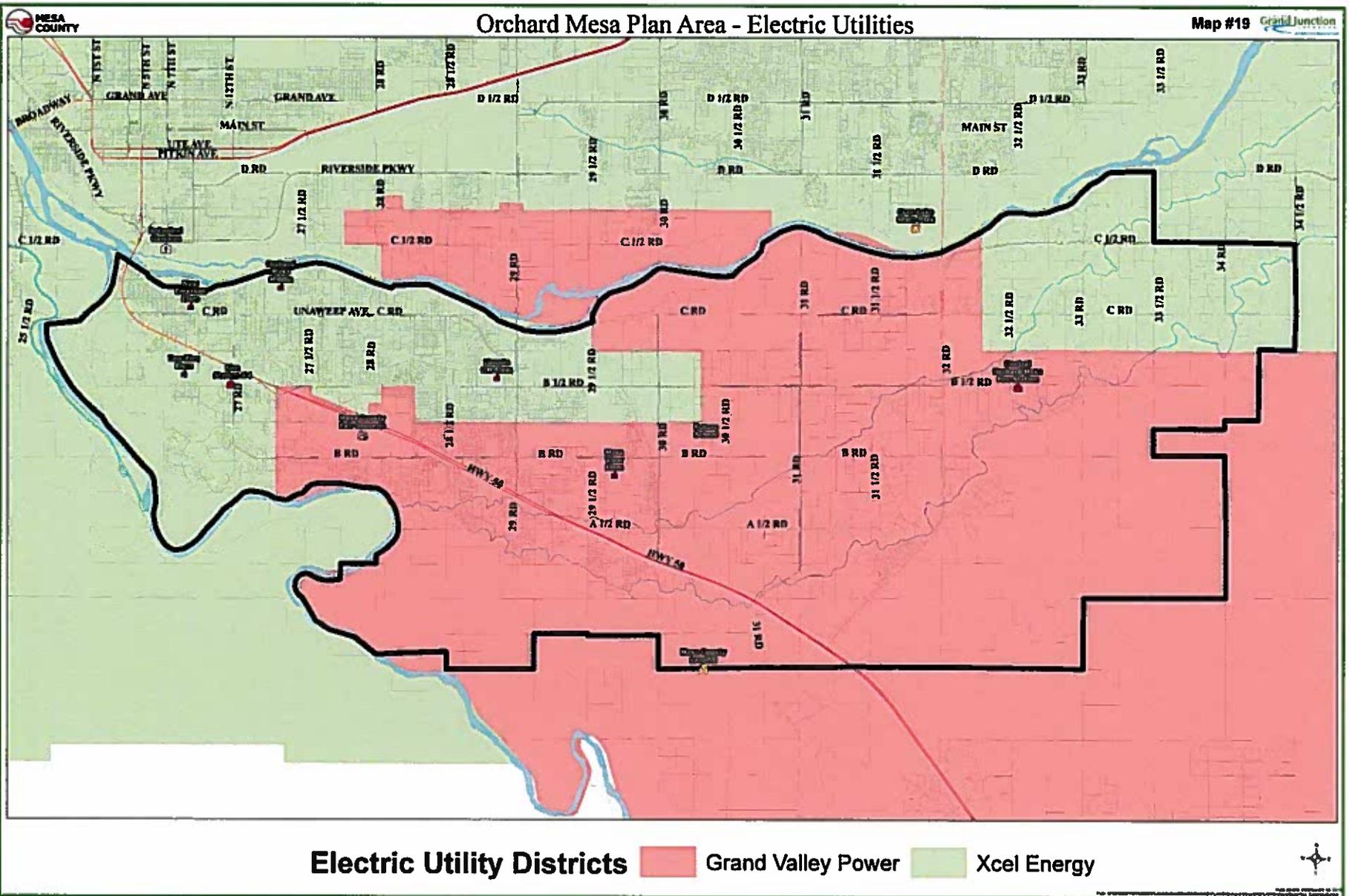


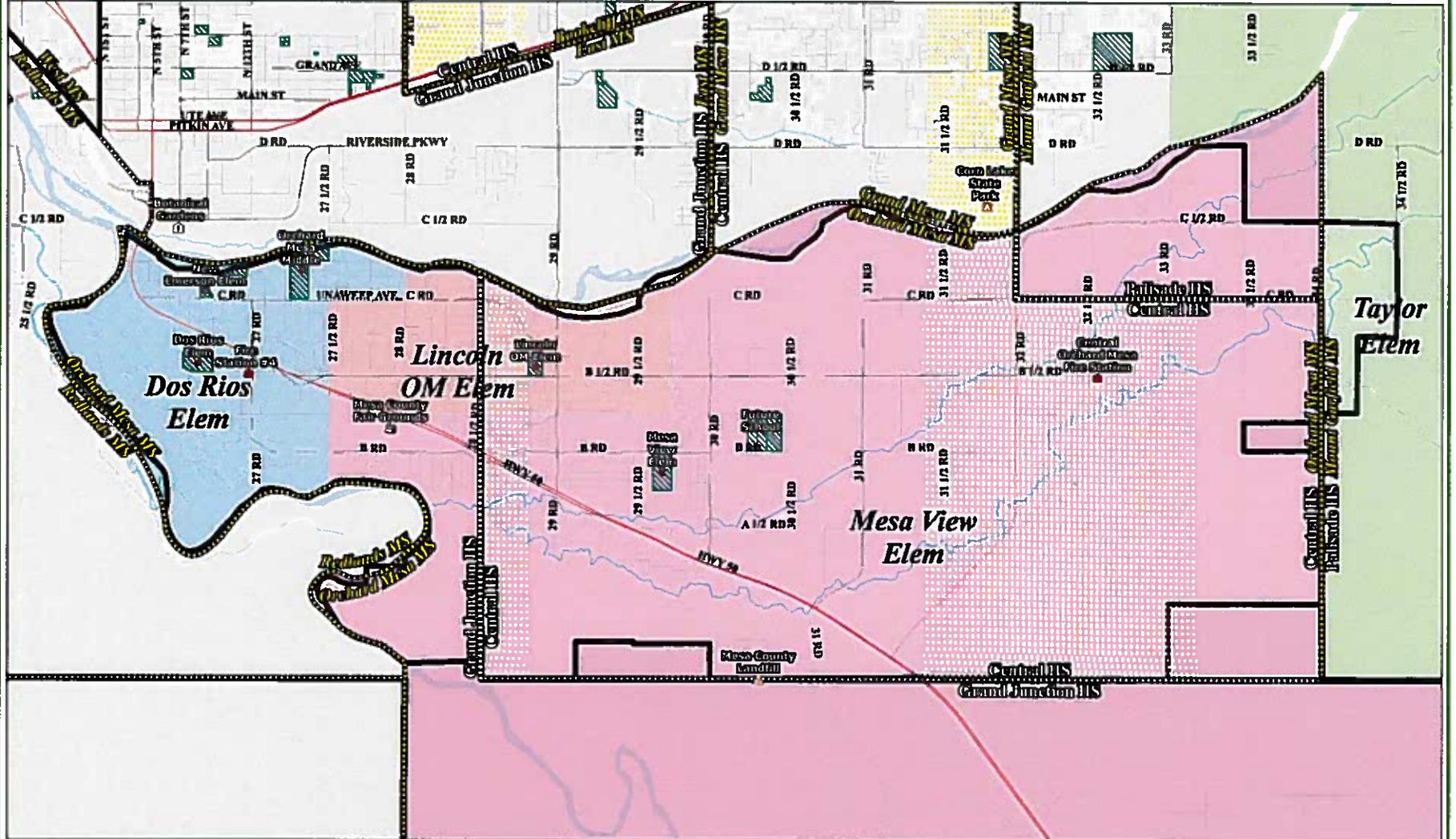
Orchard Mesa Neighborhood Plan - Irrigation Districts

Map #18 Grand Junction



 Plan Boundary
  201 Service Area Boundary
  Urban Development Boundary





District 51 Attendance Areas

Orchard Mesa Plan Area

Elementary Schools

Lincoln OM

Taylor

Middle School

School Dist. 51 Property

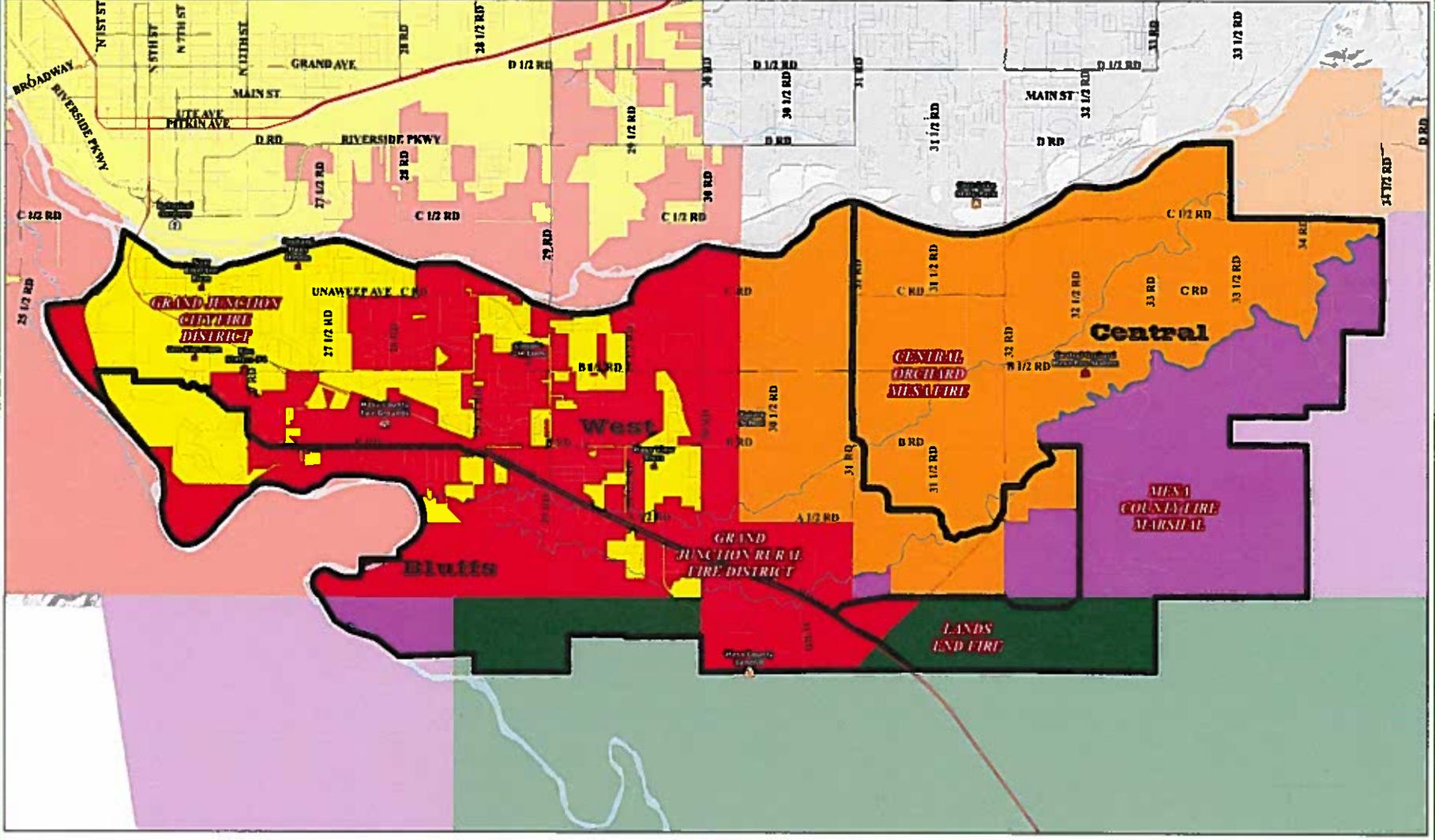
Dos Rios

Mesa View

High School

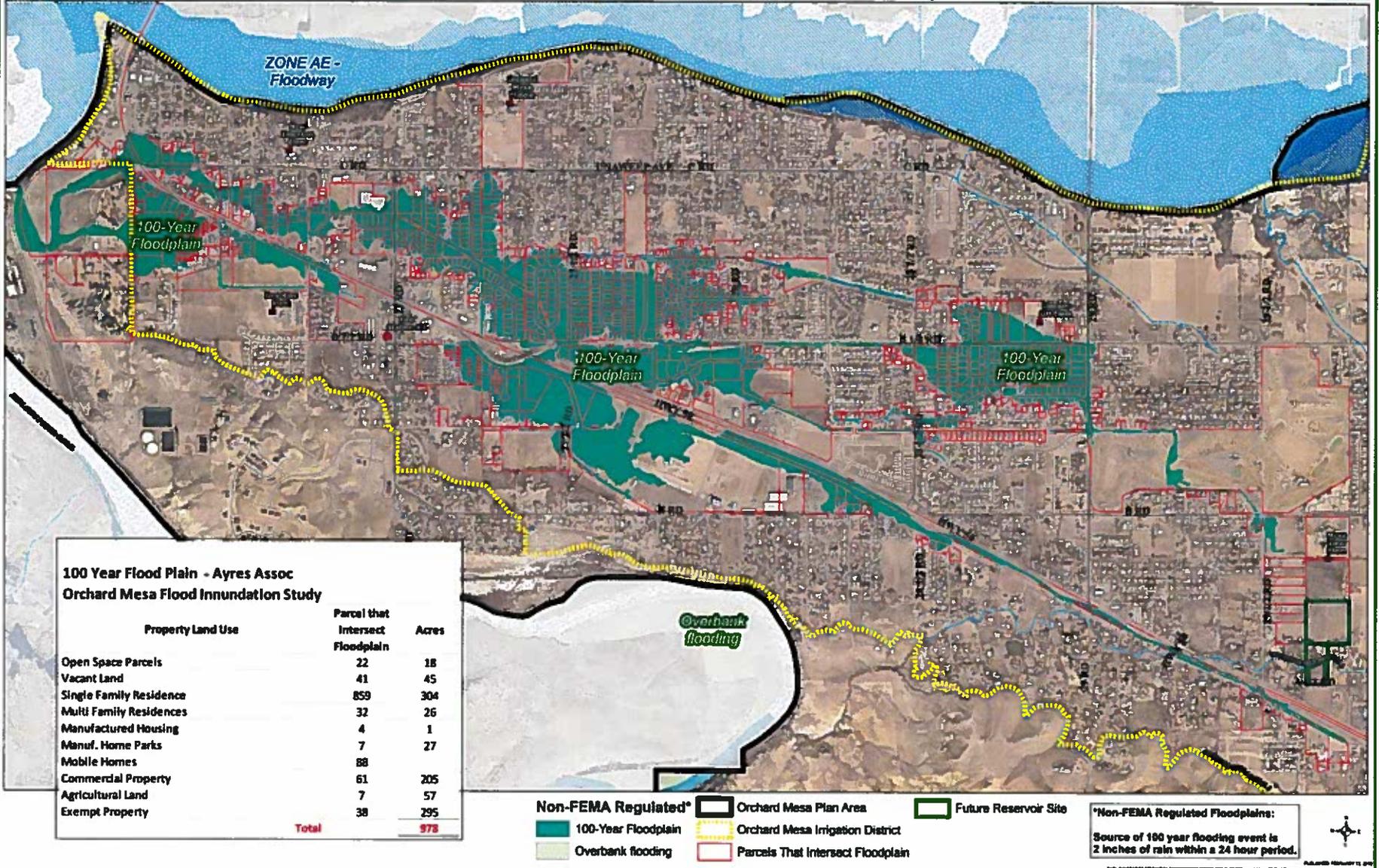


Orchard Mesa Plan Area - Fire District Map



Orchard Mesa Plan Area	Grand Junction City Fire District	Lands End Fire District
Central Orchard Mesa Fire District	Grand Junction Rural Fire District	Mesa County Fire Marshal





**100 Year Flood Plain - Ayres Assoc
Orchard Mesa Flood Inundation Study**

Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total		978

- Non-FEMA Regulated***
- 100-Year Floodplain
- Overbank flooding
- Orchard Mesa Plan Area
- Orchard Mesa Irrigation District
- Parcels That Intersect Floodplain
- Future Reservoir Site

