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**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 18, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming December 18, 2024 as International Day of the Migrant in the City of Grand Junction

Public Comments

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

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, December 18, 2024 or 4) submitting comments [online](#) until noon on Wednesday, December 18, 2024 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

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

1. Approval of Minutes

- a. Minutes of the November 20, 2024, Regular Meeting

- b. Minutes of the November 25, 2024, Special Meeting
- c. Summary of the December 2, 2024, Workshop
- d. Minutes of the December 4, 2024, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Create Provisions To Regulate Natural Medicine

3. Procurements

- a. Authorize Change Order #6 with Garney Construction to Add Construction Year 2025 Funds to the Guaranteed Maximum Price (GMP) Contract for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

4. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2025 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Authorizing the City Manager to Sign the Colorado Housing and Finance Authority (CHFA) Grant Contract for the Land Acquisition of 21.45 Acres for the Future Development of Affordable and Attainable Housing
- c. A Resolution Authorizing an Application to the Bureau of Reclamation (BOR) to Fund Irrigation Improvements at Whitman Park

REGULAR AGENDA

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

5. Procurements

- a. Discussion and Consideration of an Agreement for Construction of a Materials Recovery Facility

6. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Amending Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River.

7. Non-Scheduled Comments

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

8. Other Business

9. Adjournment



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the City of Grand Junction is home to many immigrants from all over the world; and
- Whereas,** the City of Grand Junction honors the dignity of all city residents, regardless of nationality, and recognizes the importance of their many contributions to the social, religious, cultural, and economic life of the City; and
- Whereas,** the City of Grand Junction is concerned that immigration reform legislation be just, fair, and comprehensive; and
- Whereas,** the City of Grand Junction supports the Constitution of the United States and the Bill of Rights; and
- Whereas,** the United States, because the Constitution, is a beacon of hope for people all over the globe seeking a better life and peaceful future; and
- Whereas,** December 18th is recognized by the United Nations as the “International Day of the Migrant” and is a day for our Country to look closely at our immigration policies and practices.

NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim December 18, 2024, as

“International Day of the Migrant”

in the City of Grand Junction and encourage fair, just, and comprehensive immigration reform in order to provide principled solutions to our nation's immigration situation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18th day of December 2024.




Mayor

Grand Junction City Council
Minutes of the Regular Meeting
November 20, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 20th day of November 2024, at 5:32 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Housing Manager Ashley Chambers, Principal Planner David Thornton, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

Council President Herman called the meeting to order. He introduced several special guests to the City Council meeting, including two Stout Students and the Americorp Fellows, who led the audience in the Pledge of Allegiance, followed by a moment of silence.

Presentations

Housing Manager Ashley Chambers provided Council with a presentation on the Accessory Dwelling Unit (ADU) Competition.

The City of Grand Junction has been actively promoting ADUs as part of implementing the 2021 Adopted Housing Strategies. Recently, the City partnered with CMU Tech to encourage ADU construction through an innovative design competition. The initiative aimed to boost ADU development and anticipated offering the students ADU plans as pre-approved designs to simplify the process and cost for local developers and homeowners.

Goals for the competition included: Promote Innovation, Foster Sustainable and Affordable Design and Provide Learning Opportunities.

The ADU designs will be further developed into a pre-approved plan that will be featured on the City of Grand Junction website and available for no cost for future use by local developers and homeowners.

As part of the competition, CMU Tech students were invited to form groups to formulate a site plan, ADU design, and narrative for submittal for the competition. A review

committee of professionals in the field provided a planning site review for current planning and building standards to push students toward getting their ADU design "approved." Students with an approved plan presented their final designs to the Planning Commissioners at the Planning Commission Workshop on November 7th for scoring of their design. After each presentation, Planning Commissioners asked questions, provided additional feedback, etc. The City of Grand Junction received information that the CMU Foundation will match each scholarship award.

Council President Herman announced the winners who received the following awards:

1st Place: \$2,500

2nd Place: \$1,250

3rd Place: \$500

Proclamations

Proclaiming November 30, 2024, as Small Business Saturday in the City of Grand Junction

Council President Herman read the proclamation declaring November 30, 2024, as Small Business Saturday in the City of Grand Junction. Brad Stam, Director of Downtown Development Authority, and the proprietors of Triple Play Records and Hog & Hen were in attendance to receive the proclamation.

Proclaiming November 20 - 26, 2024, as the 7th Annual Interfaith Awareness Week in the City of Grand Junction

Council President Pro Tem Reitz read the proclamation declaring November 20-26, 2024, as the 7th Annual Interfaith Awareness Week in the city of Grand Junction. Sherry Cole was in attendance to receive the proclamation on behalf of the Interfaith Network.

Appointments

To the Commission on Arts and Culture

Councilmember Stout moved to appoint Hank Braxton, Kristin Mercer, Nora Hughes, Amy Gibson, and Libbie Early to full terms expiring February 28, 2028, and Dora Fang to a partial term expiring February 28, 2026, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Public Comments

Public comment was heard from Stouts Students, Dustin Anzures and Elias Ferguson on behalf of Americorp, Mike Crum, Cris Silverberg, Niki Hunn, Jeremy Scheetz, Shane Burton, Rick Hamm, Jeb Zimmermann, Tad Hatter, Suzann Wilcox, and Rob Arnold.

Interim City Manager Report

Interim City Manager Andrea Phillips did not have a report for Council.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Small Business Expo at The Business Incubator, the opening of the Skate Park at Emerson Park, attending the Water Summit in Montrose, meeting with several groups regarding the homeless situation, the Forestry Board, the Commission on Arts and Culture, and hosting a group of Webelo Scouts at City Hall.

Council President Pro Tem Reitz reported on the Visit Grand Junction Board of Directors and provided updates on improvements seen because of the lodging tax passed in 2018, including several sports tourism events coming in 2025.

Councilmember Stout reported on the Air Service Alliance.

Councilmember Kennedy reported on the Grand Junction Regional Airport terminal expansion, acquisition of fire equipment, Delta's inaugural flight to take place on December 3rd, as well as downtown business problems with the homeless population.

Council President Herman reported on the Downtown Development Authority (DDA) tree lighting on November 23, the Parade of Lights on December 7th, and the Parks and Recreation Advisory Board (PRAB) meeting.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the October 21, 2024, Special Meeting
- b. Minutes of the October 28, 2024, Special Meeting
- c. Summary of the November 4, 2024, Workshop
- d. Minutes of the November 6, 2024, Regular Meeting

2. Set Public Hearings

- a. Legislative

- i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to Modify and Clarify Provisions Relating to Bicycle and Pedestrian Improvements, and Setting a Public Hearing for December 4, 2024
- ii. Introduction of An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Withdrawn Applications, Public Notice, Minor Plat Amendments, Simple Subdivisions, Administrative Changes to the Comprehensive Plan, Non-Administrative Comprehensive Plan Amendments, Conditional Use Permits, Permitted Encroachments, Mixed-Use Districts Regulations, Public, Civic, and Institutional Campus (P-2) Zone District Regulations, Principal Use Table, Use-Specific Standards for Industrial Uses, Accessory Uses and Structures, Accessory Use-Specific Standards, Temporary Uses and Structures, Shared Driveway (Autocourt) Standards, Residential Compatibility Standards, Preservation of Significant Trees, Off-Street Parking and Loading, Measurements, and Definitions, and Setting a Public Hearing for December 4, 2024

3. Agreements

- a. An Intergovernmental Agreement (IGA) Concerning the Adoption of the Local Match Funding for Grand Valley Metropolitan Planning Organization (GVMPO) for FY 2025
- b. An Intergovernmental Agreement (IGA) Concerning the Adoption of the Local Match Funding for Grand Valley Transit (GVT) Public Transit Services for FY 2025
- c. A Multi-Year Axon Master Services and Purchase Agreement for the Continued Provision of Body-Worn Cameras, Tasers, and Related Services to the Grand Junction Police Department – **MOVED TO REGULAR AGENDA**

4. Procurements

- a. Construction Contract for Parks Pedestrian Lighting Improvements Project

5. Resolutions

- a. A Resolution to Extend the Dos Rios Part II Land Sale

- b. A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs (DOLA) for the More Housing Now and Land Use Initiative Grant
- c. A Resolution Adopting the City of Grand Junction Legislative Policy
- d. A Resolution Supporting and Adopting the Mesa County Safety Action Plan

Councilmember Simpson requested that Item 3.c. be removed from the Consent Agenda.

Councilmember Kennedy moved to adopt Consent Agenda Items 1 through 5, excluding item 3.c. seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.c. A Multi-Year Axon Master Services and Purchase Agreement for the Continued Provision of Body-Worn Cameras, Tasers, and Related Services to the Grand Junction Police Department – MOVED FROM CONSENT

The Grand Junction Police Department has been utilizing body-worn cameras from Axon Enterprise Inc. since 2019, significantly enhancing accountability and transparency within the department. These cameras also provide critical evidentiary support in court cases. Following the passage of Senate Bill 217, all sworn officers are equipped with body-worn cameras. Tasers, also supplied by Axon since 2004, remain an essential tool for managing violent and resistant suspects.

Axon's Tasers offer a non-lethal alternative between physical force and deadly force, reducing injury risks to both officers and suspects. The devices are integrated with Axon's body-worn cameras, automatically activating the cameras when a Taser is deployed, a feature unique to Axon products. The equipment lifecycle is typically 3–5 years, and this contract ensures regular updates and replacements.

In November 2020, City Council authorized staff to enter into a 10-year sole-source contract with Axon for body-worn cameras, Tasers, and all associated costs, contingent on annual appropriations. In early 2024, Axon notified the City of unpaid invoices for 2021-2023 due to a transition to a new financial system that failed to generate invoices.

Through contract re-negotiations, the City and Axon have agreed to a new 10-year contract that includes a reduced amount for previous years spread over the new contract period. This contract is also subject to annual appropriations. The first year of the contract is 2025 and the annual amount of \$450,000.06 is included in the proposed 2025 budget.