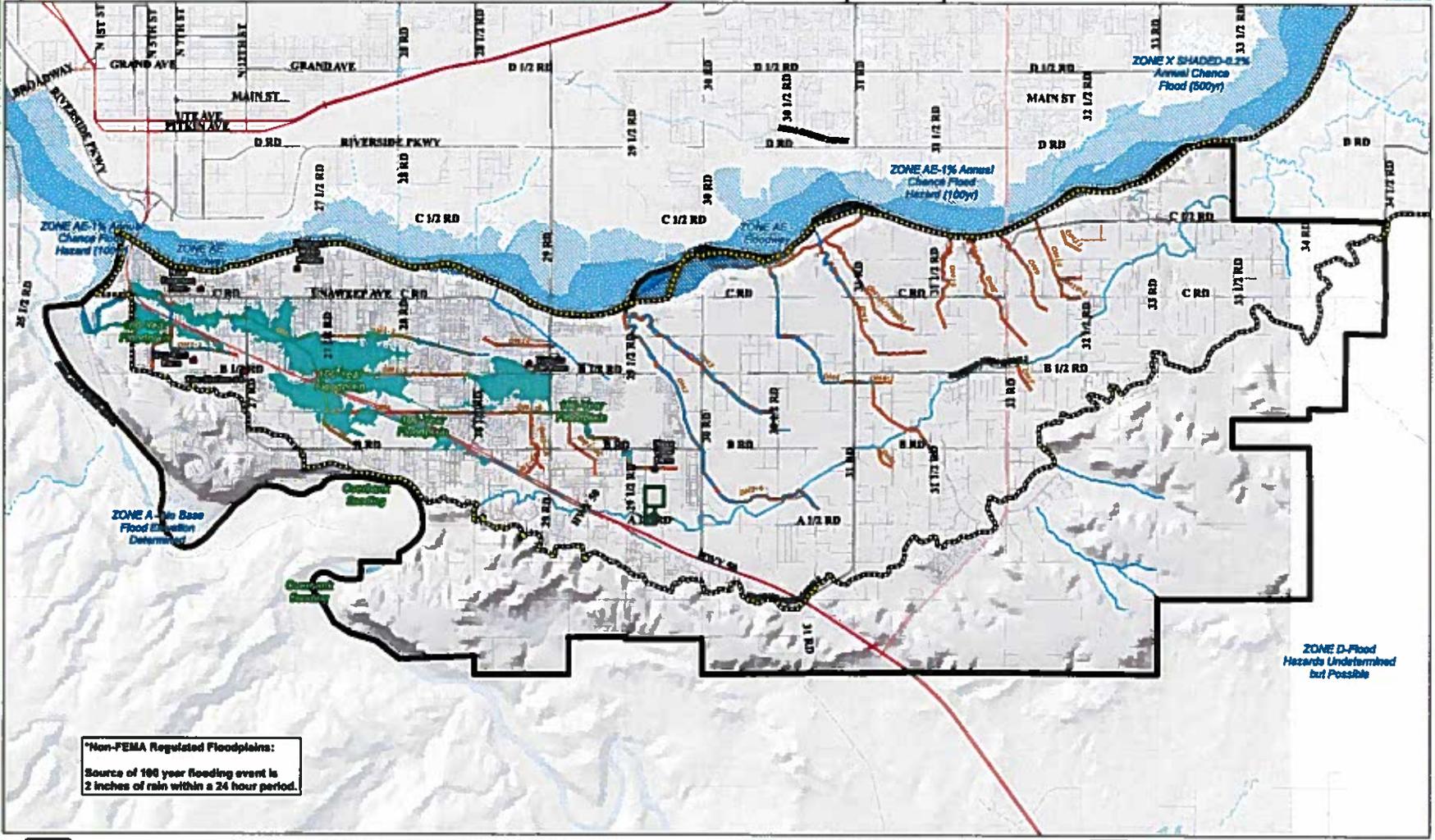
***Non-FEMA Regulated Floodplains:**
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.





Orchard Mesa Plan Area - Floodplain Map

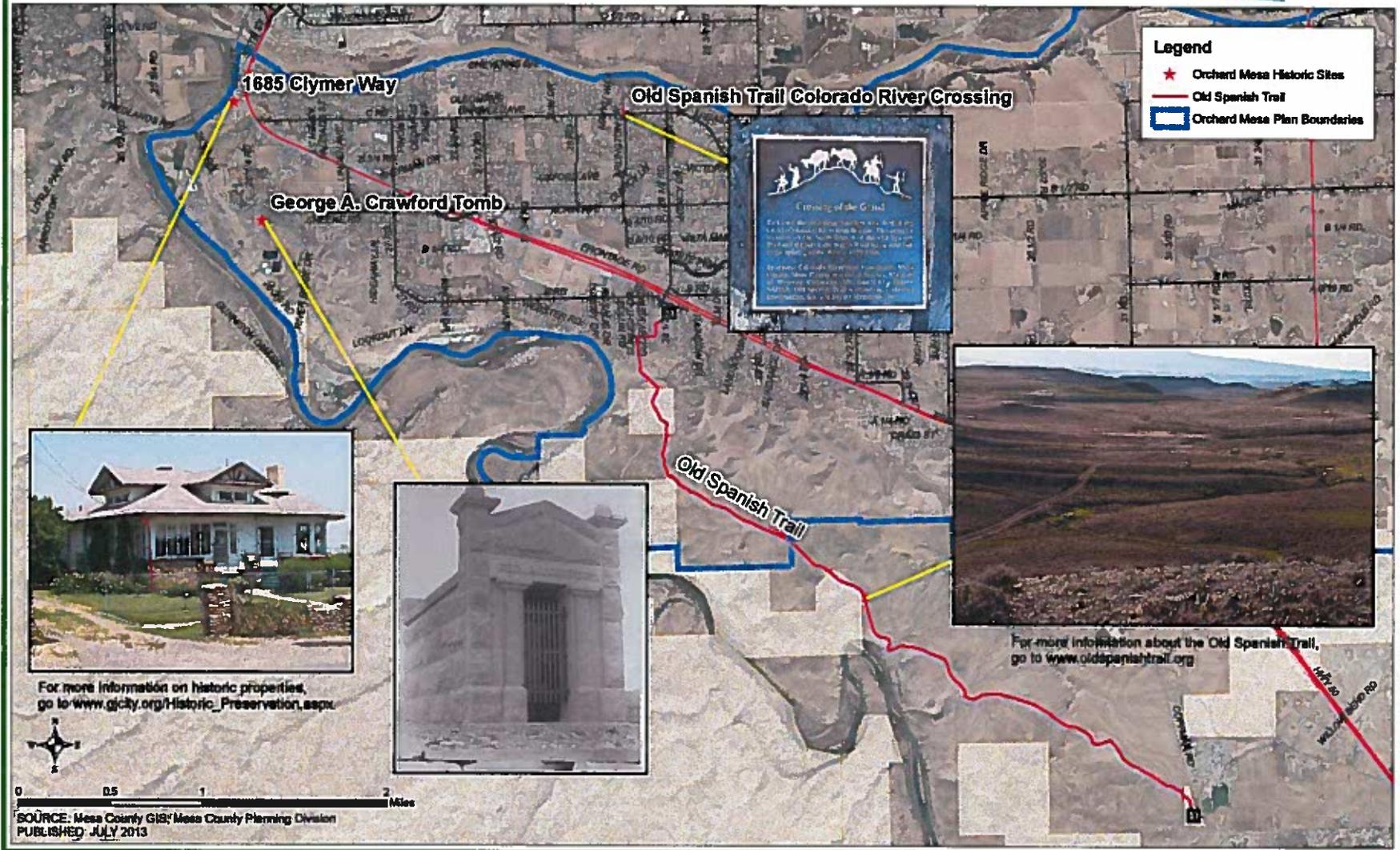
Map #23



***Non-FEMA Regulated Floodplains:**
 Source of 100 year flooding event is 2 inches of rain within a 24 hour period.

Orchard Mesa Plan Area	Non-FEMA Regulated* 100-Year Floodplain	FEMA 2010 Floodplains ZONE AE - Floodway	ZONE X SHADED (500yr) 0.2% Annual Chance Flood	Future Reservoir Site
Orchard Mesa Drainages	Overbank flooding	ZONE AE (100yr) 1% Annual Chance Flood	ZONE D-Flood Hazards Undetermined but Possible	Orchard Mesa Irrigation District
Drains		ZONE A - No Base Flood Elevation Determined		





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

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

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



Stephanie Tuin, MMC
City Clerk

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



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ONE GRAND JUNCTION COMPREHENSIVE PLAN AND THE GRAND JUNCTION CIRCULATION PLAN TO INCORPORATE ELEMENTS OF THE ORCHARD MESA NEIGHBORHOOD PLAN, PEAR PARK NEIGHBORHOOD PLAN, AND REDLANDS AREA PLAN, AND REPEALING ORDINANCE NO. 4629, RESOLUTION NO. 13-05, AND RESOLUTION NO. 62-02 TO RETIRE SAID NEIGHBORHOOD AND AREA PLANS

WHEREAS, on June 26, 2002, the Grand Junction City Council adopted Resolution No. 62-02. The Resolution approved the *Redlands Area Plan* and adopted the plan as part of the *Grand Junction Growth Plan*.

WHEREAS, on January 5, 2005, the Grand Junction City Council adopted Resolution No. 13-05. The Resolution approved the *Pear Park Neighborhood Plan* and adopted the plan as part of the *Grand Junction Growth Plan*.

WHEREAS, on May 7, 2014, the Grand Junction City Council adopted Ordinance No. 4629. The Ordinance approved the *Orchard Mesa Neighborhood Plan* and adopted the plan as part of the *Grand Junction Comprehensive Plan (2010)*.

WHEREAS, on July 18, 2018, the Grand Junction City Council adopted Ordinance No. 4808. The Ordinance approved the *Grand Junction Circulation Plan* and adopted the plan as part of the *Grand Junction Comprehensive Plan (2010)*.

WHEREAS, on December 16, 2020, the Grand Junction City Council adopted Ordinance No. 4971. The Ordinance approved the *2020 One Grand Junction Comprehensive Plan*.

WHEREAS, Ordinance No. 4971 specifies that the *Comprehensive Plan* “will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g., the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2014 Orchard Mesa Neighborhood Plan.)”

WHEREAS, the *Comprehensive Plan* is intended to serve as a guide to public and private growth decisions through the year 2040. Besides a statement of the community’s vision for its own future and a guide for providing direction to achieve that vision, the *Comprehensive Plan* is shaped by the community’s values, ideals, and aspirations about the management of the community’s resources. In addition to defining the community’s view of its future, the *Comprehensive Plan* describes Plan Principles, states goals and strategies, and maps intended uses, boundaries, opportunities, and constraints in order to help the community implement and achieve the desired future.

WHEREAS, it was contemplated and provided by the *Comprehensive Plan* that the existing neighborhood and subarea plans, as well as the *Circulation Plan*, are elements

of the *Comprehensive Plan* and are reviewed with the *Comprehensive Plan* for vision and policy direction for development within the Urban Development Boundary (UDB) planning area.

WHEREAS, Plan Principle 5, Goal 3, Strategy e. of the *Comprehensive Plan* provides that the City shall “[r]eview and update the adopted neighborhood and subarea plans.”

WHEREAS, the City began this review process in 2023 and is preparing amendments for adoption in 2024. During this first of two updates, the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* have been reviewed and determined to be retired as elements of the *Comprehensive Plan* with the following elements from those plans retained and incorporated within the *Comprehensive Plan*.

1. Incorporating narrative language and attaching the “Ridgeline Map” into Appendix B following the Soils Map.
2. Incorporating narrative language and attaching the “Mineral Resources Map” into Appendix B following the Ridgeline Map.

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

AND WHEREAS, with the retirement of the neighborhood and subarea plans, it is further necessary to retain and incorporate the following elements from those plans within the *Circulation Plan*.

1. Add the Pear Park Transportation and Access Management Plan map from the Pear Park Neighborhood Plan as Figure 6.
2. Add the Pear Park 2004 Conceptual Local Street Network Plan map from the Pear Park Neighborhood Plan as Figure 7.
3. Amend the descriptions for the “2002 Redlands Area Transportation Plan,” “2004 Pear Park Neighborhood Plan,” and “2014 Orchard Mesa Neighborhood Plan” in Appendix B to reflect their status as incorporated into the Grand Junction Circulation Plan and retired.

HENCE, the City Planning Commission and City staff recommend the City Council amend the *One Grand Junction Comprehensive Plan* and the *Grand Junction Circulation Plan* to incorporate elements of the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, and repeal Ordinance No. 4629, Resolution No. 13-05, and Resolution No. 62-02 to retire said neighborhood and area plans.

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

In consideration of and with the adoption of the foregoing Recitals:

- The 2020 *One Grand Junction Comprehensive Plan* of the City of Grand Junction, Colorado is hereby amended as provided in Exhibit A of this Ordinance.
- The 2018 *Grand Junction Circulation Plan* of the City of Grand Junction, Colorado is hereby amended as provided in Exhibit B of this Ordinance.

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

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

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

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

ATTEST:

Abram Herman
President of the City Council

Amy Phillips
City Clerk

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

a. NEIGHBORHOOD CONNECTIONS.

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

b. CONNECTIVITY AND ACCESS.

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

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

d. INFRASTRUCTURE IMPROVEMENTS.

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

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

a. NEIGHBORHOOD PARTNERSHIPS.

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

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

c. INNOVATIVE DESIGN.

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

Neighborhood and Subarea Plans

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

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

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

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

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

The **H Road/Northwest Area Plan (2006)** addresses the development of a 250-acre area around the 21 ½ Road and H Road intersection. It includes the reclassification of rural land uses to commercial and industrial. The plan’s policies and performance standards mitigate impacts on residential neighborhoods and establish a street network to accommodate potential growth.

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

2. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.

a. TRAFFIC OPERATIONS.

Continue to work with the RTPO, Mesa County, and CDOT to implement a multi-jurisdictional traffic management system, participating in efforts to conduct annual traffic counting programs, signal re-timing, and regional cooperation on traffic operations including incidents, construction, signals, message signs, and video observation.

b. SYSTEM MAINTENANCE.

Continue to prioritize maintenance and repair needs as well as correction of existing deficiencies over the expansion of the transportation system (i.e. roadways, sidewalks, bikeways) to maintain quality and enhance the safety of the City's transportation system.

c. SYSTEM CAPACITY. Design and manage the city's transportation system to ensure the needs and safety of all transportation modes—walking, biking, driving, freight, and taking transit—are considered as part of roadway capacity and congestion management. Travel lanes should be as narrow as possible to improve safety and accessibility for all modes and reduce maintenance costs to the city. Streets should not be widened before experiencing a significant level of service degradation.

d. ROADWAY DESIGN AND CLASSIFICATION. Consider the following when designing and classifying new roadways and/or making improvements to existing roadways:

- i. established pedestrian patterns;
- ii. access to schools and parks;
- iii. needs and desires of residents;
- iv. connectivity to an adjacent or future development
- v. opportunities to integrate multi-modal facilities;
- vi. opportunities to enhance the safety and efficiency of roadways and intersections;

- vii. reprogram one-directional roads to two-way roads to provide additional connectivity, lower speeds, and better access to adjacent business and neighborhoods; and
- viii. widen arterials incrementally by constructing one travel lane in each direction separated by a median or two-way left-turn lane.

e. COORDINATED IMPROVEMENTS. Continue to seek opportunities to complete utility infrastructure upgrades (e.g. sewer and stormwater pipes) and street improvements concurrently to minimize construction impacts on adjacent residents and businesses and to promote the efficient use of available resources.

f. ACCESS MANAGEMENT. Plan, implement, and support the development of Access Control Plans (e.g. ~~Patterson Road and North Avenue~~) in partnership with CDOT and Mesa County to improve safety and circulation for all modes while minimizing impacts on adjoining roads, existing residential neighborhoods, and businesses. Implement incremental access improvements as opportunities arise.

g. PARKING. Plan for and implement parking options for both motorized and non-motorized travel modes as part of public infrastructure projects and with private infrastructure within developments.

h. INTERSTATE 70. Continue to study—and seek funding for—an I-70 Interchange at 29 Road. Continue to coordinate safety improvements along the Interstate.

i. VISION ZERO. Work towards a comprehensive road safety plan such as Vision Zero to eliminate all traffic fatalities and severe injuries by providing safe, healthy, and equitable mobility for all users and modes. Regularly review accident data to determine and implement needed safety improvements.

j. ENFORCEMENT. Conduct routine enforcement of traffic laws and targeted speed enforcement including at locations with high pedestrian and bicyclist volumes or a history of safety problems.