Councilmember Simpson voiced his concerns about this contract's length and how the cost is budgeted. Comments were shared by Council President Herman, and Councilmembers Simpson, and Nguyen. City Attorney Shaver clarified the particulars of the contract, and Chief Smith explained the pros and cons.

Councilmember Stout moved to approve Consent Agenda Item 3.c., seconded by Councilmember Nguyen. The motion passed by voice vote 6-1, with Councilmember Simpson voting no.

6. Public Hearings

a. Legislative

i. An Ordinance Amending Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) Including Chapter 31.04 Comprehensive Plan and Chapter 31.08 Grand Junction Circulation Plan (Circulation Plan)

The planners, engineers, and traffic experts of the City of Grand Junction and Mesa County formed a technical advisory committee to take a fresh look at the transportation systems for motorized travel within the Urban Development Boundary (UDB) and other areas. This item proposes amendments to the Circulation Plan's Street Plan Functional Classification Map. Any approved changes to the map would update the Street Plan Functional Classification Map adopted in 2018 and as amended. The 2018 map found on page 35 and page 104 of the Comprehensive Plan will then be replaced with the 2024 Street Plan Functional Classification Map.

Principal Planner David Thornton presented this item and was available to answer Council's questions.

The public hearing opened at 7:43 pm.

No public comment was heard.

The public hearing closed at 7:43 pm.

Council President Pro Tem Reitz moved, and Councilmember Simpson seconded to adopt Ordinance No. 5239 approving the request to amend Title 31 One Grand Junction Comprehensive Plan, including Chapter 31.04 and Chapter 31.08 Grand Junction Circulation Plan, specifically 31.08.080(c) and 31.08.080.150 Appendix A, City file number CPA-2024-583, on final passage and ordered final publication in pamphlet form.

Motion carried by unanimous roll call vote.

7. Resolutions

a. A Resolution Conditionally Committing City Funding for the Liberty Apartments by Aspire Residential, LLC

Prior to the start of the regular meeting, Aspire Residential, LLC (“Developer”) modified its request for the City to contribute \$885,531 to the Phase I portion of the Project, including 72 units. Phase 2 funding will be contingent on future council approval, with an estimated ask of approximately \$900,000. Aspire shared a letter outlining the incentive ask per unit. Under the primary financing approach, which utilizes the CHFA Prop 123 Equity program, the Developer is now proposing the Project be rent-restricted using either Proposition 123 Equity Program or Concessionary Debt. Those programs require either:

- Rental rates at 90% AMI (Area Median Income) Average for all units for a period of 30 years (Proposition 123 Equity Program); or,
- 20 percent of units (38) at 80 percent AMI for a period of 30 years (Proposition 123 Concessionary Debt.)

John Gargas was in attendance virtually and presented the incentive request update.

Public comment opened at 8:08 pm.

Comment was heard from Mike Crum.

Public comment closed at 8:11 pm.

Community Development Director Tamra Allen was available to answer questions from Council.

Council discussed the request and budget impacts, the necessity of affordable housing (particularly for workforce income brackets), and the housing shortage’s impact on economic growth and workforce retention. Council asked if the Developer would commit to a certain number of units at 60% AMI and he agreed to at least six units.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Resolution No. 83-24, a resolution committing funding for the Liberty Apartments by Aspire Residential, LLC.

City Attorney Shaver noted that the motion should include provisions for the modifications discussed during the meeting, including the new requested amount, conditional upon receipt of Proposition 123 funding and compliance with the commitment to six units at 60% AMI. Councilmembers Nguyen and Stout agreed.

The motion carried by voice vote 6-1, with Councilmember Simpson voting no.

b. A Resolution to Appoint a Hearing Officer in and for the City of Grand Junction, Colorado Cannabis Licensing Authority

Ordinance 5064 provides for and establishes a local Cannabis Licensing Authority for hearing and deciding certain matters related to cannabis licensing and enforcement in the City. The Ordinance, which is in accordance with the Colorado Constitution and Colorado law, creates and vests the Hearing Officer with certain authority. The vesting of that authority follows from and with the City Council appointment of the Cannabis Licensing Authority.

With the adoption and approval of the Resolution, the City Council would appoint Sam Starritt as the Hearing Officer for the Grand Junction Cannabis Licensing Authority. Mr. Starritt would succeed Hearing Officer Rubinstein following her resignation.

Mr. Starritt is a private attorney in the City and presently serves the City as the Hearing Officer for Liquor and Beer licensing matters. Mr. Starritt has no actual or apparent conflicts of interest and is ready, willing, and capable of serving to administer the law relative to cannabis business licensing and operations.

City Attorney John Shaver was available for questions from Council.

Public comment opened at 8:29 pm.

Comment was heard from Mike Crum.

Public comment closed at 8:30 pm.

Councilmember Stout moved and Councilmember Nguyen seconded to adopt Resolution 84-24, a Resolution Appointing Sam Starritt as the Hearing Officer for the City Cannabis Licensing Authority. The motion carried by unanimous voice vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Councilmember Kennedy spoke about the Resource Center, the problems that surround it, and the opportunity to have a special meeting regarding its future. Comments were heard from Councilmember Stout, Council President Herman, and Councilmember Simpson.

10. Adjournment

The meeting adjourned at 8:39 pm.

Selestina Sandoval, CMC
City Clerk



Grand Junction City Council
Minutes of the Special Meeting
November 25, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 25th day of November 2024 at 5:05 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz (virtual) and Council President Abram Herman.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Housing Manager Ashley Chambers, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Public Comments

The public comment session featured over 40 speakers, reflecting diverse perspectives and suggestions regarding the Resource Center.

Other Action Items

Resource Center Lease/Possible Direction Regarding Suspension and/or Termination of the Lease of City Property at 261 Ute Avenue for Resource Center Operations

At the regular Council meeting on November 20, 2024, Council requested scheduling a special meeting to discuss the Resource Center. At prior meetings and workshops, Council discussed the operating timeline of the Resource Center. The Center is managed through an agreement with HomewardBound, through a partnership with United Way. The tent that houses the Resource Center was purchased with ARPA funds that were provided to HomewardBound for this purpose. The current lease agreement began on December 18, 2023, and is for a two-year plus period. It is set to expire on April 1, 2026, unless amended, terminated, or extended.

A presentation by Housing Manager Ashley Chambers, Bill Wade (Homeward Bound), and Faith Rodriguez (United Way) detailed operational challenges and proposed changes.

Some recommendations included:

Temporary operations pause through a proposed closure from December 9 – 14, 2024, to allow for staff training, facility upgrades, and implementation of new intake procedures. Ms. Rodriguez expressed a preference for limited operation hours rather than full closure during the reset.

Amendments to the lease terms which included a recommendation to shorten the lease term to end in April 2025, instead of April 2026, to align with plans to relocate the Resource Center or the potential of the addition of right-of-way control near the facility to address loitering and safety concerns.

Operational enhancements, such as an enhanced intake process using ID cards for service tracking and behavior accountability, clearer behavioral policies with consequences for violations aimed at reducing loitering and unsafe activities near the Resource Center, and additional security and cleaning measures to improve the immediate area, were also recommended.

Council President Pro Tem Reitz made comments in support of the changes and left the meeting at 7:08 p.m.

Discussion ensued regarding the proposed changes.

Councilmember Stout moved and Councilmember Simpson seconded to include the immediate right-of-way surrounding the site in the lease. Motion carried by unanimous voice vote.

Councilmember Kennedy moved, and Councilmember Simpson seconded, to change the lease's end date to April 15, 2025, and to lower the cure days from 30 to 7.

Discussion ensued on the motion regarding whether the cure period was appropriate notice to the lessee.

Councilmember Kennedy amended his motion to address only the lease's end date amendment to April 15, 2025. Councilmember Simpson seconded. The motion carried 5-1 by voice vote with Councilmember Beilfuss voting no.

Councilmember Simpson moved and Councilmember Stout seconded to change the cure period on the lease from 30 to 14 days.

Comments were made regarding the motion that, should health and safety issues arise, they may need to be addressed faster than the 14 days.

The motion carried by a unanimous voice vote.

Further discussion ensued regarding the Resource Center having limited hours from December 2nd through the 15th instead of the full weeklong closure for the necessary training and updates. It would still be open for food distribution and appointments. The importance of communicating this with the homeless population and downtown businesses was emphasized.

Discussion of Alternative Sites for Resource Center Operations

As directed by City Council, staff has been researching, touring and evaluating multiple alternative sites for locating the Resource Center services. Per Council's direction, staff is seeking a brick and mortar or metal building that is close to move-in ready.

Interim City Manager Andrea Phillips gave an overview of staff efforts to find a more suitable location for the Resource Center. She shared some criteria for the new site, including adequate space for service provision, accessibility for unhoused individuals and service providers, and reduced impact on downtown businesses and residents.

Discussion ensued regarding suggestions for a path forward, including utilizing the HomewardBound shelter during daytime hours to expand services, reassessing requirements for a new site to broaden potential options, and consideration of decentralizing services across multiple smaller locations.

Downtown Security Measures

Downtown businesses and residences have expressed several concerns related to security and safety issues, including property damage.

Police Chief Matt Smith gave an overview of policing versus security of the Resource Center and the difference between what the city could do and what a private company such as Citadel could do.

Council and city staff discussed the pressing concerns of downtown business owners, residents, and community members regarding safety issues arising around the Resource Center and its impact on the surrounding area. Key issues identified included frequent reports of trespassing, loitering, and public disturbances near businesses and residential areas, instances of harassment and intimidation toward employees and customers, trash, drug paraphernalia, and human waste left in public and private spaces. Other concerns included large groups congregating near the Resource Center contributing to a sense of unease among residents and visitors to the downtown area, and the construction zone along 3rd Street and Pitkin Avenue exacerbating safety issues, as pedestrians were forced to navigate through potentially unsafe areas. While the

Resource Center itself has internal rules and staff to maintain order, the area outside the gates often lacks consistent oversight. Businesses and residents expressed frustration at what they perceived as limited enforcement of existing rules and inadequate communication about safety measures.

Proposed solutions included expanding the use of private security personnel to patrol the areas surrounding the Resource Center during both operational and non-operational hours, ensuring security staff are trained to de-escalate conflicts and enforce boundaries respectfully but effectively, and increasing police presence in the downtown area to address criminal behavior and enforce local ordinances. Council directed Staff to develop a proposal to address the safety issues through the end of the lease's term, including budget impacts of using police staff and third-party security.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:31 pm.

Selestina Sandoval, CMC
City Clerk



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

December 2, 2024

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

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

Staff present: City Manager Mike Bennett, Interim City Manager Andrea Phillips, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Mobility Planner Henry Brow, Transportation and Engineering Director Trent Prall, Senior Planner Timothy Lehrbach, Senior Planner Daniella Acosta-Stein, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Confluence Center of Colorado Funding Request

The Confluence Center of Colorado, comprised of five local non-profits including RiversEdge West, One Riverfront, Colorado Canyons Association, the Colorado West Land Trust and Eureka! McConnell Science Museum is requesting \$299,748.60 in funding to assist in the construction an approximately 10,700 square foot building within the RiverFront at Dos Rios. The building will be home to this non-profit collaborative center and include office and meeting space and an early learning center for their employees and the broader community.

Councilmember Reitz disclosed his daughter is employed by Eureka and Councilmember Kennedy disclosed he has hosted fundraisers for them. City Attorney Shaver did not believe those created conflicts of interest for those councilmembers.

Executive Director of RiversEdge West Rusty Lloyd and Executive Director of Eureka McConnell Science Museum Jen Moore presented this item.

Key points included:

- Budget: Total cost is \$7.8 million, including \$7.5 million for construction. \$4.3 million has been raised through grants, local donations, and state funding. A city funding request of \$299,000 remains.
- This facility would create 25 new jobs, 45 childcare slots, and enhanced educational programming for 3,500 youth annually.

- Conferences and workshops hosted at the facility are expected to attract external visitors, providing economic benefits to the city.

Council Discussion:

- Support: Councilmembers expressed enthusiasm for the project's alignment with economic and educational goals and its potential as a catalyst for Dos Rios development.
- Concerns: Clarifications were sought on city funding mechanisms, ownership structures, and the status of land transactions.
- Direction was provided for staff to move forward with some form of agreement to bring before Council.

b. EV Carshare – Readiness Study – Presentation, Discussion, and Council Direction

The Grand Junction Electric Vehicle (EV) Carshare Feasibility and Readiness Study evaluates community needs and identifies opportunities to implement an EV carshare service in the City of Grand Junction and the surrounding area. Carshare is a car rental service, typically booked hourly or daily, that helps community members access vehicles on an as-needed basis, without the costs and responsibilities associated with car ownership. A carshare program in Grand Junction can address a wide range of transportation challenges facing community members, particularly within disproportionately impacted communities and those who are transportation insecure. Combining the multifaceted benefits of a carshare program with the greenhouse gas emission reduction and air quality benefits of an EV fleet can help deliver impactful change to the community.

Mobility Planner Henry Brown presented this item with the assistance of Walter Scheib, project leader for the consultant team.

Key points included:

- The project has two phases:
 - Phase I - Needs Assessment Report to analyze existing conditions, engage the community, Carshare Index Analysis, and provide tiered carshare location recommendations.
 - Phase II – Technical readiness report for existing carshare program case studies, recommended model, cost estimate, and implementation of funding opportunities and partnership consideration.
- Pilot proposal consists of two EVs stationed at the Grand Junction Housing Authority (2814 Patterson Road), using existing EV chargers. Costs include \$211,000 for a three-year pilot, with potential 95% funding from the Colorado Energy Office's Community Access Enterprise program.

- Surveys and focus groups highlighted moderate interest among residents facing travel challenges.
- Key benefits include lower transportation costs and increased flexibility.
- Challenges included operational costs, scalability, and ensuring equity in access.

Council Discussion:

- Support for Grant Application: General agreement to pursue state funding for the pilot program.
- Concerns: Equity of serving a single location, high initial costs, and limited reach of the program.
- Alternative Proposals: Transportation vouchers for low-income residents and leveraging existing ride-share services were suggested as potentially more scalable and equitable solutions.
- Direction: Proceed with the grant application while exploring additional transportation models and partnerships.

c. **Turf Limitation of Single Family and Duplex Lots and Water-Wise Landscape**

In the ongoing effort to stem water shortage issues, the Colorado General Assembly passed, and the Governor signed, legislation earlier this year restricting the installation of non-functional, artificial, and invasive turf. The bill requires that municipalities enact regulations in accordance with the new law on or before January 1, 2026. Compliance will entail that the City amend its landscaping requirements in the Zoning and Development Code. The need to amend this chapter creates an opportunity to evaluate it and to identify further changes which may advance City goals and policies.

Senior Planners Timothy Lehrbach and Daniella Acosta-Stein presented this item.

Key points included:

- Alternatives to consider:
 - Compliance Only: Adopt required changes for non-residential and multifamily properties.
 - Extended Turf Restrictions: Apply limits or bans to single-family and duplex front yards.
 - Water-Wise Landscaping: Require or incentivize planting water-efficient vegetation to mitigate heat retention and improve canopy coverage.
- Challenges to implementation include:
 - Administrative burdens: Plan reviews, inspections, and enforcement for single-family lots would require significant resources.

- Public acceptance: Concerns about resistance from residents relying on irrigation or preferring traditional lawns.

Council Discussion:

- Prioritize compliance with state law but avoid mandating turf restrictions on residential lots.
- Preferred approach included the development of an approved list of suitable grasses for non-residential and multifamily properties, with voluntary adoption for single-family lots.
- Expand incentives for water-wise landscaping and public education efforts.
- Staff will draft compliance amendments and prepare educational materials, while also exploring incentive-based water conservation approaches tied to utility fees.

d. Water-Wise Landscaping at Lilac Park

In line with the Council's strategic priority of resource stewardship, the Parks and Recreation Department has been planning to convert non-used turf areas into native and xeric landscaping. One of the lowest-hanging fruits in the community is Lilac Park, a significantly underutilized space that absorbs tremendous water and maintenance resources. This workshop seeks Council input on preferences for investment in renovations to ensure a quality aesthetic achieved in a way that reduces water use and maintenance effort.

Parks and Recreation Direction Ken Sherbenou presented this item with the assistance of Dean Pearson with Architerra Group.

Key points included:

- Three designs were presented:
 - Minimalist Conversion: Replace bluegrass with native or hybrid turf. Cost: \$73,000, annual savings of \$21,700, payback in 3.4 years.
 - Meandering Plantings: Add ornamental and evergreen trees with pathways. Higher cost, but aesthetic and environmental benefits.
 - Enhanced Design: Combine diverse plantings, pathways, and water-efficient systems for maximum impact.

Council Discussion:

- Council favored a minimalist approach prioritizing water savings while maintaining park aesthetics.
- Potential grants from the Colorado Water Conservation Board were discussed.

2. Council Communication

There was none.

3. Next Workshop Topics

Mayor Herman outlined future workshop items.

4. Other Business

City Manager Mike Bennett asked the Council if they would be interested in scheduling a special workshop in January or February to discuss their expectations of him as the new city manager. There was support of scheduling this.

5. Adjournment

There being no further business, the Workshop adjourned at 8:43 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
December 4, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 4th day of November 2024, at 5:32 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were City Manager Mike Bennett, Interim City Manager Andrea Phillips, City Attorney John Shaver, Senior Planner Timothy Lehrbach, Interim Finance Director Jodi Welch Planning Manager Niki Galehouse, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

2025 Calendar Photographer Recognition

The City of Grand Junction and the Commission on Arts and Culture participate each year in selecting the final artists for the City Calendar. This annual calendar project, a favorite of city residents, also serves as the city's annual report and includes financial information, a letter from the mayor, a look back at all that was accomplished in 2024, a directory of city offices and services, holidays, and information about serving as a volunteer on city boards and commissions. Each year, the City puts out a call for artists to submit their work to be selected as a final piece in the calendar which is distributed to City residents. The initial call for submissions typically opens in June and concludes in early August, which allows community members and visitors an opportunity to submit their pieces. The submissions for 2025 gathered over 700 pieces of artwork featuring landscapes, local wildlife, cityscapes, and events.

The 2025 selected artists include: Chris Adkison, John Anglim, Rick Ahern, Kelsie Bell, Todd Bennett, Kelly Clingman, Curran Eastes, Shiloh McGuffey, Christine Noel, Tyler Payne, Ken Pill, Mariann Taigman, Steven Tradut, and Jay Valentine.

Communications and Engagement Interim Director Hannah Ellis gave an introduction on this item and Mayor Herman honored the photographers chosen.

Public Comments

Public comments were heard from Donald Hunger, Joe Schwarz, Ruth Kinnett, Benaiah Adams, and Lisa Fry.

Interim City Manager Report

Interim City Manager Andrea Phillips expressed gratitude for the opportunity to serve as the City's Interim City Manager and introduced the new City Manager, Mike Bennett. City Manager Mike Bennett said he was grateful to serve the City of Grand Junction.

Boards and Commission Liaison Reports

Councilmember Kennedy reported on the inaugural Delta flight and the new runway at Grand Junction Airport.

Councilmember Beilfuss reported on the Historic Preservation Board, the City Council Recycling Subcommittee, and the Small Business Expo at the Business Incubator.