3. Facilitate the movement of people, goods, and services throughout the region via truck, air, and rail.

a. AIRPORT. Support policies that protect the safe and efficient operation of the Grand Junction Regional Airport. Participate in ongoing efforts to secure additional flights to major U.S. airport hubs.

b. AIRPORT ENCROACHMENT. Avoid development in airport critical flight path areas that would pose immediate or long-term risks to flight safety or building occupants, such as tall buildings, excessive reflectivity or lighting, landscaping that attracts wildlife, and residential or high-occupancy uses.

c. AIRPORT NOISE. Ensure that noise impact from airport activities on developments is mitigated. Guide noise-sensitive development away from critical approach zones, utilize construction methods to attenuate noise based on current noise contours, and support the continuation of the Airport Authority's program of noise abatement measures.

d. RAIL LINES AND SPURS. Continue to pursue opportunities to enhance the City's role in the national freight system and leverage its position as a goods distribution center for the nation. Preserve existing rail spurs for current and future businesses.

e. TRUCK TRAFFIC. Continue to enforce primary and secondary truck route designations and regulations as described in the Grand Junction Municipal Code. Explore alternative routing for truck traffic utilizing the I-70 Business Loop through south Downtown.

F. FOREIGN TRADE ZONE. Support and continue to collaborate on efforts to secure a Foreign Trade Zone.

Broadband Wireline and Fixed Wireless Maps

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

Wildfire Risk Map

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

Grand Junction Fire Map

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

Proposed BRT Corridors Map

Bus Rapid Transit (BRT) has not yet been deployed in Grand Junction, but implementing BRT is seen as desirable to provide access throughout the community and to accelerate the viability of public transit in the city. BRT is characterized by the use of dedicated bus lanes along major transportation corridors, as well as by short (10-30 minute) wait times, off-board fare collection, and special intersection treatments to decrease transit times. This map identifies four primary candidate corridors for BRT in Grand Junction: the north-south 12th Street corridor; and, the east-west corridors of North Avenue, I-70B, and Patterson Avenue. Further study will be required to evaluate and implement BRT on one or all of these corridors.

Neighborhood Connections Map

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

Rail Lines and Spurs Map

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

Bike and Pedestrian Transportation Priorities Map

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

Truck and Hauling Routes Map

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

Historic Resources Map

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

Airport Hazard Zones Map

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

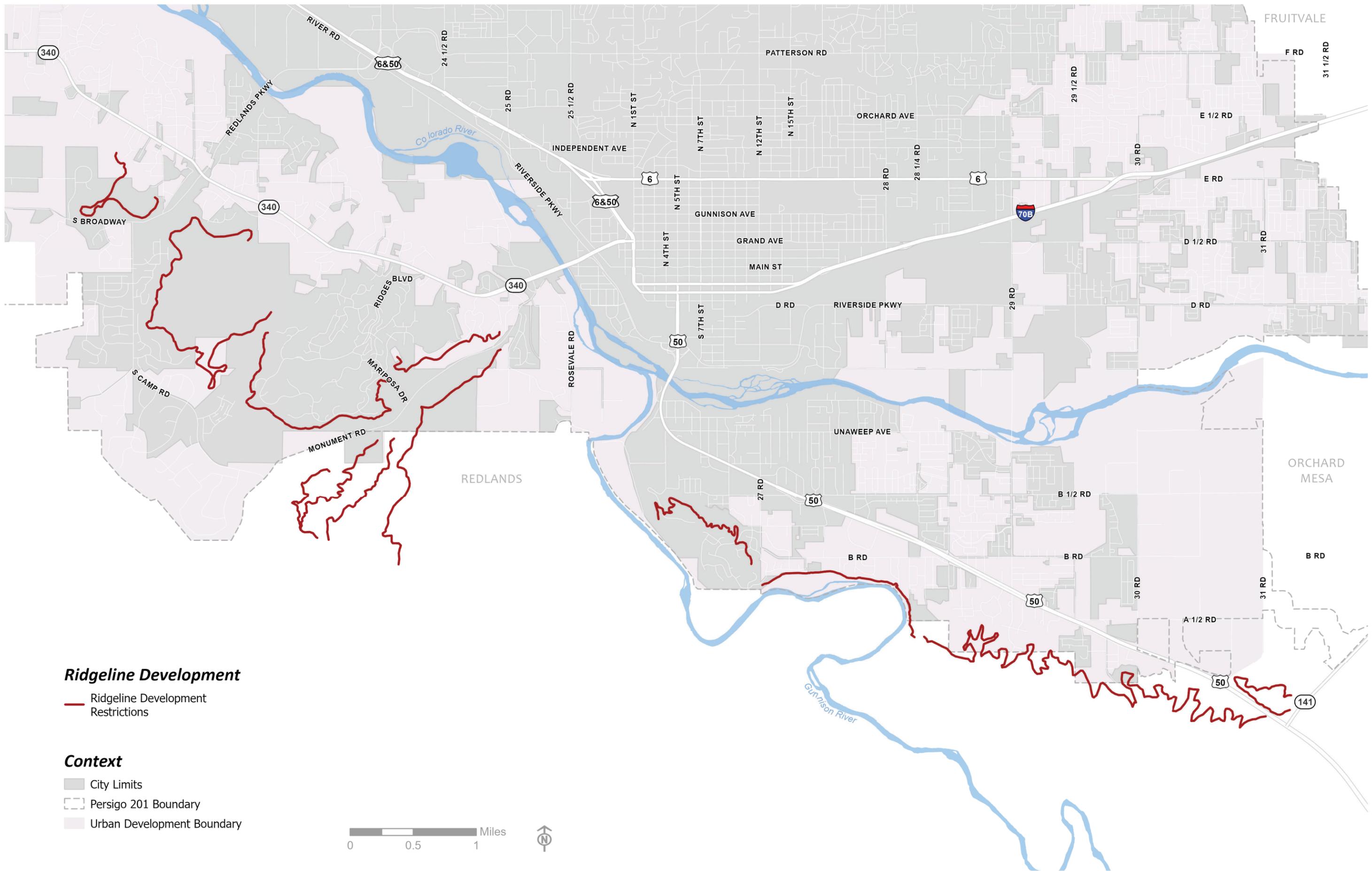
Ridgeline Development Map

Hills and bluffs with key ridgelines have been identified along US Highway 50 in Orchard Mesa and in the Redlands along Monument Road, South Camp Road, and South Broadway. Monument Road has been identified as a visually important corridor providing access to the 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 areas, supporting ridgeline development standards that preserve the character of the identified ridgelines and minimize soil and slope instability and erosion.

Mineral Resources Map

Gravel is a necessary resource for a community: it is needed for construction projects to serve a growing population and is essential to the local economy. Sand and Gravel extraction must comply with State law (C.R.S. § 34-1-301, 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 Development Restrictions

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary





Mineral Resources

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

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



EXHIBIT B

**2018 Grand Junction
CIRCULATION PLAN**

SECTION B: STRATEGIES/POLICIES

3. Incorporate Sub Area Maps (Strategy)

Various plans have been developed for some areas (sub-areas) within the Urban Development Boundary while many other areas still need specific plans. The following list recognizes planning efforts to date that are incorporated into this Circulation Plan.

- A. Safe Routes to Schools – Studies to improve safety for children between existing neighborhoods and schools continue with projects planned, funded and constructed for Nisley Elementary, Clifton Elementary and West Middle School. Other planning has occurred and will continue to occur for all schools in School District 51.
- B. Clifton Pedestrian Plan – refer to Clifton Fruitvale Community Plan
- ~~C. Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to Orchard Mesa Neighborhood Plan~~
- ~~D. Redlands area – refer to the Redlands Area Plan~~
- C. North Avenue Corridor Plans
- ~~F. Pear Park refer to the Pear Park Neighborhood Plan~~
- D. Horizon Business District – refer to (future) Horizon Business District Overlay
- E. Mesa Mall Environs – (future)
- F. Safe Routes to Parks & Open Space (future)

Appendix B - Background on Previous Adopted Transportation Plans

The following adopted plans have shaped the transportation planning in the community and have been adopted by one or both, the City of Grand Junction and Mesa County, and can be found at www.mesacounty.us/planning and/or at <http://www.gjcity.org>.

These plans serve as the foundation for the updated Circulation plan.

- 2002 Redlands Area Transportation Plan – Includes d a transportation section that was adopted as part of the Circulation Plan in 2002 but the Area Plan has been retired. There were four key elements of the planning effort: 1) State Highway 340 Access Control Plan; 2) capacity improvements on existing routes; 3) new roadways and neighborhood connections; and 4) multi-modal accommodations. This plan has been incorporated into, therefore superseded by the Grand Junction Circulation Plan.
- 2004 Pear Park Neighborhood Plan – Includes d a Transportation and Access Management Plan for the Pear Park neighborhood and was adopted as part of the Circulation Plan in 2004 but the Neighborhood Plan has been retired. The Access and Transportation Management Plans have been incorporated into, therefore superseded by, the Grand Junction Circulation Plan. Their ~~It remains a part of the Circulation Plan today and its detail at a neighborhood level guides development access and street cross sections for major corridors in Pear Park.~~
- 2014 Orchard Mesa Neighborhood Plan – Includes d a transportation planning section supporting complete street improvements, multi-modal enhancements for all major corridors on Orchard Mesa including US Highway 50, establishing non-motorized crossings of US Hwy 50 (including the eastbound conversion of the B ½ Road overpass to a pedestrian/bicycle path), and creating safe non-motorized routes to area attractions, schools, the riverfront, and centers. The Neighborhood Plan has been retired and the transportation planning information has been incorporated into, therefore superseded by, the Grand Junction Circulation Plan.

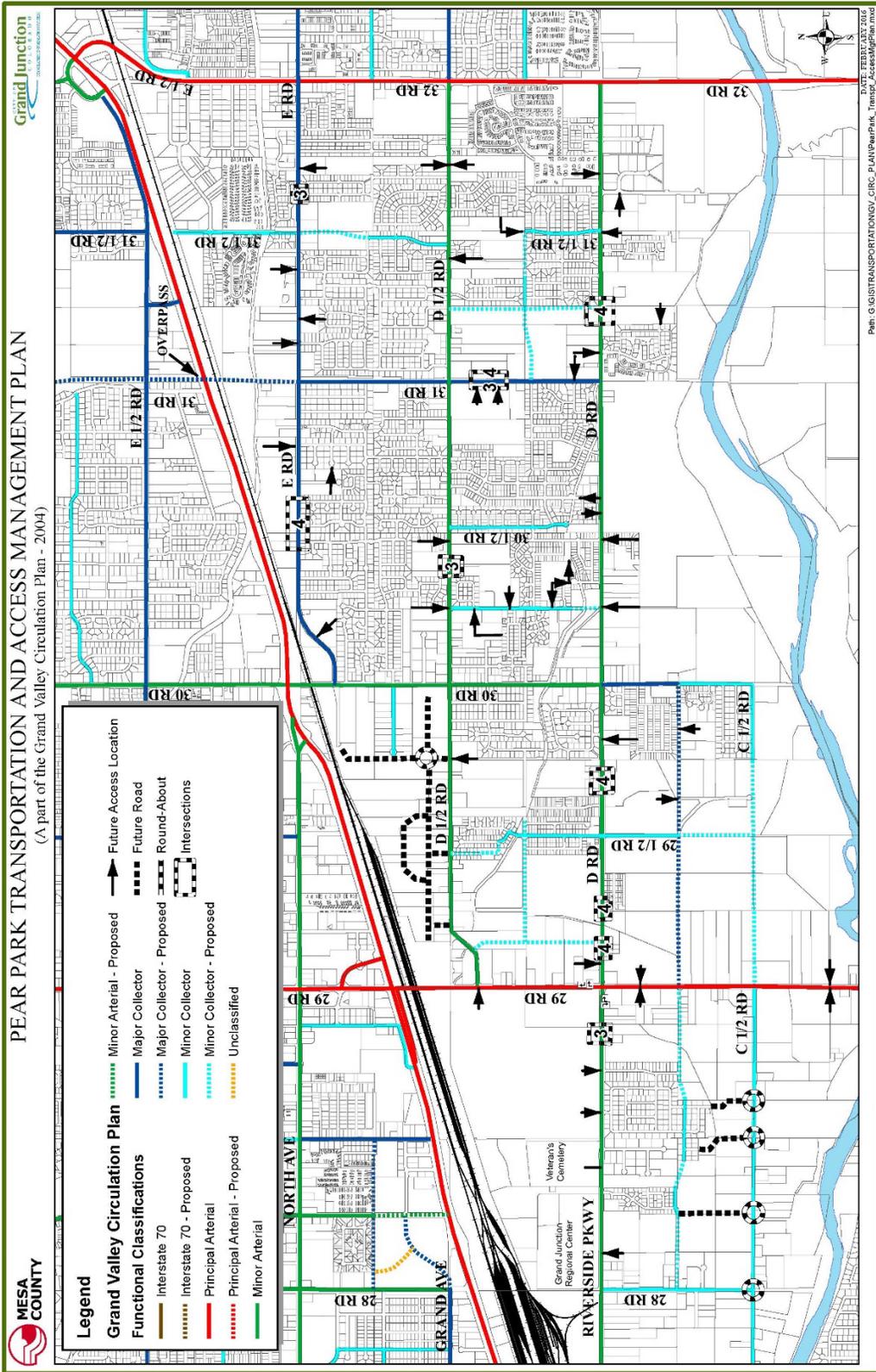


FIGURE 6

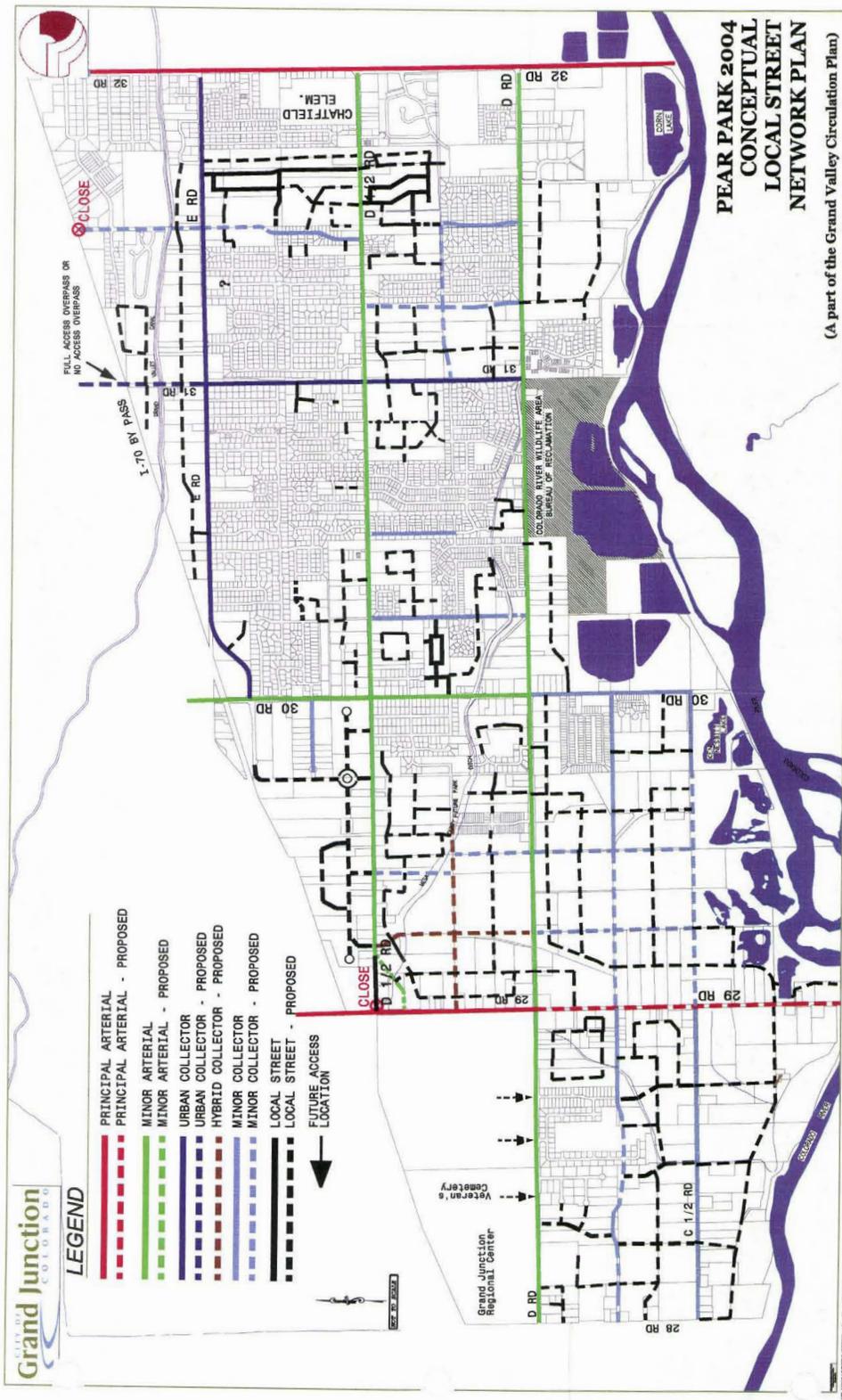


FIGURE 7



Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: June 6, 2024

Presented By: Niki Galehouse, Planning Supervisor, Elizabeth Garvin

Department: Community Development

Submitted By: Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Interim Housing Land Use Code Update

RECOMMENDATION:

EXECUTIVE SUMMARY:

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

BACKGROUND OR DETAILED INFORMATION:

Interim Housing Work Group Recommendation

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

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

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

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

Interim Housing Work Group (IHWG)

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

- Definitions
- Zone district appropriateness
- Buffers
- Transportation to support services
- Permitted shelter types
- Setbacks and internal spacing
- Screening
- Sanitary facilities and waste disposal
- Site amenities
- Vehicle parking and bicycle storage
- Occupancy limits
- Operational entities and on-site management

- Management plan; and
- Procedure for approval.