Mayor Herman reminded Council of the Boards and Commissions Volunteer Appreciation Banquet on December 9th at Colorado Mesa University.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the November 18, 2024, Workshop

Minutes of the

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River, and Setting a Public Hearing for December 18, 2024

3. Procurements

- a. Emergency Purchase Order for Sewer Repair at Broadway (Highway 340) Siphon

- b. Sole Source Purchase with Ferguson Enterprises Inc. for Water Meters

4. Resolutions

- a. Resolutions Levying Taxes for the Year 2024 in the City of Grand Junction, Colorado and the Downtown Development Authority
- b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2025
- c. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2025 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2025 Operating Plan and Budget and Resolution Approving an Exemption from Audit for 2023 pursuant to C.R.S. 29-1-504 for the Horizon Drive Business Improvement District (HDBID)

Councilmember Kennedy moved to adopt Consent Agenda Items 1 through 5, seconded by President Pro Tem Reitz. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. A Resolution Authorizing the City Manager to Execute an Amended and Restated Lease for the Property at 261 Ute Avenue with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center for Homeless and Other Vulnerable Persons

At its special meeting on November 25th, Council discussed the current lease (executed in 2023) and operating agreement for the Resource Center. The Council voted to amend the lease to end it at the current site at 261 Ute Avenue on April 15, 2025 (shortened from April 15, 2026 in the original lease). Additional changes include a revised description of the property, which shall be amended to include the planting strip/sidewalk area on S. 2nd between Ute and Pitkin Avenues and a "cure" period of 14 days in Section 9. Default, Sublet, Termination (reduced from 30 in the original lease). The Operating Agreement will have some amendments as well and will come back to Council for consideration once these changes are finalized with Homeward Bound and United Way. These changes included, but are not limited to security changes, check-in/check-out procedures, and staffing realignment. These operational changes were

presented to Council on November 25th, and there was general acceptance of these operational changes.

Interim City Manager Andrea Phillips presented this item.

Comments were heard by Councilmember Kennedy and Reitz.

The public comment hearing opened at 6:10 p.m.

Comments were heard from Shane Burton, Mr. Silverberg (no first name given), Ben Van Dyke, Tad Hatter, and Suzanne (no last name given).

The public comment period closed at 6:21 p.m.

Conversation ensued regarding the actions the City could take to assist in the reduction of the houseless groups congregating on public and private areas near the Resource Center.

Councilmember Simpson moved and Councilmember Stout seconded to adopt Resolution No. 93-24, a resolution authorizing the City Manager to execute an amended and restated lease for the property at 261 Ute Avenue with United Way of Mesa County and/or Homeward Bound of the Grand Valley Resource Center for homeless and other vulnerable persons. Motion carried by a unanimous voice vote.

7. Public Hearings

a. Legislative

i. An Ordinance Amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to Modify and Clarify Provisions Relating to Bicycle and Pedestrian Improvements

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to reflect better the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. The staff has identified several items that were amended, which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional

clarification. The proposed amendments address the provision of bicycle and pedestrian improvements in Chapter 21.05 Site and Structure Development Standards.

Staff, therefore, proposes amendments to Chapter 21.05 Site and Structure Development Standards as provided in the draft ordinance and listed below.

- GJMC 21.05.020(e)(1)(iii) Multi-Modal Transportation System – Design Standards
- GJMC 21.05.020(e)(7)(i)(B) Bicycle Circulation – Required Bicycle Access
- GJMC 21.05.020(e)(8) Pedestrian Circulation
- GJMC 21.05.020(e)(9) Access
- GJMC 21.05.050(d)(3) Residential Attached and Multifamily Design Standards – Development with Three or More Principal Structures: Circulation and Parking
- GJMC 21.05.060(e) Nonresidential and Mixed Use Design Standards – Site Design
- GJMC 21.05.070 Retail Sales, Big Box – Sidewalks

Senior Planner Timothy Lehrbach gave a presentation to Council regarding the amendments proposed and the history behind the suggestions.

Comments were heard from Councilmembers Kennedy, Nguyen, Beilfuss, Simpson, Stout, and Council President Pro Tem Reitz.

The public hearing was opened at 7:18 p.m.

Public comment was heard from Andy Gingerich.

The public hearing was closed at 7:21 p.m.

Council President Herman stated these were good amendments and that improvements can continue to evolve with community needs.

Council President Pro Tem Reitz moved, and Councilmember Stout seconded to adopt Ordinance No. 5241 amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to modify and clarify provisions relating to bicycle and pedestrian improvements on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

7.a. Legislative

ii. Presentation, Second Reading and Public Hearing of the Appropriation Ordinance for the 2025 Budget

The budget is the highest expression of the City Council's policies and decision-making. It articulates the initiatives, investments, and services provided by and through elected

officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's Strategic Outcomes. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level.

The 2025 Recommended Budget totals \$359.1 million (\$359,071,120), a \$36.6 million or 11.3 percent increase from the 2024 Adopted Budget of \$322.5 million. This increase is primarily driven by significant capital projects and debt service for new bond issuances supporting the construction of the CRC and the Persigo Wastewater Treatment Plant expansion and rehabilitation. Additionally, operational increases include wage and benefit adjustments to retain and attract talent, particularly within our Police and Fire Departments, and rising costs in fleet management and information technology.

The 2025 Budget is balanced and the General Fund has a surplus of \$114,245. The projected 2025 ending General Fund balance is \$40.8 million; minimum reserve of \$27.7 million; internal loans of \$1 million; with the remaining amount available of \$12.1 million.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2025 Budget has been discussed with the City Council during three budget workshops on September 30, October 14, and October 28. Economic Development funding and capital presentations occurred at the September 30 workshops; on October 14, the total budget was introduced, and major operating departments were presented to the City Council. The Persigo Joint Sewer Board budget work session was also held on October 14. On October 28, the Downtown Development Authority, Downtown Business Improvement District, and the Horizon Drive Business Improvement District presented to Council, followed by a Visit Grand Junction presentation, discussion on nonprofit funding, Council dues and memberships, and all other budget follow-up from the previous workshops.

The City continues to proudly serve the community by delivering essential services in public safety, engineering, transportation, parks, recreation, community development, and utilities. While the City will face tough decisions in the future to ensure that core services remain sustainable, the City's near-term financial position is solid. This budget reflects a financial plan that aligns with the long-term strategic vision of the City Council and positions the City well to meet the needs of the community in 2025 and beyond.

Interim City Manager Andrea Phillips presented this item.

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

The public hearing was opened at 7:54 p.m.

There were no public comments.

The public hearing was closed at 7:54 p.m.

Councilmember Stout moved and Councilmember Reitz seconded to adopt Ordinance No. 5240, an ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2025, and ending December 31, 2025. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5235, and Ordinance No. 5142 setting the salary for the Municipal Judge and City Attorney are incorporated by and made part of this ordinance by this reference as if fully set forth on final passage and ordered final publication in pamphlet form. Motion carried 6-1 by roll call vote with Councilmember Simpson voting no.

7.a. Legislative

iii. An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Withdrawn Applications, Public Notice, Minor Plat Amendments, Simple Subdivisions, Administrative Changes to the Comprehensive Plan, Non-Administrative Comprehensive Plan Amendments, Conditional Use Permits, Permitted Encroachments, Mixed-Use Districts Regulations, Public, Civic, and Institutional Campus (P-2) Zone District Regulations, Principal Use Table, Use-Specific Standards for Industrial Uses, Accessory Uses and Structures, Accessory Use-Specific Standards, Temporary Uses and Structures, Shared Driveway (Autocourt) Standards, Residential Compatibility Standards, Preservation of Significant Trees, Off-Street Parking and Loading, Measurements, and Definitions

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to reflect better the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning and Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning and Development Code (2023 ZDC). The updates are listed as follows:

- GJMC 21.02.030(c)(5)(iii) Application Outreach Meetings, Notice (Update)
- GJMC 21.02.030(f)(1)(iii) Complete Applications with Changed Status, Withdrawn Application (General)
- GJMC 21.02.030(g)(3)(vi)(B) Public Notice and Public Hearing Requirements, Mailed Notice (General)
- GJMC 21.02.040(a, h, & j) Minor Plat Amendments & Simple Subdivision (Update)
- GJMC 21.02.040(f) & 21.02.050(e) Comprehensive Plan Changes and Amendments, Purpose (Update)
- GJMC 21.02.050(f) Conditional Use Permit (Update)
- GJMC 21.03.040(e) Setback Exceptions, Permitted Encroachments (Update)
- GJMC 21.03.060(d), Mixed-Use Districts (Update)
- GJMC 21.03.080(d) Public, Civic, and Institutional Campus (P-2) Regulations (Update)
- GJMC 21.04.020(e) Principal Use Table, Dwelling, Duplex (Update)
- GJMC 21.04.020(e) Principal Use Table, Outdoor Entertainment and Recreation (General)
- GJMC 21.04.020(e) Principal Use Table, Industrial, Light and Heavy (Update)
- GJMC 21.04.020(e) Principal Use Table, Tower, Concealed (Update)
- GJMC 21.04.030(e)(3-4) Use-Specific Standards, Industrial Uses (Update)
- GJMC 21.04.040(c)(3) General Standards for Accessory Uses and Structures, Location (General)
- GJMC 21.04.040(e)(2)(iii)(B) Accessory Use-Specific Standards, Prohibited Home Occupations (Update)
- GJMC 21.04.050(c)(5) Temporary Uses and Structures (Update)
- GJMC 21.05.020(e)(5)(iii)(A) Shared Driveway (Autocourt), Access (Update)
- GJMC 21.05.050(c)(1 & 4), (d) Residential Attached and Multifamily Design Standards (Update)
- GJMC 21.07.040(d)(1) Preservation of Significant Trees (General)
- GJMC 21.08.010(d)(2)(iii)(A) Alternative Parking Plans, Ineligible Activities (General)
- GJMC 21.08.010(e)(4)(iii) Vehicle Parking Location and Design, Pedestrian Crossings (General)
- GJMC 21.14.010(c)(1&4) Measurements, Frontage & Lot Width (General)

Planning Manager Niki Galehouse presented this item.

Conversation ensued regarding the Planning Commission's recommendation to remove the shared driveway provision and change of the meeting notice requirement.

Public comment opened at 8:20 pm.

There were no public comments.

Public comment closed at 8:20 pm.

Councilmember Stout moved and Councilmember Simpson seconded to adopt Ordinance No. 5242, amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code, on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Councilmember Kennedy asked about the feasibility of moving the Resource Center to the Lincoln Park Barn. Comments were heard from Councilmembers Stout, Reitz, Council President Herman, and Councilmembers Simpson, and Beilfuss. Direction was given to staff to prepare a memo with the potential of a future workshop if necessary. Councilmembers Kennedy and Beilfuss also shared feedback on the 7th Street community meeting.