Public Outreach

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

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

At the April 18th open house seven boards were displayed allowing for public input using dot stickers and comment sticky notes. The detail of responses is attached to this agenda item. Of note the question was asked "should Grand Junction allow interim shelter sites?" to which the response, out of 62 participants, was 82 percent yes (41) or yes, but only in certain areas (10). It was also asked "should Grand Junction allow interim parking sites?" to which the response, out of 65 participants, was 72 percent yes (36) or yes but only in certain areas (11).

City Council Workshop

At the May 13, 2024 City Council workshop, there was significant discussion on the draft regulations presented by the IHWG, combined with feedback from staff regarding the benefits and concerns which surround certain components of the proposal. The primary areas of discussion were the Interim Parking Sites, the process for approval, location near residential uses, and occupancy limits on the sites. City Council supported staff recommendation to remove man camps as an allowable shelter type. Direction received from Council was to remove the Interim Parking Sites from consideration, create a new process similar to the CUP that goes to City Council for approval, and to reduce the number of shelters allowable on a site to 30 with up to 20% being available for double occupancy. There was a desire to have further conversation about the occupancy limits and a request to receive a recommendation from Planning Commission on this topic specifically. The overview of the draft regulations that follows is representative of the revised regulations following the Council workshop.

Overview of Draft Regulations

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

in residential zone districts.

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

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

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

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

The draft regulations propose that Interim Shelter Sites and Interim Parking Sites are exempt from density requirements, as the shelters are not permanent dwelling units, lot coverage standards, landscaping requirements, site and structure development standards, and off-street parking standards, except where those are made specifically applicable.

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

An ETU, if issued, would be valid for two years on initial approval, with the ability to request an extension from the City Council if the Site demonstrates need and/or a history of positive outcomes by the number of residents moved into permanent housing.

A request for an extension must consider the existence and frequency of sustained Code Enforcement complaints, calls for service to Police and Fire, documentation of transitioning residents into long-term or stable housing, and other documentation as deemed necessary by the Director.

Benefits and Concerns Regarding Interim Housing

Interim housing provides shelter that may keep people opting to use it out of the elements and in an ordered environment. Interim housing is different than traditional shelters, which are typically congregate, in that it provides a greater level of privacy and dignity with individual units as opposed to a common, congregate living environment. Interim housing also may allow families to stay together and for people to keep their pet(s). The privacy, dignity, and environment of interim housing may be a stepping stone to stability. Additionally, interim housing often comes with vital services designed to help people work toward a better condition. Services might include housing navigation, guiding people through the complex process of finding long-term accommodation, and access to behavioral and mental health resources. By offering a combination of physical safety and supportive services, interim housing offers a foundation that may aid people to rebuild their lives and work towards greater independence.

Interim housing, while providing critical shelter, presents several concerns that must be addressed to ensure safety and community harmony. Fire safety is a primary issue, particularly when using canvas structures, which is why the Grand Junction Fire Department recommends that tents not be considered for use on Interim Shelter Sites. Man camps, another unit type proposed by the draft regulations, are not supported by staff due to unresolved concerns around compliance with building regulations and fire codes.

Additionally, interim housing located near residential areas can raise safety and security concerns. It requires skilled management and 24/7 on-site supervision to maintain order and prevent unauthorized access. Controlled entry protocols are also necessary to avoid disruptions and safeguard residents. Moreover, placing interim housing in proximity to established neighborhoods has the potential to lead to increased criminal and nuisance activity within the surrounding area. This impact necessitates a thorough assessment of potential sites and collaboration with local police to ensure a safe environment for both interim housing residents and the broader community. The IHWG heard this feedback from the public and from the Police Department and adjusted their recommendation to remove the proposed use from residential zone districts.

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

- 1. GJZDC_Interim Housing_Council Revisions 05.21.24
- 2. IHWG Recommendation Draft Regulations 05.08.24

3. IH Open House Boards
4. IH Public Comment 05.08.24
5. Response_Ehlers Email

**Grand Junction
Draft Interim Shelter Site Regulations
Z&DC Update 2024**

**Planning Commission Workshop Draft
Updated May 17, 2024**

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Note to Grand Junction Community Members:

This is the draft version of the interim shelter site standards including edits following the May 13 City Council workshop meeting.

Chapter 21.04 Use Standards

Proposed Definitions

E

Emergency Shelter, Permanent (current Z&DC)

A facility providing basic services that may include food; personal hygiene support; information and referrals; employment, mail, and telephone services; including overnight sleeping accommodations, to people with limited financial resources, including people who are experiencing homelessness.

Emergency Shelter, Temporary (current Z&DC)

A temporary facility that provides relief or assistance services to the public, including those experiencing homelessness, or to provide services related to the administration or management of such relief or assistance services in times of natural disaster or other emergency circumstances.

I

Interim Shelter Site

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

M

Managing Entity

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

Micro-Shelter

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

P

Prefabricated Shelter

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

S

Support Services for Interim Shelter Sites

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

21.04.020 PRINCIPAL USE TABLE

(e) Use Table, Temporary Uses (excerpt)

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

¹ IHWG update: GJMC 21.04.030(d)(5)(ii)(A), Location, below.

21.04.030 (numbering placeholder)

21.04.040 (numbering placeholder)

21.04.050 TEMPORARY USES AND STRUCTURES

(a) Purpose²

The purpose of this section is to allow for a use to be located within the City on an occasional, temporary, or seasonal basis in accordance with this Code.

(b) Interim Shelter Site

(1) Purpose

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

(2) Shelter Types

- (i) Interim shelters may include either of the following shelter types, both of which shall be provided and installed by the managing entity, subject to this section and the conditions of the site approval:
 - (A) Prefabricated shelters, or
 - (B) Micro-shelters.
- (ii) Interim shelters shall not be individually connected to water or sewer and are not considered dwelling units.

(3) Maximum Number of Shelters and Maximum Occupancy

- (i) The maximum number of shelter spaces permitted on a site is calculated by dividing the square feet of usable shelter site area by 150, which is the minimum square footage of area per space required. All fractional measurements are rounded down. For example, a 2,500 square foot site could have 16 shelters.
- (ii) The maximum number of shelters per interim shelter site is 30, up to 20% of which may be double occupancy shelters. An applicant may request an amendment to the Extended Temporary Use approval for an increase in the number of shelters following six months of successful operation. The City Council will consider the review criteria in GJMC 21.04.050(h)(5) in determining the success of the operation and may approve

² Current provision.

the increase based on available space on the site and the ability to meet the requirement of this section.

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

(4) Location and Site Layout

(i) Mixed-Use and Nonresidential Zone Districts

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

(ii) Setbacks

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

(iii) Spacing

All shelters on an interim shelter site shall be separated by a minimum of 10 feet.

(iv) Location on the Lot

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

(v) Fencing

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

similar look. Unacceptable materials that are visible include glass, tires, razor wire and concertina wire, or unconventional salvaged materials or similar materials.

(vi) Sanitary Facilities

- (A) Interim shelter sites shall maintain connections to public water and sewer systems or provide portable on-site facilities that are adequate to meet state and local standards.
- (B) The application for interim shelter site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located in a permanent structure on the site provided access is available at all times the interim shelter site is in use.

(vii) Waste Disposal

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

(viii) Vehicle Parking³

- (A) A minimum of two off-street parking spaces shall be provided for each 30 shelter spaces. All parking spaces shall be designed in accordance with GJMC 21.08.010(e).
- (B) If the interim shelter site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

(ix) Bicycle Storage

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

(x) Site Amenities

The following site amenities shall be provided:

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

³ Paragraph a. will be deleted and "Interim Shelter" will be added to Table 21.08-2: Minimum Off-Street Vehicle Requirements when the standards move into the adoption process.

(5) Operations

- (i) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (ii) A trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management.
 - (A) An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 30 residents.
 - (B) Persons acting as the on-site manager shall be awake and available to site residents while on shift.
 - (C) The trained staff member shall perform the security tasks described in the management, including, at a minimum: regularly monitoring the security of the site, providing entry and exit access to residents as needed, and contacting police and/or other emergency responders if the need arises.
- (iii) All interim shelter sites shall maintain a management plan that shall be updated annually. The management plan shall address all of the following factors:
 - (A) Provision of on-site management from a trained staff member.
 - (B) Provision of staff training from a program that meets City specifications.
 - (C) Intake screening of residents to ensure compatibility of services provided at the facility.
 - (D) Transportation plan or on-site provision of transportation services.
 - (E) Fire safety and emergency access plans.
 - (F) Evacuation plan for the interim shelter site.
 - (G) Detailed site security measures.
 - (H) Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
 - (I) Keeping of or prohibitions on household animals, including capacity limitations and a plan for maintaining the pet relief area.
 - (J) Lights out and quiet hours.

(6) Z&DC Exemptions

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

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

- (v) Off-street parking requirements except as provided in this section.

21.02.50 APPLICATIONS REQUIRING A PUBLIC HEARING

(h) Extended Temporary Use Review (new, numbering will be adjusted when codified)

(1) Purpose

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

(2) Applicability

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

(3) Review Procedures, General

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

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

(4) Public Notice and Public Hearing Requirements

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

(5) Review Criteria for Extended Temporary Use

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

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

(6) Post-Decision Actions

(i) Major or Minor Change or Expansion

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

(A) Determination of Major or Minor Status

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

(B) Application Process

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

(ii) Amendment, Revocation, or Termination

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

(iii) Lapsing and Extension of Approvals

An Extended Temporary Use approval shall remain valid until for the term of the approval or until the use is abandoned and nonoperational for a period of 12 consecutive months.

(7) Period of Validity

The approval of an interim shelter site may, pending compliance with all applicable standards, be valid for two years from the issue date of the Approval Letter and Planning Clearance.

(8) Extensions of Approval

- (i) The City Council may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency necessitates the continued use of the site.

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

(9) Expiration of Approval

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

- (i) Is voluntarily vacated prior to the expiration date, or
- (ii) Does not receive an extension.

(10) Revocation

An interim shelter site that does not meet the standards and approval requirements of this subsection is subject to revocation of land use permit, abatement, prosecution and/or other enforcement as provided in the Code.

Zoning & Development Code Full Use Table (included for reference only)

Table 21.04-2: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
For accessory use regulations, see Table 21.04-2 in Section 21.04.040																				
Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	A	A	A	A	A	A	A				A								A	
Dwelling, Tiny Home	A	A	A		A	A	A				A								A	
Dwelling, Single-Family Attached			A		A	A	A	A			A								A	
Dwelling, Cottage Court					A	A	A	A	A	A	A	A								
Dwelling, Duplex				A	A	A	A	A			A									
Dwelling, Multifamily						A	A	A	A	A	A	A	A						A	
Manufactured Housing Community						A	A	A												21.04.030(b)(2)
Group Living																				
Boarding or Rooming House							A	A	A	A	A	A	A							21.04.030(b)(3)
Fraternity or Sorority																			A	21.04.030(b)(4)

Table 21.04-2: Principal Use Table

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For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Group Living Facility, Small	A	A	A	A	A	A	A	A	A	A	A	C	A								21.04.030(b)(5)
Group Living Facility, Large						A	A	A	A	A	A	A	A								21.04.030(b)(5)
Group Living Facility, Unlimited								A	A	A	A	A	A								21.04.030(b)(5)
Public, Institutional, and Civic Uses																					
Adult or Child Day Care																					
Day Care Center, Adult or Child	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A					A	
Community and Cultural Facilities																					
Assembly, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	21.04.030(c)(1)
Assembly, Religious/Private Group	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A				A	21.04.030(c)(1)
Community Corrections Facility																				C	21.04.030(c)(2)
Crematory														A	A	A	A				
Funeral Home or Mortuary											A	A	A	A	A						

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Government Service Facility												A	A	A					A	
Jail													C	C		C	C		C	
Meeting, Banquet, Event, or Conference Facility	C	C										A	A	A		C			A	
Safety Service Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	
Educational Facilities																				
Boarding School								A	A	A	A	A	C						A	
College or University												A	A	A	A	A	A		A	
Public or Private School	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	
Vocational, Technical, or Trade School											A	A	A	A		A	A			
Health Facilities																				
Hospital											C	A	C	C	C				C	
Medical or Dental Clinic										A	A	A	A	A	A	A				
Parks and Open Space																				

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use
 For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Cemetery	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A		
Golf Course	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Golf Driving Range	A	A	A	A	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A	
Park, Lake, Reservoir, Other Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Commercial Uses																					
Adult Entertainment												A		A		A	A				21.04.030(d)(1)
Agriculture and Animal																					
Animal Agriculture																C	C			C	21.04.030(d)(2)
Animal Care, Boarding, or Sales, Indoor Operations Only	A										A	A	A	A	A	A					
Animal Care, Boarding, or Sales, Outdoor Operations	C											C		A	C	C					
Animal Clinic or Hospital											A	A	A	A		A				A	21.04.030(d)(3)
Dairy Operations or Feedlot	C															C	C			C	21.04.030(d)(2)

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For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Farmers' Market										A	A	A	A	A				A	A	
Nursery or Greenhouse	C	C	C	C								A		A		A	C		C	
Pasture, Commercial	A	A	A	A												A	A			
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Food and Beverage																				
Bar or Tavern											C	A	A	A	C	C				
Brewery, Distillery, or Winery	A										C	A	A	A	A	A	A		A	
Brewpub, Distillery Pub, or Limited Winery									C	C	A	A	A	A		A			A	
Food Service or Catering											A	A	A	A		A				
Mobile Food Vendor										A	A	A	A	A	A	A	A	A	A	21.04.030(d)(4)
Mobile Food Vendor Court										C	A	A	A	A	A	A	A		A	21.04.030(d)(4)
Restaurant									C	C	A	A	A	A	A	A			A	
Lodging Facilities																				

Table 21.04-2: Principal Use Table

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For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Emergency Shelter, Permanent												A		C					C		
Hotel or Motel												A	A	A	A						
Resort Cabin and Lodge	C																	A	A		
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A								21.04.030(d)(5)
Office and Personal Services																					
Office									C	C	A	A	A	A	A	A				A	
Personal Service									C	C	A	A	A	A	C	A					
Recreation and Entertainment																					
Campground or Recreational Vehicle Park	C											A		A					A	A	21.04.030(d)(6)
Indoor Entertainment and Recreation	A										A	A	A	A	A	A				A	
Outdoor Entertainment and Recreation	C											A		A	C	C				C	
Riding Academy, Roping, or Equestrian Area	C	C																		C	

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Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Shooting Range, Indoor												C		C		C	C		C	
Shooting Range, Outdoor																C	C		C	
Swimming Pool, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	
Zoo												C		C					C	
Retail Sales																				
Flea Market														A		A	A			21.04.030(d)(7)
Manufactured Building Sales and Service														A		A				
Regulated Cannabis Store											A	A	A	A						21.04.030(d)(8)
Retail Sales and Service, Small									C	C	A	A	A	A		A				
Retail Sales and Service, Medium												A	A	A		A				
Retail Sales and Service, Large												A		A		A	A			
Retail Sales and Service, Big Box												A		A		A	A			
Transportation																				
Airport or Heliport															C				C	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Helipad												C	C	C	C	C	C		C	
Parking Garage, Commercial											A	A		A	A	A	A		A	
Parking Lot, Commercial											A	A		A	A	A	A		A	
Transportation Depot												A	A	A	A	A	A		A	
Truck Stop														A		A	A			
Vehicles and Equipment																				
Vehicle Fleet Operations Center												A		A	A	A	A			
Vehicle Fuel Sales and Service Station											C	A	A	A	A	A	A			
Vehicle Impound Lot														C		C	C			21.04.030(d)(10)
Vehicle Repair, Major														A	A	A	A			
Vehicle Repair, Minor												A		A	A	A	A			
Vehicle Sales, Rental and Leasing, Heavy														C		A				21.04.030(d)(11)

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Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Vehicle Sales, Rental and Leasing, Light												A		A		A				21.04.030(d)(11)	
Vehicle Wash											A	A	A	A	A	A	A				
Industrial Uses																					
Manufacturing and Processing																					
Industrial, Artisan											A	A	A	A		A	A				21.04.030(e)(1)
Industrial, Light												A	A	A		A	A				
Industrial, Heavy														A	A	A	A				
Mining and Extraction	C	C													C	C	C			C	
Oil and Gas Drilling	C	C														C	C			C	
Storage, Wholesale, and Warehousing																					
Mini-Warehouse									C	C	C	A		A	A	A	A				21.04.030(e)(3)
Outdoor Storage, Commercial														A/C	A/C	A/C	A/C				21.04.030(e)(4)
Wholesale or Warehouse	C											C		A	A	A	A				
Tele-communication																					

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use
 For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards		
Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Co-Location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Base Station with Concealed Attached Antennas	A Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.											A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Base Station with Non-Concealed Attached Antennas	C Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling,											A	C	A	A	A	A	A	A	A	A	21.04.030(e)(5)

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use
 For accessory use regulations, see Table 21.04-2 in Section 21.04.040

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
	duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.																				
Tower, Concealed	C	C Except NOT allowed on any site or lot where the principal use is a single-family detached or attached, tiny home, or duplex dwelling.						C	C	C	C	C	C	C	C		C	C	C	C	21.04.030(e)(5)
Tower, Non-Concealed												C	C	C		C	C	C	C	21.04.030(e)(5)	
Broadcast Tower																C	C			21.04.030(e)(5)	
Utility Uses																					
Utility Facility, Basic	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Utility Facility, Major															C	C	C	C			
Transmission Line	C	C	C	C	C	C	C	C	C	C	C	A/C	C	A/C	A/C	A/C	A/C	C	C	21.04.030(e)(6)	
Waste and Salvage																					
Composting Facility																C	C				
Junkyard or Salvage Yard																C	C			21.04.030(e)(7)	
Transfer Facility, Medical and Hazardous Waste																C	C			21.04.030(e)(8)	

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Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Transfer Facility, Solid Waste																C	C			
Recycling Collection Facility																C	C			
Recycling Collection Point											C	C	C	C	C	C	C	C	C	
Solid Waste Disposal or Processing Facility																C	C			
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Parking Lot, Temporary											A	A	A	A	A	A	A		A	21.04.050(b)
All Other											A	A	A	A		A	A	A	A	21.04.050(c)
Extended Temporary Uses																				
Interim Shelter Site											C	C	C	C	C	C	C	C	C	21.04.050(b)

**Grand Junction
Draft Interim Shelter Site Regulations
Z&DC Update 2024**

City Council Workshop Draft

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Note to Grand Junction Community Members:

This is the draft version of the interim shelter site and interim parking site standards including edits from the April Interim Housing Work Group meeting and April/May community outreach meetings.

Chapter 21.04 Use Standards

Proposed Definitions

E

Emergency Shelter, Permanent (current Z&DC)

A facility providing basic services that may include food; personal hygiene support; information and referrals; employment, mail, and telephone services; including overnight sleeping accommodations, to people with limited financial resources, including people who are experiencing homelessness.

Emergency Shelter, Temporary (current Z&DC)

A temporary facility that provides relief or assistance services to the public, including those experiencing homelessness, or to provide services related to the administration or management of such relief or assistance services in times of natural disaster or other emergency circumstances.

I

Interim Parking Site

Legally established off-street parking lots that provide, without charge, parking spaces in a safe and secure place for the temporary parking of automobiles or recreational vehicles used by people experiencing homelessness.

Interim Shelter Site

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

M

Man Camp

Interim shelter sites installed, maintained, and managed by a single entity that provides temporary lodging.

Managing Entity

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

Micro-Shelter

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

P

Prefabricated Shelter

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

Q

Quasi-Governmental Entity

An entity specifically created by a government to assist in providing public services; a quasi-governmental entity may be subject to governmental oversight but is managed privately.

R

Recreational Vehicle (current Z&DC)

All vehicles, with or without motor power, designed, converted, or used to provide temporary living quarters that include four or more of the following permanently installed facilities: cooking, refrigeration or ice box, self-contained toilet, heating and/or air conditioning, potable water supply system including faucet and sink, separate 110-to-125-volt electrical power supply and/or LP gas supply. Recreational vehicles shall also include the following: all watercraft subject to registration by the State of Colorado, all motorcycles, minibikes, all-terrain vehicles (ATVs), go-carts and similar vehicles with motive power that are prohibited from operating on a public street by the State of Colorado. All other vehicles and crafts designed to carry one or more adults used primarily for recreational purposes that are prohibited from operating on a public street by the State of Colorado, all trailers designed or used to carry any recreational vehicle described herein.

S

Support Services for Interim Shelter Sites

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

21.04.020 PRINCIPAL USE TABLE

(e) Use Table (excerpt)

Table 21.04-1: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use Stds
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Interim Shelter Site¹											C	C	C	C	C	C	C	C	C	21.04.050 (b)
Interim Parking Site											C	C	C	C	C	C	C	C	C	21.04.050 (b)

21.04.030 (numbering placeholder)

21.04.040 (numbering placeholder)

21.04.050 TEMPORARY USES AND STRUCTURES

(a) Purpose²

The purpose of this section is to allow for a use to locate within the City on an occasional, temporary, or seasonal basis in accordance with this Code.

¹ IHWG update: GJMC **Error! Reference source not found.**, Location, below.

² Current provision.

(b) Interim Shelter Site and Interim Parking Site

(1) Purpose

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

(2) Standards Applicable to Both Interim Shelter and Interim Parking Sites

(i) Mixed-Use and Nonresidential Zone Districts

Sites may be located as follows, provided they are designed to meet these use-specific requirements:

- (A) Interim parking sites shall be located on the same property as the existing principal use, including nonconforming uses.
- (B) Interim shelter sites shall either be located on the same property as the existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

(ii) Setbacks

All structures and vehicles on an interim shelter or interim parking site shall meet the required principal structure setbacks. The Planning Commission may allow a lesser setback if it determines there is sufficient fencing, vegetation, topographic variation, or other site conditions that block the view of the site from abutting properties.

(iii) Spacing

- (A) All shelters on an interim shelter site shall be separated by a minimum of 10 feet.
- (B) Interim parking sites shall meet the TEDS (GJMC Title 29) parking design requirements.

(iv) Screening

An interim shelter or interim parking site shall be secured and screened on all sides as required for the zone district in which the site is located.

(v) Sanitary Facilities

- (A) Interim shelter sites shall maintain adequate connections to public water and sewer systems as specified in TEDS (GJMC Title 29). Interim parking sites are exempt from this requirement.
- (B) The application for interim shelter or interim parking site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of

toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located in a permanent structure on the site provided access is available at all times the interim shelter or interim parking site is in use.

(vi) Waste Disposal

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

(vii) Vehicle Parking³

- (A) A minimum of two off-street parking spaces shall be provided for each 40 shelter sites. All parking spaces shall be designed in accordance with GJMC 21.08.010(e). Interim parking sites are exempt from this requirement.
- (B) If the interim shelter or interim parking site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

(viii) Operations

- (A) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (B) A trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management. An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 40 residents.
 - a. Persons acting as the on-site manager shall be awake while on shift to monitor the security of the site and be able to contact police and/or other emergency responders if the need arises.

³ Paragraph a. will be deleted and "Interim Shelter" will be added to Table 21.08-2: Minimum Off-Street Vehicle Requirements when the standards move into the adoption process.

- (C) All interim shelter and interim parking sites shall maintain a management plan. The management plan shall address all of the following factors:
- a. Provision of on-site management per GJMC 21.04.030(d)(5)(ii)(H)c. from a trained employee, employee of the interim shelter or interim parking site property owner, or volunteer during all hours of operation.
 - b. Staff training that meets City specifications.
 - c. Keeping of or prohibitions on household animals.
 - d. Intake screening of residents to ensure compatibility of services provided at the facility.
 - e. Transportation plan or on-site provision of transportation services.
 - f. Fire safety and emergency access plans.
 - g. Evacuation plan for the interim shelter or interim parking site.
 - h. Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
 - i. Lights out and quiet hours.
 - j. Security measures.

(3) Additional Standards for Interim Shelter Sites

(i) Shelter Types

(A) Interim shelters may include any of the following types of units, all provided by the managing entity, subject to this section and the conditions of the site approval:

- a. Prefabricated shelters,
- b. Man camps, or
- c. Micro-shelters.

(B) Interim shelters shall not be connected to water or sewer and are not considered dwelling units.

(ii) Bicycle Storage

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

(iii) Occupancy

(A) A minimum of 150 square feet of area per space shall be required for any given shelter, provided that it meets all spacing, safety, health, and operational requirements in this section.

- (B) The maximum number of adult occupants per unit is two unless the managing entity provides units with a larger occupancy rating as certified by the manufacturer. Interim shelter sites that are designed for occupancy by adults and juveniles shall be identified as part of the site permit application.
- (C) The maximum number of units per interim shelter site is 40. An applicant may request an increase in the number of shelter units following six months of successful operation. Planning Commission will consider the review criteria in GJMC 21.04.050(c)(3)(iii) in determining the success of the operation and may approve the increase based on available space on the site and the ability to meet the requirement of this section.

(iv) Site Amenities

The following site amenities shall be provided:

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

(4) Additional Standards for Interim Parking Sites

(i) Shelter Types

Interim parking sites may allow any of the following, subject to this section and the conditions of approval:

- (A) Motor vehicles with a valid registration and in lawful operation with all required equipment, or
- (B) Recreational vehicles under 25 feet long with a valid registration.

(ii) Occupancy

Interim parking sites shall be limited to a maximum of 40 spaces. Provision of parking for oversized vehicles such as RVs may reduce the total number of spaces available.

(iii) Hours of Operation

- (A) An interim parking site on a parking lot that is used to meet a minimum off-street parking requirement for an associated use may only operate between the hours of 6:00 p.m. and 8:00 a.m. All vehicles shall be removed at the end of operation each day.
- (B) An interim parking site on a parking lot that is not used to meet a minimum off-street parking requirement for an associated use may operate during daytime hours as specified in the site's conditions of approval.

(iv) Site Amenities

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.

(5) Z&DC Exemptions

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

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

(c) Procedures

(1) Conditional Use Permit

- (i) Interim shelter and interim parking sites shall be approved through a Conditional Use Permit in accordance with GJMC 21.02.050(f).
- (ii) Planning Commission decisions on the issuance of a Conditional Use Permit may be appealed to the City Council per GJMC 21.02.050(j).

(2) Period of Validity

The approval of an interim shelter or interim parking site may, pending compliance with all applicable standards, be valid for two years from the issue date of the Approval Letter and Planning Clearance.

(3) Extensions of Approval

- (i) Planning Commission may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency necessitates the continued use of the site.
- (ii) Planning Commission may extend the term of a Conditional Use Permit where there is an application for extension and a continuing need for the site is shown through continuous applications for residency and low to no vacancy rates, or
- (iii) Planning Commission will consider the following when reviewing a request for an extension:
 - (A) The number of life safety code complaints pursued by the Code Enforcement division on the subject property during the duration of the interim shelter or interim parking operation;
 - (B) The number and type of calls placed to police or fire that result in charges or arrest due to disruptions by on-site residents, not including personal medical incidents not caused by another resident;
 - (C) Documentation of the transitioning of residents into other long-term or more stable housing; and

(D) Other documentation related to the outcomes of residents, site conditions, and operations as deemed necessary based on experience in Grand Junction with interim shelter or parking sites by Planning Commission.

(4) Expiration of Approval

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

- (i) Is voluntarily vacated prior to the expiration date, or
- (ii) Does not receive an extension.

(5) Revocation

An interim shelter or interim parking site that does not meet the standards and approval requirements of this subsection is subject to revocation of land use permit, abatement, prosecution and/or other enforcement as provided in the Code.

DRAFT

Zoning & Development Code Full Use Table (included for reference only)

Table 21.04-2: Principal Use Table A= Allowed Use C= Conditional Use For accessory use regulations, see Error! Reference source not found. in Section Error! Reference source not found.																				
Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	A	A	A	A	A	A	A				A								A	
Dwelling, Tiny Home	A	A	A		A	A	A				A								A	
Dwelling, Single-Family Attached			A		A	A	A	A			A								A	
Dwelling, Cottage Court					A	A	A	A	A	A	A	A								
Dwelling, Duplex				A	A	A	A	A			A									
Dwelling, Multifamily						A	A	A	A	A	A	A	A						A	
Manufactured Housing Community						A	A	A												Error! Reference source not found.
Group Living																				
Boarding or Rooming House							A	A	A	A	A	A	A							Error! Reference source not found.