City Manager Mike Bennett requested a Council discussion in the future to address the goals of the City, as well as the role that the City has when addressing the challenges of the unhoused population. He indicated that a conversation between staff, Council and community partners would be beneficial for him to better understand the City's unhoused strategy, and would also help to begin shaping recommendations as part of their strategy.

10. Adjournment

The meeting adjourned at 8:35 pm.

Selestina Sandoval, CMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 18, 2024
Presented By: Niki Galehouse, Planning Manager
Department: Community Development
Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Create Provisions To Regulate Natural Medicine

RECOMMENDATION:

The Planning Commission heard this request at the December 10, 2024 meeting and voted (6 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

During the 2023 legislative session, the Colorado General Assembly enacted legislation concerning natural medicine, such as psilocybin and psilocyn, allowing them to be provided in a regulated access model at licensed Healing Centers with licensed Facilitators. If the program is successful, the natural medicines could be expanded to include ibogaine, mescaline, and dimethyltryptamine, if recommended by the Natural Medicine Advisory Board. A newly created Division of Natural Medicine within the State of Colorado Department of Revenue is responsible for licensing and regulation of these businesses. Local jurisdictions are preempted from prohibiting a facilitator from operating within its boundaries, provided it is properly licensed, but may adopt reasonable regulations that are consistent with the Natural Medicine Health Act.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

During the 2023 legislative session, the Colorado General Assembly enacted legislation concerning natural medicine, such as psilocybin and psilocyn, allowing them to be provided in a regulated access model at licensed Healing Centers with licensed Facilitators. If the program is successful, the natural medicines could be expanded to include ibogaine, mescaline, and dimethyltryptamine if recommended by the Natural Medicine Advisory Board. A newly created Division of Natural Medicine within the State

of Colorado Department of Revenue is responsible for licensing and regulation of these businesses. Local jurisdictions are preempted from prohibiting a facilitator from operating within its boundaries, provided it is properly licensed, but may adopt reasonable regulations that are consistent with the Natural Medicine Health Act.

The purpose of the proposed regulations is to respond to the new State regulations and ensure that there is clarity if the facilities look to locate within City limits. The proposed regulations add use-specific standards to address the separation of licensed Natural Medicine Healing Centers, Cultivation Facilities, Products Manufacturers, and Testing Facilities. Healing Centers would fall under the 'Medical or dental clinic' use and be allowed in the same zone, except within the RH-24 District. Cultivation Facilities, Products Manufacturers, and Testing Facilities would be classified as an 'Industrial, light' use and be allowed in any zone district where that use is permitted. Natural Medicine uses are not permitted within 1,000 feet of a child daycare center or public or private school. They must be licensed by the State Licensing Authority to operate in the city.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on November 30, 2024 in the Grand Junction Daily Sentinel. An online hearing with an opportunity for public comment was held between December 3 and December 9, 2024, through the GJSpeaks platform.

ANALYSIS

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

(A) Consistency with Comprehensive Plan

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

The proposed amendments to the 2023 Zoning and Development Code are generally consistent with the Comprehensive Plan. Plan Principle 2 promotes a resilient and diverse economy through an innovative business climate and partnership with community healthcare partners. Plan Principle 10 encourages the promotion of health and wellness through access to services and by fostering a culture of inclusivity. Adoption of these regulations supports the new use allowed by the State legislature and promotes it being able to locate in a safe and healthy manner. Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendments to the 2023 Zoning and Development Code are consistent with the rest of the provisions in the Code and do not create any conflicts with other provisions in the Code. Staff finds this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

The proposed amendments to the 2023 Zoning and Development Code (ZDC) meets specific reasons identified in this criterion for review, as outlined below.

a. To address trends in development or regulatory practices;

The proposed amendment addresses a trend in regulatory practices created by changes in the State legislature. It is responsive to the State allowing a new land use which the City is preempted from prohibiting and ensures that it is managed at a local level to maintain the health, safety, and welfare of the City's residents. It creates use-specific standards and modifies definitions to ensure that the new use is properly addressed at the local level, within the authority provided by the Natural Medicine Health Act.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

c. To add, modify or expand zone districts; or

d. To clarify or modify procedures for processing development applications.

Staff finds this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendments to Title 21 are consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meet at least one of the specific reasons outlined.

The Planning Commission heard this request and recommended (6 to 0) approval of the request.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code, and set a public hearing for January 15, 2025.

Attachments

1. Planning Commission Minutes - 2024 - December 10 - DRAFT
2. ORD-Natural Medicine 20241211

GRAND JUNCTION PLANNING COMMISSION
December 10, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Weckerly.

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Orin Zyvan, Ian Moore, Robert Quintero, and Ian Thomas.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 0 virtually.

As Chair Teske and Vice Chair Scissors were absent, a motion was held to select a member of the Commission to act as Chair for this hearing.

Commissioner Secrest made a motion to appoint Commissioner Weckerly as the temporary Chair.

Commissioner Zyvan seconded; motion passed 6-0.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 12, 2024.

Commissioner Secrest moved to approve the consent agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. Zoning & Development Code Amendment – Natural Medicine ZCA-2024-702

Consider Amendments to Title 21 Zoning and Development Code to Create Provisions To Regulate Natural Medicine.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Secrest asked why there were additional buffering distances and zoning restrictions for natural medicine beyond what was typically allowed in the Medical and Dental

Clinic use category. He noted that the Department of Regulatory Agencies (DORA) would also be reviewing any applications for the natural medicine use. He commented that this use could include overnight stays and asked how that would be regulated.

Commissioner Zyvan asked if size and occupancy were considerations when the City evaluates which uses are allowed in a given zone district.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 3, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:50 p.m. on December 10, 2024.

Commissioner Weckerly clarified the DORA regulations regarding patients leaving the facility while still under the influence. She noted for the record that the State of Colorado allows licensed facilitators to provide at-home care for patients and indicated that it could require additional regulation at a City level in the future.

Commissioner Secrest noted that the State already regulates patient holding while under the effects of anesthesia and that the natural medicine facilities would likely mirror those regulations.

The public hearing was closed at 5:53 p.m. on December 10, 2024.

Discussion

There was no further discussion amongst the Commissioners.

Motion and Vote

Commissioner Herek made the following motion "Mrs. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Secrest seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse welcomed Ian Thomas to the Planning Commission. She noted that there was no hearing planned for December 24 and the workshop on December 19 was tentatively cancelled.

ADJOURNMENT

Commissioner Zyvan moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 5:55 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) CREATING PROVISIONS TO REGULATE NATURAL MEDICINE AS THE SAME IS DEFINED BY THE COLORADO NATURAL MEDICINE HEALTH ACT

Recitals

The City Council desires to maintain effective zoning and development regulations (Code) that implements the vision and goals of the Comprehensive Plan while being flexible and responsive to changing State law. Accordingly, the Code is reviewed and amended as necessary. This Ordinance provides certain amendments to the Code.

During the 2023 legislative session, the Colorado General Assembly enacted legislation concerning natural medicine, such as psilocybin and psilocyn, allowing those substances to be provided in a regulated access model at licensed Healing Centers by and with Licensed Facilitators. If the initial program is found to be successful and recommended by the Natural Medicine Advisory Board, the natural medicines provided could be expanded to include ibogaine, mescaline, and dimethyltryptamine.

Local jurisdictions are preempted from prohibiting a Facilitator from operating within a jurisdiction's boundaries, provided the Facilitator is properly licensed, but may adopt reasonable regulations that are consistent with the Natural Medicine Health Act. The purpose of this Ordinance/the proposed regulations is to respond to the new State law and ensure that there is clarity if a facility(ies) locates within City limits.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

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

...

21.04.020 PRINCIPAL USE TABLE

...

(e) Use Table

Zone Districts	...	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Public, Institutional, and Civic Uses												
...												
Health Facilities												
Hospital			C	A	C	C	C				C	
Medical or dental clinic		A	A	A	A	A	A	A				<u>§21.04.030(c)(3)</u>
...												
Industrial Uses												
Manufacturing and processing												
...												
Industrial, light				A	A	A	A	A	A			<u>§21.04.030(e)(9)</u>
...												

21.04.030 USE-SPECIFIC STANDARDS

(c) Public, Institutional, and Civic Uses

...

(3) Natural Medicine Healing Center

- (i) A Natural Medicine Healing Center shall be an allowed use in all districts in which Medical or dental clinics are allowed, except RH-24.
- (ii) No Natural Medicine Healing Center shall be permitted to operate within 1000 feet of any Child Day Care Center or Public or Private School.
- (iii) Subsections (ii) above shall not apply to a Natural Medicine Healing Center that was actively doing business under a valid license prior to any other use referenced in subsection (ii) being constructed.
- (iv) No Natural Medicine Healing Center shall be permitted to operate in the City unless it is licensed by the State Licensing Authority.

...

(e) Industrial Uses.

...

(9) Natural Medicine Cultivation Facilities, Products Manufacturers, and Testing Facilities.

- (i) Natural Medicine Cultivation Facilities, Products Manufacturers, and Testing Facilities shall be allowed uses in any zone in which the Industrial, light use is allowed.
- (ii) No Natural Medicine Cultivation Facility, Products Manufacturer, or Testing Facility shall be permitted to operate within 1000 feet of any Child Day Care Center or Public or Private School.
- (iii) Subsection (ii) above shall not apply to a Natural Medicine Cultivation Facility, Products Manufacturer, or Testing Facility that was actively doing business under a valid license prior to any other use referenced in subsection (ii) being constructed.
- (iv) No Natural Medicine Cultivation Facility, Products Manufacturer, or Testing Facility shall be permitted to operate in the City unless it is licensed by the State Licensing Authority.

21.14.010 MEASUREMENTS

...

(b) Distances. Unless otherwise specified, separation distances shall be calculated as a radial buffer extending from property lines of the use to be buffered (i.e., 'as the crow flies').

...