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Fraternity or Sorority																			A	Error! Reference source not found.	
Group Living Facility, Small	A	A	A	A	A	A	A	A	A	A	A	C	A								Error! Reference source not found.
Group Living Facility, Large						A	A	A	A	A	A	A	A								Error! Reference source not found.
Group Living Facility, Unlimited								A	A	A	A	A	A								Error! Reference source not found.
Public, Institutional, and Civic Uses																					
Adult or Child Day Care																					
Day Care Center, Adult or Child	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A				A		
Community and Cultural Facilities																					
Assembly, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		Error! Reference

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
																					source not found.
Assembly, Religious/Private Group	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A				A	Error! Reference source not found.
Community Corrections Facility																				C	Error! Reference source not found.
Crematory														A	A	A	A				
Funeral Home or Mortuary											A	A	A	A	A						
Government Service Facility												A	A	A						A	
Jail													C	C		C	C			C	
Meeting, Banquet, Event, or Conference Facility	C	C										A	A	A		C				A	
Safety Service Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	
Educational Facilities																					
Boarding School								A	A	A	A	A	C							A	
College or University												A	A	A	A	A	A			A	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Public or Private School	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A		
Vocational, Technical, or Trade School											A	A	A	A		A	A				
Health Facilities																					
Hospital											C	A	C	C	C				C		
Medical or Dental Clinic										A	A	A	A	A	A	A					
Parks and Open Space																					
Cemetery	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	
Golf Course	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Golf Driving Range	A	A	A	A	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A	
Park, Lake, Reservoir, Other Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Commercial Uses																					
Adult Entertainment													A		A		A	A			Error! Reference source not found.
Agriculture and Animal																					

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Animal Agriculture																C	C		C	Error! Reference source not found.
Animal Care, Boarding, or Sales, Indoor Operations Only	A										A	A	A	A	A	A				
Animal Care, Boarding, or Sales, Outdoor Operations	C											C		A	C	C				
Animal Clinic or Hospital											A	A	A	A		A			A	Error! Reference source not found.
Dairy Operations or Feedlot	C															C	C		C	Error! Reference source not found.
Farmers' Market										A	A	A	A	A				A	A	
Nursery or Greenhouse	C	C	C	C								A		A		A	C		C	
Pasture, Commercial	A	A	A	A												A	A			
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Food and Beverage																				
Bar or Tavern											C	A	A	A	C	C				
Brewery, Distillery, or Winery	A										C	A	A	A	A	A	A		A	
Brewpub, Distillery Pub, or Limited Winery									C	C	A	A	A	A		A			A	
Food Service or Catering											A	A	A	A		A				
Mobile Food Vendor										A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Mobile Food Vendor Court										C	A	A	A	A	A	A	A		A	Error! Reference source not found.
Restaurant									C	C	A	A	A	A	A	A			A	
Lodging Facilities																				
Emergency Shelter, Permanent												A		C						C
Hotel or Motel												A	A	A	A					
Resort Cabin and Lodge	C																	A	A	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A								Error! Reference source not found.
Office and Personal Services																					
Office									C	C	A	A	A	A	A	A				A	
Personal Service									C	C	A	A	A	A	C	A					
Recreation and Entertainment																					
Campground or Recreational Vehicle Park	C											A		A					A	A	Error! Reference source not found.
Indoor Entertainment and Recreation	A										A	A	A	A	A	A				A	
Outdoor Entertainment and Recreation	C											A		A	C	C				C	
Riding Academy, Roping, or Equestrian Area	C	C																		C	
Shooting Range, Indoor												C		C		C	C			C	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Shooting Range, Outdoor																C	C		C	
Swimming Pool, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	
Zoo												C		C					C	
Retail Sales																				
Flea Market														A		A	A			Error! Reference source not found.
Manufactured Building Sales and Service														A		A				
Regulated Cannabis Store											A	A	A	A						Error! Reference source not found.
Retail Sales and Service, Small									C	C	A	A	A	A		A				
Retail Sales and Service, Medium												A	A	A		A				
Retail Sales and Service, Large												A		A		A	A			
Retail Sales and Service, Big Box												A		A		A	A			

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Transportation																					
Airport or Heliport															C					C	
Helipad												C	C	C	C	C	C			C	
Parking Garage, Commercial											A	A		A	A	A	A			A	
Parking Lot, Commercial											A	A		A	A	A	A			A	
Transportation Depot												A	A	A	A	A	A			A	
Truck Stop														A		A	A				
Vehicles and Equipment																					
Vehicle Fleet Operations Center												A		A	A	A	A				
Vehicle Fuel Sales and Service Station											C	A	A	A	A	A	A				
Vehicle Impound Lot														C		C	C				Error! Reference source not found.
Vehicle Repair, Major														A	A	A	A				
Vehicle Repair, Minor												A		A	A	A	A				

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Vehicle Sales, Rental and Leasing, Heavy														C		A				Error! Reference source not found.
Vehicle Sales, Rental and Leasing, Light												A		A		A				Error! Reference source not found.
Vehicle Wash											A	A	A	A	A	A	A			
Industrial Uses																				
Manufacturing and Processing																				
Industrial, Artisan											A	A	A	A		A	A			Error! Reference source not found.
Industrial, Light												A	A	A		A	A			
Industrial, Heavy														A	A	A	A			
Mining and Extraction	C	C													C	C	C		C	
Oil and Gas Drilling	C	C														C	C		C	
Storage, Wholesale, and Warehousing																				
Mini-Warehouse									C	C	C	A		A	A	A	A			Error! Reference

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
																					source not found.
Outdoor Storage, Commercial														A/C	A/C	A/C	A/C				Error! Reference source not found.
Wholesale or Warehouse	C											C		A	A	A	A				
Tele-communication																					
Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Co-Location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards		
																					source not found.	
Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
Base Station with Concealed Attached Antennas	A Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.											A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
Base Station with Non-Concealed Attached Antennas	C Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.											A	C	A	A	A	A	A	A	A	A	Error! Reference source not found.
Tower, Concealed	C	C Except NOT allowed on any site or lot where the principal use is a single-family detached or attached, tiny home, or duplex dwelling.						C	C	C	C	C	C	C	C	C	C	C	C	C	C	Error! Reference source not found.

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Tower, Non-Concealed												C	C	C		C	C	C	C	Error! Reference source not found.
Broadcast Tower																C	C			Error! Reference source not found.
Utility Uses																				
Utility Facility, Basic	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Utility Facility, Major															C	C	C	C		
Transmission Line	C	C	C	C	C	C	C	C	C	C	C	A/C	C	A/C	A/C	A/C	A/C	C	C	Error! Reference source not found.
Waste and Salvage																				
Composting Facility																C	C			
Junkyard or Salvage Yard																C	C			Error! Reference source not found.
Transfer Facility, Medical and Hazardous Waste																C	C			Error! Reference source not found.

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Transfer Facility, Solid Waste																C	C			
Recycling Collection Facility																C	C			
Recycling Collection Point											C	C	C	C	C	C	C	C	C	
Solid Waste Disposal or Processing Facility																C	C			
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<u>Interim Shelter Site</u>											C	C	C	C	C	C	C	C	C	21.04.050(b)
<u>Interim Parking Site</u>											C	C	C	C	C	C	C	C	C	21.04.050(b)
Parking Lot, Temporary											A	A	A	A	A	A	A		A	Error! Reference source not found.
All Other											A	A	A	A		A	A	A	A	Error! Reference source not found.

GJMC 21.02.050(f), Conditional Use Permit

(f) Conditional Use Permit (CUP)

(1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request to use a property for an activity that normally is not permitted within a zone district because it could be detrimental to other permitted uses. A conditional use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a Conditional Use Permit.

(2) Applicability

This section shall apply to any use that is classified as a Conditional Use in _____, **Error! Reference source not found.**, or elsewhere in this Code.

(3) Review Procedures, General

Applications for Conditional Use Permits shall meet the common review procedures for major development applications in GJMC

Error! Reference source not found., with the following modifications:

- (i) Site plan review and approval (pursuant to GJMC **Error! Reference source not found.**) can occur either before or after the approval of a Conditional Use Permit by the Planning Commission. In either case, the applicant shall submit a site sketch showing sufficient detail to enable the Planning Commission to make findings on the Conditional Use Permit criteria and showing all site design features which are proposed or necessary to mitigate neighborhood impacts and/or enhance neighborhood compatibility.
- (ii) The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria. In any subsequent site plan review, the Director shall ensure and determine that all mitigating/enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan.

Common Procedures for Major Development Applications

1

General Meeting or Pre-Application Meeting
Sec. **Error! Reference source not found.**

2

Application Submittal & Review
Sec. **Error! Reference source not found.**

3

Complete Applications with Changed Status
Sec. **Error! Reference source not found.**

4

Public Notice | Sec. **Error! Reference source not found.**

5

Planning Commission Recommendation or Decision
Sec. **Error! Reference source not found.**

6

City Council Decision
Sec. **Error! Reference source not found.**

7

Post-Decision Actions
Sec. **Error! Reference source not found.**

(iii) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and shall be noticed pursuant to GJMC **Error! Reference source not found.**, unless the application is for a minor expansion or change of a Conditional Use Permit in accordance with GJMC 0, below.

(iv) Review Criteria for Conditional Use Permits

The Planning Commission shall review and decide on a Conditional Use Permit request in light of the following criteria:

- (A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.
- (B) The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC 0.
- (C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.
- (D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.
- (E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

(4) Review Procedures, Mining and Extraction

- (i) Commercial extraction of mineral deposits shall not begin or occur until an excavation and land reclamation plan have been approved in writing by the Colorado Mined Land Reclamation Board. A plan approved as part of a Conditional Use Permit and/or a reclamation/development schedule being followed under previous regulations fulfills this requirement.
- (ii) Asphalt, cement and/or other batch plant operations shall be subject to Conditional Use Permit requirements.
- (iii) Upon approval, the excavation and reclamation plans shall be filed with the City and recorded with the Mesa County Clerk and Recorder. Any change in excavation or reclamation plan shall be prohibited unless amended through the Conditional Use Permit process.
- (iv) If the development schedule is not, met the Conditional Use Permit:
 - (A) May be revoked;
 - (B) The Director may grant a two-year extension per request;
 - (C) The Planning Commission shall have the power, after hearing, to revoke any Conditional Use Permit for any violation;

- (D) Upon at least 10 days' written notice to the owner, the Planning Commission may hold a hearing to determine the nature and extent of the alleged violation, and shall have the power, upon showing of good cause, to revoke the permit and the plan and to require reclamation of the land;
- (E) If not extended or revoked, a new application and extraction plan will need to be submitted and reviewed in the manner described in this subsection;
- (F) An extension request shall provide information in writing detailing the reasons for the request. The Director shall consider the stated reasons, as well as the extent conditions have changed in the area, if any, before granting an extension;
- (G) If a written request to extend the development schedule is submitted to the Director it shall include but not necessarily be limited to the factors and reasons for the requested extension. New conditions may be imposed as a part of the granting of an extension. New conditions, if any, may be appealed to the Planning Commission to be considered at a public hearing;
- (H) The Director may forward any extension request to the Planning Commission; and
- (I) Extension requests will be evaluated by the Director and/or Planning Commission on the same basis and with the same information as per the Conditional Use Permit process.
- (v) If the use has not operated or if no material has been extracted in accordance with the development schedule or any extension of the development schedule, the Conditional Use Permit shall expire.

(5) Post-Decision Actions

(i) Major or Minor Change or Expansion

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

(A) Determination of Major or Minor Status

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

(B) Application Process

- a.** A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for an original application for Conditional Use Permit.
- b.** A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

(ii) Amendment, Revocation, or Termination

Conditional Use Permits may be amended, revoked, or terminated pursuant to GJMC **Error! Reference source not found..**

(iii) Lapsing and Extension of Approvals

A Conditional Use Permit approval shall remain valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months.

DRAFT

April 18, 2024

Interim Housing Community Meeting

Public Comments

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

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

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

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

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

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

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

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

What is most important to you?

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

Should Grand Junction allow interim shelter sites?

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

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

Should interim shelter sites be allowed...

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

Should Grand Junction allow interim parking sites?

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

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

Should interim parking sites be allowed...

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

Resolving my Concerns

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

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

Interim Housing Virtual Meeting Comments - April 10, 2024

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

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

Grand Junction Interim Housing Community Meeting - Google Jamboard

[Wednesday 6:49 PM] Leah Rice

Why aren't we using BLM land for these?

[Wednesday 6:49 PM] Leah Rice

Camp grounds?

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

I see the votes, but not the sticky notes

[Wednesday 6:51 PM] Joyce

Not working

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

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

[Wednesday 6:52 PM] Virginia Brown

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

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

Agreed to Virginia (same here)

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

This is horrible ineffective. I've been emailing Tamra

[Wednesday 6:52 PM] Leah Rice

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

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

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

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

Rebekah Mendrop, RE/MAX 4000 and AMGD chair

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

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

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

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

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

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

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

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

like 1

[Wednesday 6:53 PM] Cory Ward

Mine is no can't figure out the dot

[Wednesday 6:53 PM] Craig Stout

Can't work anything

[Wednesday 6:53 PM] Kpete923 (Guest)

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

[Wednesday 6:53 PM] CharlieQ (Guest)

Sorry. This has been a waste of time.

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

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

Isn't working for me either

[Wednesday 6:53 PM] Ashley Chambers

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

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

Yes; poll might be better

[Wednesday 6:54 PM] Rhonda Massey

NO big NO

[Wednesday 6:54 PM] Craig Stout

I vote no. More work needed.

[Wednesday 6:54 PM] William Rice

No

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

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

[Wednesday 6:54 PM] Rhonda Massey

No

[Wednesday 6:54 PM] Kpete923 (Guest)

I live in north of G Road.

[Wednesday 6:55 PM] Toni L Heiden

no

[Wednesday 6:55 PM] Cory Ward

No I live on 26 rd

[Wednesday 6:55 PM] Kpete923 (Guest)

Why is this a City of Grand Junction responsibility?

[Wednesday 6:56 PM] Lisa Mullen

No across the board.

[Wednesday 6:56 PM] Craig Stout

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

[Wednesday 6:56 PM] Rhonda Massey

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

[Wednesday 6:56 PM] William Rice

No across the board

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

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

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

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

[Wednesday 6:56 PM] Sean Crocker

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

[Wednesday 6:56 PM] Leah Rice

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

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

[Wednesday 6:56 PM] Toni L Heiden

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

[Wednesday 6:56 PM] Sandra Zoldowski

Who will be paying for these services?

[Wednesday 6:59 PM] Virginia Brown

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

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

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

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

[Wednesday 7:00 PM] Marian Brosig

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

[Wednesday 7:00 PM] Kpete923 (Guest)

What communities are you talking about?

[Wednesday 7:00 PM] Virginia Brown

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

[Wednesday 7:00 PM] Ashley Chambers

Zoning map will be available on the Engage GJ platform.

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

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

[Wednesday 7:00 PM] Chamaine

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

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

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

[Wednesday 7:01 PM] Craig Stout

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

[Wednesday 7:01 PM] Kimberly Clemmer

No to interim housing and parking.

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

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

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

[Wednesday 7:01 PM] Ian

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

[Wednesday 7:02 PM] Marian Brosig

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

[Wednesday 7:02 PM] Rhonda Massey

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

[Wednesday 7:02 PM] Ashley Chambers

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

[Wednesday 7:03 PM] Hogan Peterson

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

[Wednesday 7:03 PM] Toni L Heiden

the mental issues and drug use is big

like 1

[Wednesday 7:03 PM] Virginia Brown

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

like 2

[Wednesday 7:03 PM] Sherrie Knez

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

[Wednesday 7:03 PM] Kimberly Clemmer

I agree with Hogan.

[Wednesday 7:03 PM] Rhonda Massey

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

like 1

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

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

[Wednesday 7:04 PM] Leah Rice

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

[Wednesday 7:04 PM] Sean Crocker

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

like 2

[Wednesday 7:04 PM] Joyce

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

like 1

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

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

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

cloverproperties@me.com (Guest)

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

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

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

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

[Wednesday 7:08 PM] Betsy Smith

someone must be monitoring and screening comments

[Wednesday 7:08 PM] Rhonda Massey

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

[Wednesday 7:09 PM] Ron A

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

[Wednesday 7:09 PM] regina stout

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

[Wednesday 7:10 PM] Paula Rohr

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

[Wednesday 7:10 PM] Virginia Brown

Churches will be sponsor of sites?

[Wednesday 7:10 PM] Ashley Chambers

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

[Wednesday 7:10 PM] Leah Rice

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

[Wednesday 7:11 PM] Toni L Heiden

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

like 3

[Wednesday 7:11 PM] regina stout

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

[Wednesday 7:11 PM] Tamra Allen

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

[Wednesday 7:11 PM] Betsy Smith

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

like 2

[Wednesday 7:11 PM] Gene

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

like 2

[Wednesday 7:12 PM] Leah Rice

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

like 1

[Wednesday 7:12 PM] Ashley Chambers

Yes, that is correct Leah.

like 1 surprised 1

[Wednesday 7:13 PM] Ashley Chambers

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

Interim Housing (Alternative Housing Options)

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

[Wednesday 7:14 PM] Ashley Chambers

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

[Wednesday 7:14 PM] Larry Craven

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

[Wednesday 7:14 PM] Leah Rice

Do the homeowners have a vote around those sites

[Wednesday 7:14 PM] Betsy Smith

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

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

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

[Wednesday 7:14 PM] William Rice

What happen sanctuary city which we are not

like 3

[Wednesday 7:14 PM] Ashley Chambers

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

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

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

[Wednesday 7:15 PM] Leah Rice

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

like 1

[Wednesday 7:15 PM] Ashley Chambers

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



[Wednesday 7:15 PM] Ian

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

[Wednesday 7:15 PM] Ashley Chambers

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

[Wednesday 7:16 PM] Ashley Chambers

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

[Wednesday 7:36 PM] Ryan Goodman

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

[Wednesday 7:36 PM] Leah Rice

What documentation will people need to stay? State issue ids

[Wednesday 7:37 PM] Gene

Thank you for hosting this meeting!