- (1) Cannabis Operation or Natural Medicine Separation. The separation distance shall be computed by direct measurement from the nearest property line of the land use to the nearest portion of the building or unit in which the ~~regulated cannabis is to be sold use is to occur~~, using a route of direct pedestrian access, measured as a person would walk safely and properly, without trespassing or utilizing alleys, following striping or parking patterns or on-site designated pedestrian routes, with right angles at crossings and with the observance of traffic regulations and traffic signals.

21.14.020 DEFINITIONS

...

(b) Terms Defined

...

Industrial, light

means the assembly, fabrication, or processing of goods and materials using processes that ordinarily do not involve significant truck traffic or railroad operations and do not create material amounts of noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, and where such processes are housed entirely within an enclosed building, except as may be authorized in this Code. Light

manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes not involving flammable or explosive materials. Examples of activities include but are not limited to commercial laundries, food products and wholesale bakeries, newspaper and printing establishments, hair products and barbering supplies, signs and other metal workings, architectural and artist supplies, ceramics and miscellaneous clothing or accessories, small medical or specialty equipment, or musical instruments; and assembly of small appliances or equipment. This use includes research, testing, and non-medical laboratory facilities, and Natural Medicine Cultivation Facilities, Products Manufacturers, and Testing Facilities.

...

Medical or dental clinic

means a health care facility where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, counselors, therapists, or social workers, and where patients are not usually lodged overnight. This use includes dialysis and other outpatient services clinics and emergency care clinics without ambulance services. This use includes establishments providing support to the medical profession and patients, such as medical and dental laboratories, blood banks, oxygen, and miscellaneous types of medical supplies and services. This use also includes Natural Medicine Healing Centers.

...

Natural Medicine-Related Definitions

Facilitator

A natural person who meets the criteria for a "facilitator" as that term is defined in the Colorado Natural Medicine Code.

Natural Medicine

Psilocybin or psilocin and other substances described in the Colorado Natural Medicine Code as "Natural Medicine."

Natural Medicine Cultivation Facility

A location where Regulated Natural Medicine is grown, harvested, and prepared in order to be transferred and distributed to either a Healing Center, a Natural Medicine Products Manufacturer, or to another Natural Medicine Cultivation Facility.

Natural Medicine Healing Center

A facility licensed by the state licensing authority pursuant to the Colorado Natural Medicine Code that permits a facilitator to provide and supervise natural medicine services for a participant.

Natural Medicine Product

A product that is infused with natural medicine and intended for consumption.

Natural Medicine Products Manufacturer

A person who manufactures Regulated Natural Medicine Products for transfer to a Natural Medicine Healing Center or to another Natural Medicine Products Manufacturer.

Natural Medicine Testing Facility

Means a public or private laboratory licensed and certified or approved by the division of professions and occupations to perform testing and research on Regulated Natural Medicine and Regulated Natural Medicine Product.

Participant

A person who is at least twenty-one years of age receives natural medicine services performed by and under the supervision of a Natural Medicine Facilitator as provided in the Colorado Natural Medicine Code.

Regulated Natural Medicine

Natural medicine that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed as provided in the Colorado Natural Medicine Code.

Regulated Natural Medicine Product

A Natural Medicine Product that is cultivated, manufactured, tested, stored, transported, or dispensed as provided in the Colorado Natural Medicine Code.

State Licensing Authority

The authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storage, distribution, transportation, transfer, and dispensation of regulated natural medicine and regulated natural medicine product pursuant to the Colorado Natural Medicine Code.

...

INTRODUCED on first reading this 18th day of December 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of January 2025 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 18, 2024
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize Change Order #6 with Garney Construction to Add Construction Year 2025 Funds to the Guaranteed Maximum Price (GMP) Contract for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

RECOMMENDATION:

Authorize the City Purchasing Division to execute Change Order #6 with Garney Construction in the amount of \$38,409,777 to increase the construction GMP contract amount to \$75,934,664 to allow for construction to continue in the years 2025 and 2026. Change Order #6 will also add another 482 calendar days to the Contract with a final construction completion date of April 29, 2026.

EXECUTIVE SUMMARY:

This request is to authorize and execute Change Order #6 to increase the Guaranteed Maximum Price (GMP) with Garney Construction for continued Construction Management/General Contractor (CM/GC) delivery of the Persigo Wastewater Treatment Plant (WWTP) Phase 1 Expansion Project. The total GMP for construction (exclusive of pre-construction costs of \$1,001,814, and early procurement packages of \$3,678,006), is \$75,934,664, of which \$37,524,887 has been authorized for work to be completed in 2024. Change Order #6 in the amount of \$38,409,777 will authorize and provide the construction funding for Garney Construction to complete the Phase 1 Expansion Project.

Currently, the City's CM/GC construction services contract expires on January 2, 2025. Change Order #6 will add another 482 calendar days to extend the construction contract to April 29, 2026.

To date, Garney Construction has completed about 42 percent of the current contract dollar amount and has completed about 90 percent of the current contract time. Due to permitting and approval delays with the Colorado Department of Health and

Environment (CDPHE), Garney has not been able to fully expend the authorized contract amount for 2024 and expects to expend remaining funds in early 2025. The overall project is still on schedule.

Garney Construction was selected through a qualifications-based Request for Proposal (RFP) process in 2022 for CM/GC delivery of the Persigo WWTP Phase 1 Expansion Project. To date, Garney has been authorized for pre-construction services, early procurement packages for long-lead equipment items (CO #1 – CO #3), and construction services (CO #4 & CO #5).

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction manages, operates, and maintains the Persigo WWTP and sewer collection system for the benefit of current and future sewer service users within the Persigo 201 Service Area boundary. The Persigo WWTP was commissioned in 1984. Revitalization and capacity expansion are necessary to address anticipated service area growth and aging infrastructure and to improve the plant's efficiency. The Persigo WWTP reached 80 percent of its currently permitted capacity in 2018. As required by the permit, staff initiated planning for plant expansion in 2020 with master planning. In 2021, a Comprehensive Wastewater Treatment Facility Master Plan was completed. The master plan provided recommendations for capacity improvements, asset revitalization, and operational improvements necessary to meet the needs of current and future users within the 201 Service Area Boundary over the next 20+ years.

The Phase 1 Expansion Project includes the expansion of the plant from 12.5 to 15.0 million gallons per day and rehabilitation of the headworks building and new screening and process equipment; construction of a new headworks electrical building to protect critical electrical infrastructure from corrosive sewer gases; construction of a new state-of-the-art dewatering building and biosolids storage area; construction of two new aeration basins for added capacity with a new state-of-the-art blower building and pipe gallery; and construction of a second ultra-violet (UV) disinfection system for added redundancy.

The City's design engineer, Burns & McDonnell, completed 100 percent design plans and specifications in November 2023. Based on the 100 percent design, Garney Construction provided a GMP of \$75,934,664 for the construction of the project over a two-year construction period. Garney was authorized for limited construction activities in January 2024 and full construction in April 2024 after obtaining the necessary permits and approval of Change Order #5. The contractual final construction completion is April 29, 2026. The overall total cost of the Project (2024-2026) is \$80,034,484, including pre-construction services, early equipment procurement, construction costs, and permitting fees.

FISCAL IMPACT:

Change Order #6 in the amount of \$38,409,777 is funded by the 2025 Adopted Budget for the Sewer Enterprise Fund.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute Change Order #6 to increase the Guaranteed Maximum Price (GMP) contract with Garney Construction for Construction Management/General Contractor (CM/GC) delivery of the Persigo Wastewater Treatment Plant Phase 1 Expansion Project in the amount of \$38,409,777 for work to be completed in 2025 and 2026; and extending the Contract time by 482 calendar days.

Attachments

1. COR 006_Full 2025 Construction Services_2024-12-03
2. City Council Agenda_Garney_CO #6 Exhibits_2024-12-18



345 Inverness Drive, Bldg B Ste 205
Englewood, CO 80112
Phone: 303.791.3600
Fax: 303.791.1801

Lee Cooper, P.E.
City of Grand Junction
Persigo Wastewater Project Manager
2145 River Road
Grand Junction, CO 81505

December 2, 2024

Subject: Persigo Wastewater Treatment Plant Phase 1 Expansion, **CM/GC RFP – 5099-22-DH**
Change Order Request (COR) #06 – 2025 Construction Services

Lee:

Garney Construction respectfully requests that the remaining contract value of **\$38,409,777.00** (Thirty-Eight Million Four Hundred Nine Thousand Seven Hundred Seventy Seven Dollars and No Cents) be approved for the Persigo Wastewater Treatment Plant Phase 1 Expansion Change Order 06 - 2025 Construction Services. This funding will allow Garney to complete the Project per the contract documents. The costs for Change Order 06 are included in the overall Project construction GMP of **\$75,934,664.00** and an additional **482** calendar days. Included in the GMP pricing is a Project Contingency budget for scope gaps and document changes, an Escalation contingency budget for cost escalation, and an Owner's contingency budget to fund additional work not included in the Contract documents.

The Project Contingency log, Risk Register, Escalation Risk and Cashflow projections including Billings to Date are attached herein. Let us know if you need more information.

Respectfully submitted,

GARNEY COMPANIES, INC.