[Wednesday 7:37 PM] Ashley Chambers

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

[Wednesday 7:37 PM] Betsy Smith

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

[Wednesday 7:37 PM] Ashley Chambers

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

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

Thanks for hosting!

[Wednesday 7:38 PM] Betsy Smith

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

[Wednesday 7:39 PM] Ashley Chambers

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



Hello,

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

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

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

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

Thank you for your time,
Regina Stout

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

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

Dear Ms Price and Chambers,

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

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

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

Yours,

Cheryl Conrod

What to Do With the Regional Center

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

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

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

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

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

Advantages:

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

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

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

Our community can do better than that.

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

<<https://gjspeaks.org>>

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

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

<<https://gjspeaks.org>>

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

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

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

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

Thank you

Patricia Heartsill
pheartsill@gmail.com

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

<<https://gjspeaks.org>>

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

This is a bad idea

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

<<https://gjspeaks.org>>

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

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

<<https://gjspeaks.org>>

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

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

<<https://gjspeaks.org>>

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

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

<<https://gjspeaks.org>>

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

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

Hi all,

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

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

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

Thank you all so much for your patience tonight,
Kaitlin

--

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



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

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

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

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

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

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

off.

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

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

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



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

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

To Whom It May Concern:

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

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

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

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

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

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

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

Thank you

From: Jamie Stehman <jstehman@bresnan.net>
Sent: Wednesday, April 17, 2024 7:35 PM
To: Housing <housing@gjcity.org>
Subject: Vote No on Interim Housing

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

Have you discussed this with Chief of Police Matt Smith?

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

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

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

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

Jamie Stehman

From: Ed Krey <Ed@lhhs.net>
Sent: Thursday, April 18, 2024 4:02 PM
To: **council@gjcity.org**; Housing <housing@gjcity.org>
Subject: Interim housing code update

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

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

Ed Krey

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

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

Thank you,

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

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

Jackie Savage
970-234-0340

Alli, 7 days ago

[Alert moderator](#)

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

REPLY

Do you agree?  0  0



cg, 9 days ago

[Alert moderator](#)

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

REPLY

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



Valanders, 3 days ago

Alert moderator

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

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



DianeS, 6 days ago

Alert moderator

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

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





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

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

Interim housing initiative



Teri Thomas <info@angelsinthemaking.com>

To Housing; Council



Thu 4/18

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

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

Good Morning,

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

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

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

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

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

Sincerely,

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

Interim Housing



Dead Cowboyz <craigman1962@gmail.com>

To Council



Wed 4/17

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

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

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

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

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

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

Thank you
Craig Heartsill
Craigman1962@gmail.com

Code Change for Interim Housing



Jessica Holt <jrholt1978@hotmail.com>

To Council; Housing



Wed 4/17

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

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

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

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

DO NOT PASS THIS CODE CHANGE.

Proposed interim housing



Cindy Amann <camannrealestate@gmail.com>

To Council



Thu 4/18

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

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

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

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

Cindy Amann

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

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

Interim Housing



Connie Tremblay <connie@connietremt
To Council



Thu 4/18

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

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

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



CONNIE
BROKER & INSTRUCTOR
THE VAN GUNDY GROUP

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

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



Paula Rohr <lomahillfarmcreations@gmail.com>
To Council



Thu 4/18/2024 8:52 AM

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

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

Dear City Council,

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

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

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

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

Please VOTE NO!

Russ and Paula Rohr
Concerned Citizens

Re: Hello



cheyenne Tharp-Etter <gracecheyenne@gmail.com>

To Council; Housing



Wed 4/17

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

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

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

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

Homeless housing plans



Hrhufnpuf <hrhufnpuf@aol.com>

To Council

Cc Housing



Wed 4/17

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

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

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

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

Jackie Savage

970-234-0340

[Sent from AOL on Android](#)

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

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

Added by pingerfam

From: Rich Parker <parkerspool@gmail.com>
Sent: Thursday, May 2, 2024 11:04 AM
To: Ashley Chambers <ashleyc@gjcity.org>
Subject: Temporary shelters

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

Hello,

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

Thank you,

Rich Parker

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

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

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

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

Cheers,

Constance Combs

602-832-2984

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

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

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

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

Sincerely,

Roy L. Brown

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

From: Alethea Moon <nyaparry@gmail.com>

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

To: Housing <housing@gjcity.org>

Cc: Council <council@gjcity.org>

Subject: Zoning codes

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

Hello,

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

Sincerely,

Alethea Moon 81520

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

From: Arlo Miller <industrybased@gmail.com>

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

To: Housing <housing@gjcity.org>

Subject: Interim housing

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

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

Arlo Miller, 81501

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

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

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

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

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

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

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

Tom McCloskey

Redlands

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

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

To: Ashley Chambers <ashleyc@gjcity.org>

Subject: Temporary pallet shelters

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

Ashley,

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

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

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

Good luck,

Monique Morisseau M.D.

Martin O'Keeffe

Isabelle O'Keeffe

Jeanne O'Keeffe

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

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

Added by AshleyR

[Click here](#) to view the comment

This comment is subject to moderation.

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

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

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

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

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

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

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

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

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

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

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

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

Miranda Springer, 81505

From: Alexis Bauer <octopuscoffeeinc@gmail.com>

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

To: Ashley Chambers <ashleyc@gjcity.org>

Subject: Housing Concern

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

Hi Ashley,

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

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

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

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

Thank you for all you do,

Alexis Bauer

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

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

To whomever it may concern,

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

Carl Posthumus
Clifton, CO 81520

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

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

Hello,

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

Thank you for your time,

Zoe Stanek

81504

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

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

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

-Kerrigan Cooney. Grand Junction, CO. 81506

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

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

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

Laura

Grand Junction Resident

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

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Hello,

I wanted to reach out and express my thoughts on allowing temporary shelters to be allowed in the city to help get some of the local Unhoused off the streets.

I think we should make sure code allows temporary shelters, they seem to be a tool that works more often than not in getting people back into permanent housing. Other cities have done a lot of work on this, we can use and improve on their models to start transitioning our unhoused into more stable living situations so they can connect with resources, service providers, and get the help they need.

It won't be cheap, I'm sure, but showing up to ERs without the ability to pay, contact with police for things like trespass simply because they have nowhere to go, these are costs incurred by not providing shelter and also hugely expensive from what I understand.

Brick and mortar shelters can take 2-3 years to build but the temporary shelters are much faster to get up and running and should actually help address the problem, maybe shrink the Unhoused population instead of just move them around.

This is meaningful action.

Thank you for your time,

Bryan Collings

You have received a new comment on the Forum Topic, Interim Housing Public Feedback Session Recording April 10, 2024 on project Interim Housing (Alternative Housing Options) on your site,

The city should provide opportunity and not actual housing for those who are unhoused. No wasteful tiny homes or providing structures to occupy. The city should focus on a managed space that is approved for people to stay. Like a designated parking lot for those wanting to sleep in their cars. Provide overnight security patrol and Porta Potty's. Or the Tent opportunity if your without a car. I could see a managed space with

Porta Potty's of tent camping available in Red insulated Kodiak IceFishing tents. With the occupants required to purchase the tent. So they have some skin in the game. This way the camping area is clean and well organized. Not tarps, and walmart tents and garbage. This campsite should be a on a couple acres of land at the new Community Center development and Park. Showers can accessed at the community center or local gym membership like planet fitness.

Added by Fergman

[Click here](#) to view the comment

This comment is subject to moderation.

You have received a new comment on the Forum Topic, Interim Housing Draft Code - PowerPoint on project Interim Housing (Alternative Housing Options) on your site,

I agree, this should be voted on by the tax payers.

Added by GJcity2024

From: Karen Prather <pkaren626@gmail.com>
Sent: Monday, April 29, 2024 2:16 PM
To: Housing <housing@gjcity.org>
Subject: Interim Housing Feedback

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Hi there,

I received an email from Mutual Aid Partners asking to deliver feedback on the interim housing project. I'm not sure if there is a form I'm meant to use and I'm happy to do so. Please let me know if there is a better way to submit feedback. Otherwise, please see my feedback below.

I attended the open house at the Lincoln Park Barn a few weeks ago concerning housing support for unhoused individuals in the Grand Junction area. I know many friends that live in Denver and I follow a few pages that showcase the havoc and chaos that is perpetuated at the St. Francis Center and the Quebec Group funded "housing first" hotels and I hope that we take the failures of those

systems into consideration to plan an ideal solution for GJ residents and the unhoused community. Specifically, I think we need to address the following to make these resources succeed.

- **SAFE outdoor spaces:** Any free housing communities need to have systems in place to uphold a **zero tolerance policy for weapons, prescription and recreational drugs**. We cannot ask an addict to simply stop being addicted however, we have seen that housing first initiatives that are not accompanied by addiction treatment have dire outcomes for residents and the surrounding community.
- For example, records show that out of 10,000 households served by the St. Francis Day Shelter annually, only 7 exited to permanent or stable housing in 2023 and none so far in 2024. More people involved with the SFC died than moved onto permanent housing last year. In Grand Junction, we consider death a negative outcome and that is a reality of these services that we need to consider proactively rather than reactively as we are seeing the centers in Denver attempt to do.
- **Overdoses at encampments and in facilities:** we need to mandate and enforce zero tolerance for all drugs at these facilities and accurately record and communicate when these situations may occur. Addiction treatment needs to be mandatory for all residents and no use or sale of drugs should occur between residents. Even prescription drugs need to be verified to discourage circulation.
- **Mobile drug manufacturing:** Regular vehicle searches need to be complete for vehicles allowed to park in these areas. We cannot have mobile meth labs like we see in Denver.
- Colorado was recently voted the 4th most dangerous state by Forbes according to property crime, violent crime and chances of becoming a victim. For this reason we must have a **zero tolerance for weapons** and/or violence at these centers if we are to succeed with interim housing programs and we must ensure sufficient staffing so that residents are checked for weapons. We also need to consider *effective* security enforcement on site 24/7 at these facilities. Recently, I saw a viral video of a St. Francis security guard fully asleep while on duty. There are also countless stabbings, shootings and domestic disturbances at these kinds of facilities in Denver, including Overland, Renaissance Lofts and House1000 facilities, as well as areas surrounded by encampments in Denver, including the Sante Fe, Navajo, Colfax & Broadway, Kalamath & Lipan encampment areas. These statistics are recorded by Denver Police, we see almost 1000% increases in crime rates in these areas vs. further away from unhoused facilities and encampments. This kind of negligence cannot be tolerated at the Grand Junction facilities.
- If families and single unhoused individuals are residents we need to implement proper securities to ensure children are safe in these facilities. That means we need to check if people are on the SO list and provide alternatives for those individuals. Perhaps we consider separating sex offenders into alternative buildings. It seems many centers in Denver do not have safety regulations in place to protect unhoused children from being around dangerous individuals. This cannot be tolerated in the Grand Valley.
- **Fraud:** I recently read that the Crossroads Salvation Army program manager in Denver was fired for fraud and embezzlement. We need to do everything in our power to keep corrupt deals with development companies from infecting public services with this kind of fraud in Grand Junction. We cannot simply replicate the housing facilities in Denver because the evidence of these failing their community is abundant. We do not want GJ to turn out like Denver in these respects!

Thanks!

From: prayercandle00@protonmail.com <prayercandle00@protonmail.com>

Sent: Monday, April 29, 2024 1:53 PM

To: Housing <housing@gjcity.org>

Subject: Interim housing zoning codes

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

I support updating the zoning codes to allow interim shelter and parking sites. As housing costs across Colorado and the US get worse we need to find solutions for people in need of housing.

Dominic Arzapalo, resident of Clifton, CO.

While I appreciate the effort that is going into this process, I think that this is avoiding the real questions and challenges that this type of approach will need to address before anything like this would come to fruition: 1.) Location - I believe that it will be incredibly difficult to find a site for any significant amount of these uses, whether it is parking areas, tent villages, and/or pallet village. Finding sites that are a) available, b) suitable for such uses in terms of access to services, etc, and most significantly c) acceptable to and compatible with the surrounding area will be very challenging to say the least. 2) Cost - from what I have been able to determine through some research, building a pallet village with even a modest number of units (perhaps 40-50) will require a significant capital investment as well as a significant ongoing operational expense. Candidly, I believe that the zoning obstacles are the easy part to address. But finding suitable locations and earmarking funds for both one-time as well as ongoing expenses will be both significant and difficult to justify to the community at large, especially if public funding is proposed.

Added by bherman

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brianna Dixon - Zip code: 81501

Optional comment: Schoening

I need a safe space for me - my puppy - and my husband to be able to feel safe and not get fucked with b/c Doctor Amos singled me out and told me that I can't have my dog w/ me @ the Amos Hangout House!!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: heRoy Revelle Zip code: 81509

Optional comment:

Fix the problem correctly
please stop drinkin' alcohol

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Teika M. Roach Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shanna Locke Zip code: 81501

Optional comment: It ~~too~~ would be easier
to find work IF I had a place
to keep stuff

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Fraizer Zip code: 81501

Optional comment:

need a place because
it's a better night to talk to
real walls

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jason Banks Zip code: 81502

Optional comment: It is a big concern
and much needed for the homeless
community

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Leelvon Baker Zip code: 81501

Optional comment: This County needs a camping space. I am almost 75yo old & having to pick up & move every other week. No campers are not leaving... Lets find a compromise.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amy Mascarenas Zip code: 81501

Optional comment: We would like to see the parking spaces for camps and RV's. LEGALLY! And the tiny houses

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Andree Avramov Zip code: 81502

Optional comment: The Homelessness problem
is an issue that we have to have
somewhere to go. It's ridiculous. I've
lost so much including everything
bathrooms, housing, laundry

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Kelly Merry Zip code: 81501

Optional comment: Need parking for
poor disabled vets

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

5-22-17
Name: Maureen Jaramila Keder Zip code: Herli 81501 Sheller

Optional comment: I want people to be safe
I got upset w/ saying I mean no harm
I would vote 2 help in any way I can
Come See About Me. God Love You
So do I My

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Stacey Banks Zip code: 81501

Optional comment: Much needed to help
the homeless

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gretchen Clark Zip code: 81501

Optional comment: Its important to allow the freedom to camp, park, feel safe and have access to clean & sanitary amenities. I am "all-in" for the these all-zoning ideas I would gladly volunteer some of my time to help progress this action.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Misty Bunker Zip code: 81501

Optional comment: Don't feel safe due to police. Need more, as a large place place for laundry.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Huber Sterns Zip code: 81501

Optional comment: yes, please we need a space

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Maisie Meryhew Zip code: 81501

Optional comment: I 100% back and love the idea of having zoning and development codes allowed. Regardless there is always going to be homeless people ~~wherever~~ so why not have them in a designated spot? It would make things better

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeremy Gander Zip code: 81501

Optional comment: This land is ours it
should be free to camp
Anywhere

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Ben Krueger Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHARLENE DALBOS Zip code: 81501

Optional comment: Depending Housing and
Parking for people with camping
PLEASE.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dustin Lennep Zip code: 81503

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Cory Harvey Zip code: 81502

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Roxanne Neal Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jesse Smith Zip code: 81501

Optional comment: check into using gravel pit @
valley down ...
to White water heat range? ...

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Glenn Grouting Zip code: 81501

Optional comment: stop being the bull on Colo's Ass

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code:

Optional comment:

Please, ☺ shade,
restrooms & water - please

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHRIS MONTGOMERY Zip code: 81502

Optional comment: freedom means at exactly
what it sounds like. But nowadays
opposite seems to be true in a
world of contradictions on half truths
because if freedom not in you/land
then it's not freedom at all

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Prazier Zip code: 81501

Optional comment: Need a safe place
w/ out GJPD Harassment

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amber Sterns Zip code: 81501

Optional comment: hard w/ dog / having to
fear my place of being kicked
out

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Paul Parker

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Tanja Baker

Zip code: 81501

Optional comment:

Tired of getting told
by GSPD that BLM is where we
belong, those in camper & trailer
was told by BLM is not saying
that BLM is the licensee

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Robert Surbangl Zip code: 81501

Optional comment:

There are roughly 3500 homeless in GJ.
The buildings are another bandaid that doesn't
work for everyone. You want something to help
build something to house all the homeless in an
interim bases. 2-3 months tops.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: BEN OTTO Zip code:

Optional comment: 970-566-1882

OTTOMATIONS.UNLTD (A) GMAIL.COM

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Schawn Funk Zip code: _____

Optional comment:

You stole dogs,
got ride of homes dogs,

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jennifer Sawlough Zip code: 81502

Optional comment: I am Homeless I need to

find some more resources and I
don't know the future of GJ.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sean Jacobson Zip code: 81501

Optional comment: I, a U.S. Citizen and son of a
Deceased Veteran of the U.S. Air Force have been
harassed by the G.S. Police because of me being
homeless. It would be nice and in line of the
Declaration of Independence and U.S. Constitution of the
G.S. Government which include's G.S. Police provide's
Continues On Reverse

Kind and respectful interaction, unto me, and
my fellow homeless people; and, that they
would provide a section of empty ground
- in the city, for me and my fellow homeless
people, to set up tents, and to sleep, and
not be harassed, and/or, uprooted, by the
City Police, and/or, Megui County Sheriffs, and
wasting ~~any~~ parking for people with RVs
with full hook-ups, for Interim Housing Status,
with all the same, as homeless people, and vice-versa.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Bill Mullins

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Raven Cook

Zip code: _____

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Daniel Marvel Zip code: 81504

Optional comment:

under the Colorado constitution we have the right not to be Harassed, we have the right to rest, and privacy as well as the right to live a free + Happy life guaranteed to us by the U.S. constitution "Law of the Land"

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sheila Fletcher Zip code: 82511

Optional comment:

I want safe. No hassle

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Patricia Langstaff Zip code: 81501

Optional comment: Please allow people to
camp at a safe place and sleep
22....

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michael Ritchie Zip code: 81503

Optional comment: Please allow sleep
to happen!!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Eugene Sebastian ^{Schultz} Zip code: 81501

Optional comment: I believe we have the human right to sleep safe from any vulnerable situation the right to rest law etc etc

God Bless

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Marc Nichols Zip code: 81501

Optional comment: It would be great to get more folks off the streets

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brandon James Miller Zip code: 81510

Optional comment:

WE NEED SOMETHIN' Y'ALL!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Adam B. Grill Zip code: 81501

Optional comment: I agree with this tremendously.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: John Ira McLaughlin Zip code: 81503

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeffrey MADOFF Zip code: 81501

Optional comment:

The paper tragedy vs #MADOFF

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: *John Thomas* (not for *surveys*) Zip code: *81501*

Optional comment: *Helping homeless people feel secure and loved with "Amnesty"*

Commented by Jackson and Alice

forgot to add more credibility?

John Thomas

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Zip code:

Optional comment: *A place safe either to park a vehicle or van or car overnight or day without "legality" being harassed by "law" way*

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: JOHN CURLEY

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MUNA

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elizabeth Bailey Zip code: ALL

Optional comment: Houseless for 14 years, because
couldn't find a job finally have one need a place to
live this would give me the strength to keep
climbing

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brad Rouse Zip code: 81501

Optional comment: Storage would be beneficial as well.
Always a worry of the few belongings I have without
a place to keep them becomes a full time job that
makes getting a job harder that's needed to get out of the
rutt we are in.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Briggs Savage

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Cassandra Richs

Zip code: 84601

Optional comment:

I have residence in Provo, nicer than any ones here in Grand Junction. I came here to flee from Domestic Violence in Utah. Try as many kind people do for GRAND JUNCTION I VOUCH FOR THEM!

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code: 81502

Optional comment: We need homeless and fix costs
quit digging bullshit holes in the street. Stop
harassing the homeless. God is watching.

Aren

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Victoria Grasmik Zip code: 81501

Email: victoria-grasmik@men.com

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shaylene Wood Zip code: 81501

Email: WoodShaylene@gmail.com

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MARGA KRASIEKI Zip code: Grand

Email: Jhammer5@gmail.com Junction

Optional comment: Homeward Board

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gwendolyn Kay McGowan Zip code: 99134

Email: iris.klassi.c@yaho.com

Optional comment: PLEASE HELP PEOPLE

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: RUSSELL CAMPBELL Zip code: 81501

Email: CAMPBELL RUSSELL CAMPBELL

Optional comment: (YESS) I WANT TO BE ALL FOR THIS OR STOP BACK GROUND TAKES

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Fitz Zip code:

Email:

Optional comment:

YES PARKING
YES TINY HOMES

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shannon Palmer Zip code: 81501

Email: ASHAWN PALMER@GMAIL.COM

Optional comment:

BEING WITHOUT A HOME
DOES NOT MEAN YOUR
WITHOUT A HEART.

Optional comment:

Email: Jordans Jennings@gmail.com

Name: Jordan Jennings Zip code: 81501

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

To: Grand Junction City Council and City of Grand Junction Housing Division
Packet Page 317

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Susan Sargent Zip code: 81504

Email: sintegritysl@gmail.com

Optional comment:

"selective" - "citywide" is too open-ended.
Obviously, in my opinion, appropriate housing
couldn't be just anywhere.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michelle Funk Zip code: 81501

Email: Funkmichelle402@gmail.com

Optional comment: Need a safe place to keep your things, get courses if needed and get your dignity back jobs good family dogs

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elijan Lewis Zip code: 81520

Email: elijanklewis@icloud.com

Optional comment: I believe that the unhoused needs a couple places to be. anyone can end up unhoused

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Allie Moberly Zip code: 81501

Email: Allie@Foundations4Life.net

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dannette Keener Zip code: 81520

Email: dannette@amoscounseling.com

Optional comment:
I believe that we as a community should support (all) of those in our community,

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Murray Zip code:

Email:

Optional comment:
GET A property (not) market's pet work skills helping each other stay on site, People CAN come in camp over skills, mechanics, cooking gardening under The people who live out on the streets to ruin it.

To: Grand Junction City Council and City of Grand Junction Housing Division

YES! I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sharon Contreras Zip code: 81501

Email:

Optional comment:

Please help with R.V. Parking so I can get my life on track with a job/home. It will give back stability.

To those who are working on the interim housing regulations and code development,

Upon reviewing the draft regulations for interim housing the following comments, questions, and requests for clarity have come up. While some them seek to refine conflicts or confusion, others are intended to address how these regulations address topics of design safety, compliance with comp plan and zoning use intensity designations, and equitable regulations among all private property owners. I hope there is a genuine intention to respond or provide clarity to the following as part of the public outreach process and look forward to these issues being addressed in future conversations.

The primary concern about how these regulations have been drafted is that the consultants and staff continually dismiss concerns and prohibit discussion about these projects being completely exempt from existing codes, regulations, and policies on the premise that interim housing uses are temporary, yet at the same time the process allows extensions that effectively make the use long term without any triggers for implementing the requirements that all other long term users must adhere to. This could be resolved if the extensions of the use triggered the same compliance as other long term users.

- a. I'm confused by the use tables in the draft and hope you can provide a little clarification. On page 4 it shows a use table excerpt referring to a category of 'Temporary Uses' within the Principal Use Table, but the Use Table included for reference that starts on Page 11 of the document lists Interim Shelter under the 'Lodging Section of the use table.

This has been revised in the post-Council workshop draft. Interim Shelter Sites are listed as an Extended Temporary Use in both the excerpt and full table.

- b. There appears to be two definitions for interim parking, can you clarify the double entry in the definitions section:

Interim Parking Site (located under 'I' in definitions)

A location on a lot that allows for the temporary, overnight parking of vehicles to be used by people experiencing homelessness.

Interim Parking Site (located under 'S' in definitions)

Legally established off-street parking lots that provide, without charge, parking spaces in a safe and secure place for people experiencing homelessness who are living in passenger or recreational vehicles and where security and restrooms are offered.

This has been corrected in the post-Council workshop draft.

- c. The presentation of this draft is delivered in a way that says "sanctioned camping" is not allowed, but section 21.04.050.b.3.i says a shelter type includes "all weather tents" and the definition of an all weather tent is defined as "A tent that provides comfort and protection from the weather in all four seasons." which would effectively allow same thing we are seeing along our river banks, roadsides, and in our parks. This feels like a disingenuous or misleading presentation with a backdoor loophole that will ultimately allow sanctioned camping in recreational tents. If that is not

the intention then the code should be clarified to clearly state what will keep these uses from using camping tents that say 'all weather' or '4-season' on the box and can be purchased at wal mart or other camping retailers with design intention of recreational camping.

The final meeting of the Interim Housing Work Group removed all-weather tents as an allowable shelter type. This is no longer a consideration. Tents provided by individual users were never part of the consideration.

- d. I strongly support removing Interim Parking from all residential zones, or to say it another way, I strongly oppose any code that allows interim parking in residential zones that doesn't extend the same allowances for others in residential zones to offer their land for RV's and other temporary parking at the same intensity/density as would be allowed for interim parking.

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- e. Which of the City's "parking design requirements" are applicable to what is referenced on page 6 section 21.04.050.b.2.iii? For example, a normal 18.5' long and 9.5' wide parking stall is insufficient for most vehicles with living quarters (except vans). Why wouldn't these standards be the same as is required for a campground or RV park?

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- f. There should be a spacing distance between Interim parking sites just like there is for interim shelters. Fire safety alone should dictate this, but there are many other reasons to support it as well.

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- g. Section 21.04.050.b.3.i.B says "Interim shelters shall not be connected to water or sewer and are not considered dwelling units." so how are "adequate connections" defined for public water and sewer systems that are required by section 21.04.050.b.2.v.a? For example, which regulations are used to determine the size of water tap required, how many toilets are necessary, and how many showers, sinks, etc. in relation to the number of units being provided by the project? State regulations for other uses similar to this require that bathrooms and certain amenities be provided within a specific proximity radius of each unit and the GJZDC requires RV parks and campgrounds to have a bathroom within 500 feet of each unit, so which regulations will be used to determine that for interim shelter and parking uses?

Individual units are not permitted to be connected to services because they are not permanent dwelling units. The overall site does need to properly manage sanitary services. Discussion with City Council was to ensure that the burden of providing these services would not be prohibitive to the temporary use being feasible. The language about adequate connections has been revised (numbering has changed, see Sec. 21.04.050(f)(4)(vi)). The details requested in the above question would be evaluated on a per site basis as part of the staff review of the Sanitary Plan by appropriate City reviewers and/or external agencies.

- h. Section 21.04.050.b.2.viii.B says water, sewer, and elec will have to comply with local regulations, but which regulations will apply? Are they the regulations for an RV park or lodging, or housing, or are there exemptions for these uses?

This section (see relocated Sec. 21.04.050(f)(5)(i)) is referring to local regulations by the Health Department or other similar agencies. Compliance within the City's land use regulations is contemplated within this section of the code and exemptions are provided within.

- i. Where does the code say how stormwater, water quality, and drainage regulations apply to interim shelter and interim parking projects? Does section 21.04.050.b.5.iv exempt interim shelters and parking from stormwater and water quality requirements that are required by local, state, and/or federal authorities?

There is no exemption contemplated by these regulations from stormwater, water quality, and drainage regulations. These would be evaluated as on any other site by the size of the development and in coordination with Mesa County Stormwater.

- j. Will traffic studies be required for interim shelter and parking requirements? They may be relevant for access and turn lane requirements for projects with up to 40 units and may be particularly relevant considering section 21.04.050.b.4.iii that requires all parking tenants to remove their vehicles, rv's, etc. every day. This becomes particularly relevant if the project gets an extension beyond the initial 2 yr permit which negate the temporary status of the project.

A temporary use is not required to submit a traffic study and would not be required to construct roadway improvements. The use is not permanent and there is not a relevant nexus to indicate capacity expansion due to a temporary use. The considerations in the second half of this question are no longer applicable as City Council has directed that Interim Parking Sites be removed from consideration and Interim Parking Sites will have very limited impacts.

- k. Section 21.04.050.b.2.vii.A says two off street parking spaces will be provided, but what is that in reference to? Is it two spaces per shelter or per interim parking site or for the whole project?

This has been revised since the initial draft was released. The new language (see Sec. 21.04.050(f)(4)(viii)) requires two spaces per 30 shelter spaces. The intent is for the whole site, but this should be increased proportionally if a site is granted the ability to expand.

- l. How will "screening of residents to ensure compatibility of services" that are referenced in section 21.04.050.b.2.viii.D.d be determined or defined as part of the CUP? Is it referencing existing language in other policies or guiding documents that define levels of service based on screening of individuals? Are interim uses intended to be limited to certain level of screening classification? Why wouldn't the Campground and RV park screening regulations be used at a minimum?

This section (see relocated Sec. 21.04.050(f)(5)(iii)(C)) is referring to how individuals are screened to become a resident at the Interim Shelter Site. It will vary depending on the type of site being provided, for example if the site is intended to serve families, couples, sober living, etc., and this process will need to be outlined by the managing entity. It will be reviewed as part of the CUP process, which includes staff review by appropriate

internal and external reviewers to ensure that these standards are met. An analysis of this will be forwarded to Planning Commission & City Council as part of the staff report. There are no screening requirements for residents at a campground or RV park.

- m. Will the fire safety and emergency access design elements referenced in section 21.04.050.b.2.viii.D.d be the same for interim uses as they are for all other uses (residential, commercial, and/or civic) or are safety standards exempted by section 21.04.050.b.?

The operation plan will be required to demonstrate how it meets the standards of the Fire Department for adequate fire prevention and emergency management on-site. Part of this is included in the regulations as the 10-foot separation between units, but they will also have to show how units could be accessed and how the site would be evacuated in case of an emergency.

- n. The regulations seem to indicate a max of 40 shelters and a max of 40 parking spaces, but where does it indicate that no more than 40 combined units are allowed? In other words, is the intention of this draft to allow 40 shelters PLUS 40 parking spaces for a total of 80 interim units? If not, it should say so.

Direction received from City Council was to remove Interim Parking Sites and to reduce the number of allowable shelters on an Interim Shelter Site. This is no longer a consideration.

- o. Section 21.04.050.b.3.iv.C of the proposed regulations limits the number of units to 40 on any given site with no regard to the size of the property which means that on smaller sites the regulations could completely ignore comprehensive plan and zoning densities (or intensity of use) in regards to the number of units within an interim shelter project despite notable opposition from the public and stakeholders. The community at large, and the neighbor in close proximity to a project should be able to reasonably expect the intensity of use to be compliant with master plans and zoning. As such the occupancy limits should be revised to reflect a cap of 40 units, or the maximum density allowed by the underlying zone. A compromising alternative could be to allow the maximum density of the range depicted in the comprehensive plan.

The section which precedes the 40 limit (see relocated Sec. 21.04.050(f)(3), now limited to 30) further limits the site based on area. There must be a minimum of 150 square feet of 'usable shelter site area,' which is the portion of the property dedicated to the use, per shelter.

These units are not permanent and are not considered dwelling units, so density is not applicable.

- p. If Sections 21.04.050.b.2.viii.D. related to extensions of a 2 year CUP approval are kept the same then there are alarming inequities compared to all other uses considering the grossly misleading designation of this being a "temporary use" that justify the exemptions stated in Section 21.04.050.b.5. If an extension beyond 2 years is granted it is no longer a temporary use it should no longer be exempt from site and structure development standards, landscaping, buffering, and screening requirements. Therefore, if an extension is granted it should require compliance to the same standards as any other non-temporary use. Alternatively, if the writers of these regulations have determined that the regulations pertaining to continuous uses are not a factor of sound

planning principles and safety then the abundance of regulations burdening all other private property owners should be stripped down on the same premises.

The time allowed for a temporary use can be variable and based on the use and community expectations.

Can I expect the public outreach process being conducted by the consultant and City staff to provide any sort of response to these comments or is there another forum I need to pursue in order to be part of a two way conversation on these matters? Would requesting a meeting be necessary?

-Keith