Toby Reid
Senior Project Manager
303.913.5268
toby.reid@garney.com



PERSIGO WWTP PHASE 1 EXPANSION COR-06 2025 CONSTRUCTION SERVICES

BREAKDOWN BY STRUCTURE		C/O #06 2025 Construction Services
100	SITE WORK	710,736
150	YARD PIPE	1,776,310
200	CONTROL STRUCTURE 2	340,307
220	HEADWORKS MODIFICATION	1,836,698
224	HEADWORKS ELECTRICAL BUILDING	1,899,359
225	CONTROL STRUCTURE 1	-
311	BLOWER & PIPE GALLERY BUILDING	7,646,339
312	NEW A-BASINS	5,590,481
313	A-BASIN MODIFICATIONS	1,727,198
510	UV DISINFECTION	1,035,616
554	DEWATERING BUILDING	6,831,392
100 MV	MEDIUM VOLTAGE ELECTRICAL SCOPE	1,680,641
SUBTOTAL COSTS		31,075,076

INDIRECT COST		C/O #06 2025 Construction Services
	Building Permit Fee	-
	General Conditions	992,203
10.00%	GC FEE (10%)	3,217,212
ALLOWANCES, CONTINGENCIES		
2.00%	Escalation Costs	795,436
3.00%	Project Contingency	1,953,280
1.00%	Owners Contingency	376,569
SUBTOTAL W/OUT CONTINGENCY		35,284,492
SUBTOTAL W/ CONTINGENCY		38,409,777

CONTRACT AMENDMENTS		C/O #06 2025 Construction Services
	PRECONSTRUCTION SERVICES	421,814
	C/O #1 - BIG 5 EQUIPMENT SUBMITTALS	169,006
	C/O #2 - ELECTRICAL EQUIPMENT PRE-PROCUREMENT	2,875,694
	C/O #3 - Large Diameter Pipe Preprocurement	633,306
	C/O #4 - Limited Construction Services	8,640,662
	C/O #5 - 2024 CONSTRUCTION SERVICES	28,884,225
TOTAL INCLUDING CONTINGENCY & CONTRACT AMENDMENTS		80,034,484



SCREENING 3D VIEW
NOT TO SCALE

Autodesk Docs://145443-Persigo WWTP Expansion/145443_HW_PDME.rvt

Packet Page 48



date NOVEMBER 2023	detailed C. HEALY
designed C. HEALY	checked G. WOODWARD



PERSIGO WWTP EXPANSION
HEADWORKS
SCREENING 3D VIEW

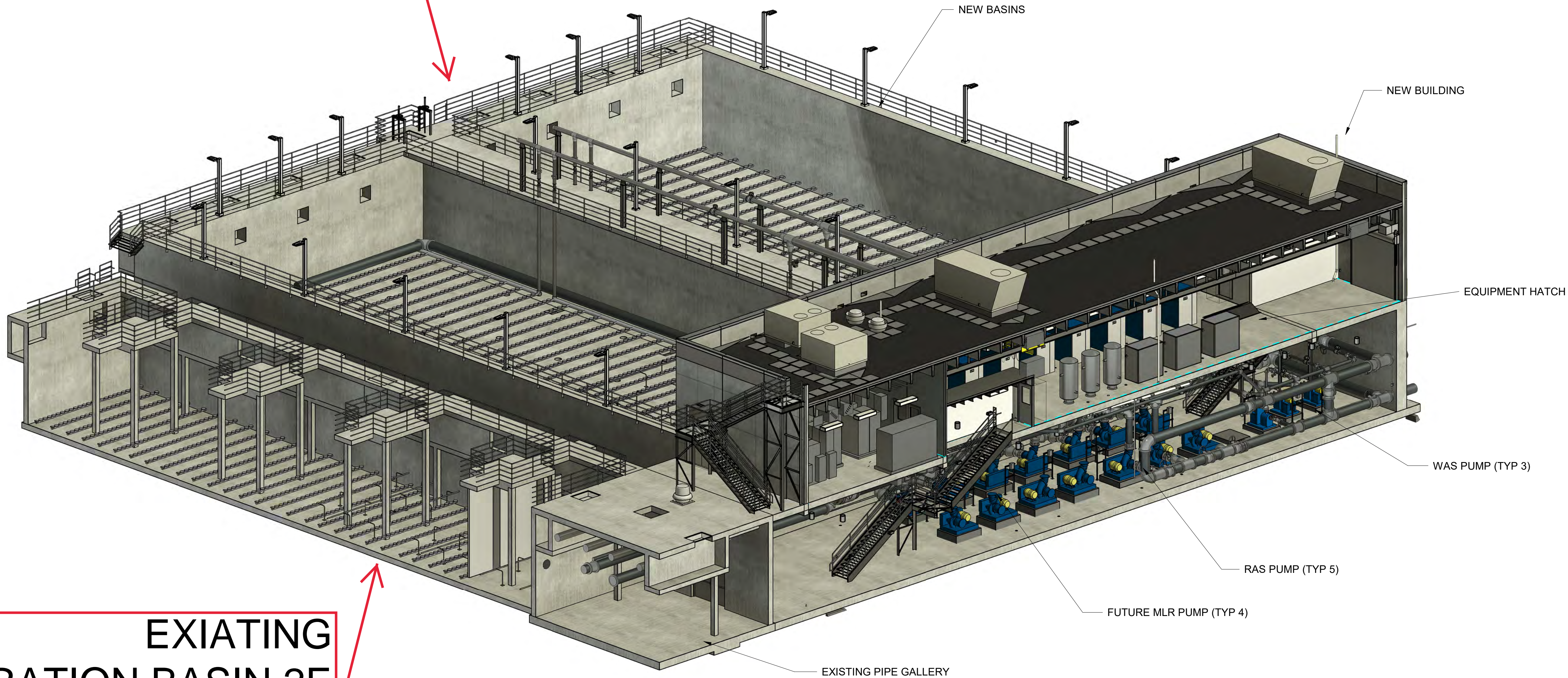
project	contract
145443	
drawing	rev.
HW-D-900—	0
sheet	of
file	sheets



PROPOSED
AERATION BASINS
3E & 4E

EXISTING
AERATION BASIN 2E

PHASE 1 EXPANSION PROJECT -
PROPOSED AERATION BASIN
EXPANSION WITH BASINS 3E & 4E,
PLUS THE NEW BLOWER BUILDING
AND PIPE GALLERY.



3D VIEW III
NOT TO SCALE

no.	date	by	ckd	description
0	11/20/23	RAM	ACT	ISSUED FOR CONSTRUCTION

PRELIMINARY - NOT
FOR CONSTRUCTION



date	NOVEMBER 2023	detailed	R. MCDANIEL
designed	R. MCDANIEL	checked	A. TOTH

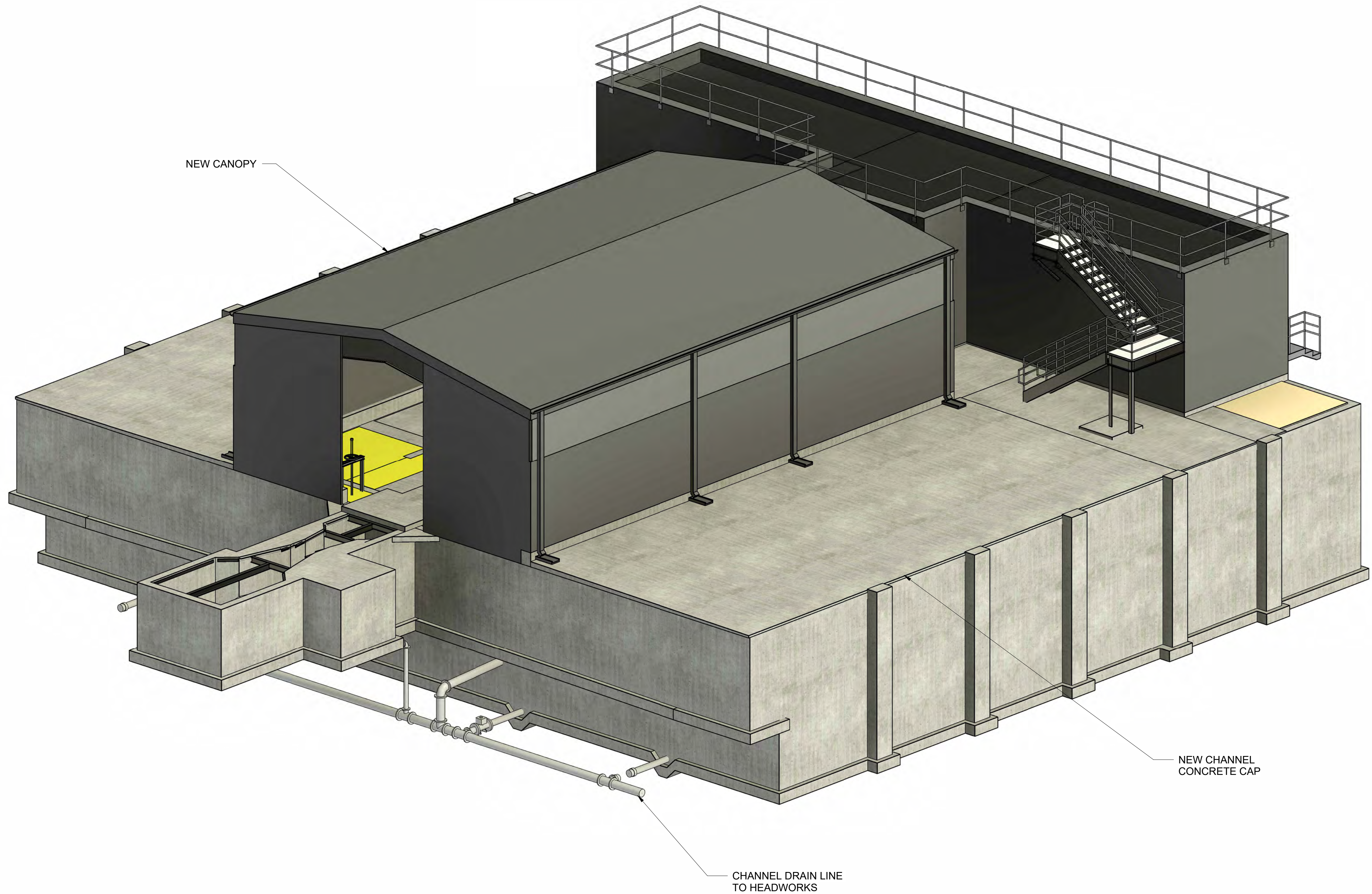


PERSIGO WWTP EXPANSION
A-BASIN
3D VIEW III

project	145443	contract	
drawing	AS-D-902	rev.	0
sheet	of	sheets	
file			



PHASE 1 EXPANSION PROJECT -
PROPOSED EXPANSION OF UV
DISINFECTION SYSTEM. STEEL
CANOPY STRUCTURE ADDED TO
PROTECT UV EQUIPMENT



3D VIEW I
NOT TO SCALE

no.	date	by	ckd	description
0	11/20/23	RAM	ALW	ISSUED FOR CONSTRUCTION



date NOVEMBER 2023	detailed R. MCDANIEL
designed R. MCDANIEL	checked A. WADDOUPS



PERSIGO WWTP EXPANSION
UV DISINFECTION
3D VIEW I

project 145443	contract
drawing UV-D-900	rev. 0
sheet file	of sheets



no.	date	by	ckd	description
0	11/20/23	RAM	ALW	ISSUED FOR CONSTRUCTION

EXISTING UV
DISINFECTION
SYSTEM.

LOCATION OF
NEW UV
DISINFECTION
SYSTEM.

EXISTING UV CHANNEL

NEW FINGER WEIR
LOCATION

NEW UV CHANNEL

PHASE 1 EXPANSION PROJECT -
PROPOSED EXPANSION OF UV
DISINFECTION SYSTEM. STEEL
CANOPY STRUCTURE REMOVED
FROM IMAGE.

3D VIEW II
NOT TO SCALE



date NOVEMBER 2023	detailed R. MCDANIEL
designed R. MCDANIEL	checked A. WADDOUPS

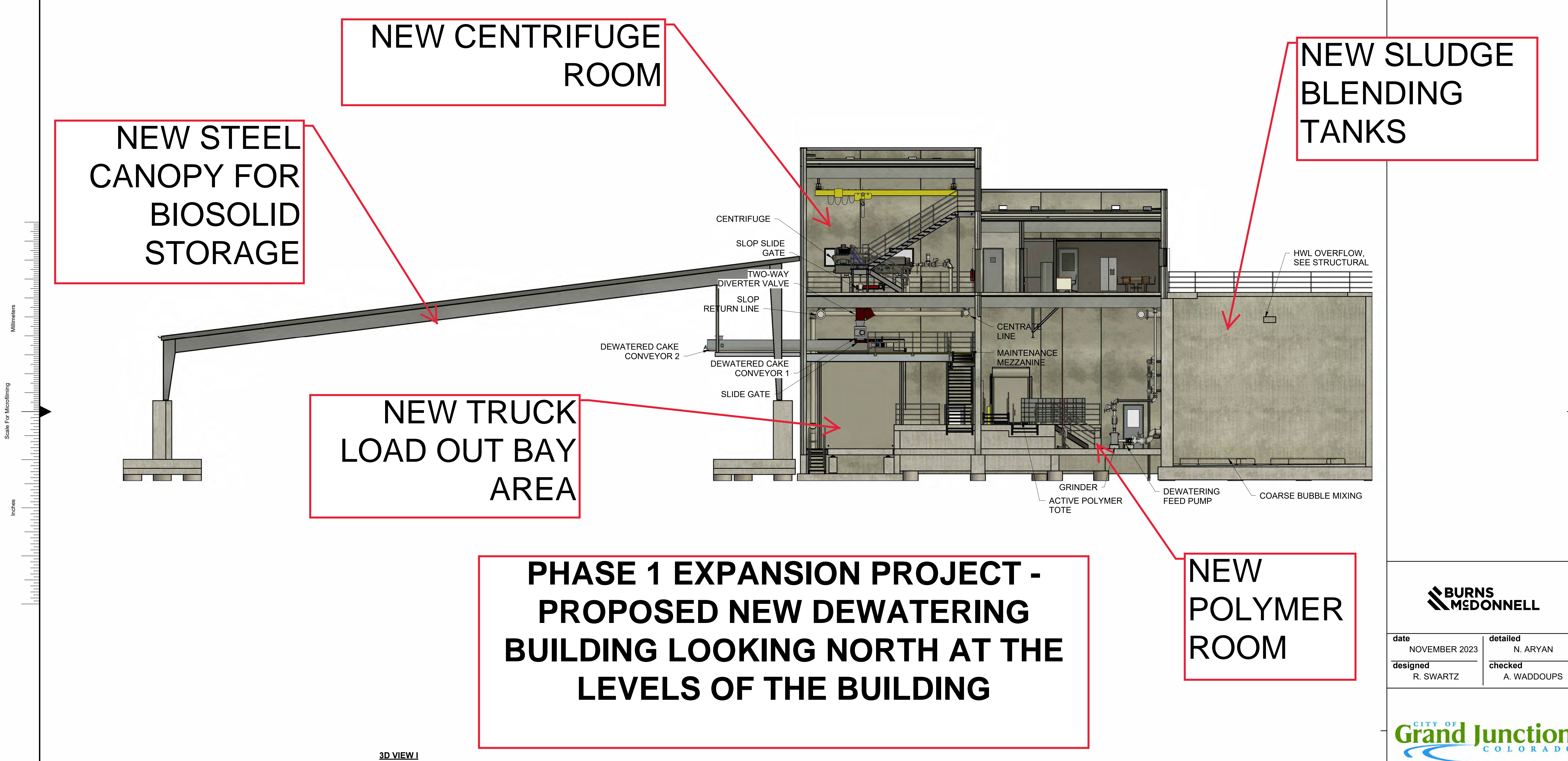


PERSIGO WWTP EXPANSION UV DISINFECTION 3D VIEW II	
project 145443	contract
drawing UV-D-901	rev. 0
sheet	of sheets
file	



Scale For Microfilming
Inches
Millimeters
11/14/2023 11:56:16 AM

no.	date	by	ckd	description
0	11/20/23	RAS	GJW	ISSUED FOR CONSTRUCTION



date	NOVEMBER 2023	detailed	N. ARYAN
designed	R. SWARTZ	checked	A. WADDOUPS

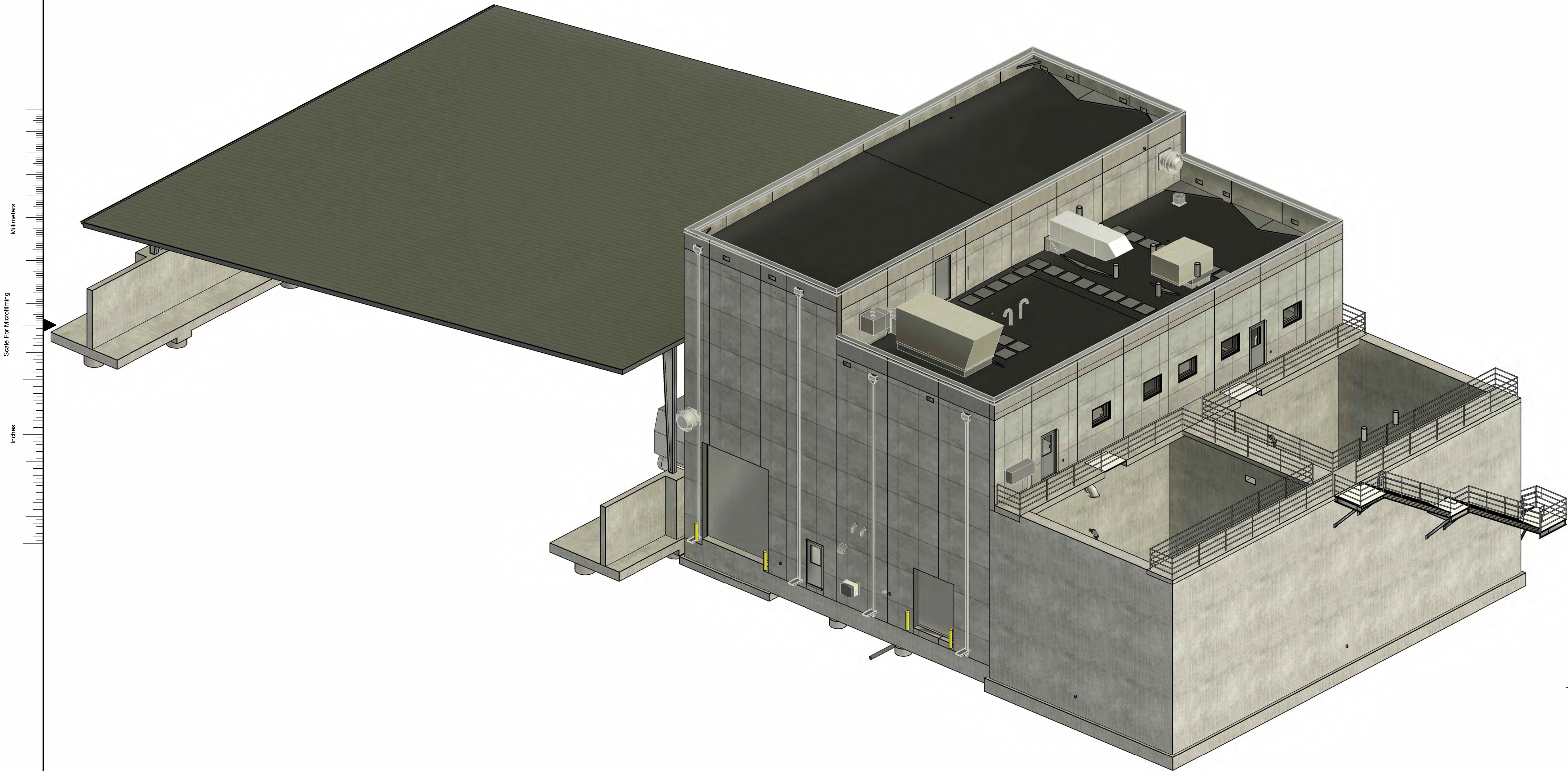


PERSIGO WWTP EXPANSION
DEWATERING
3D VIEW I

project	145443	contract	
drawing	DW-D-900	rev.	0
sheet	of	sheets	
file			



PHASE 1 EXPANSION PROJECT -
PROPOSED NEW DEWATERING
BUILDING - ISOMETRIC VIEW



Scale For Microfilming
Millimeters
Inches

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3D VIEW II

no.	date	by	ckd	description
0	11/20/23	RAS	GJW	ISSUED FOR CONSTRUCTION



date	NOVEMBER 2023	detailed	N. ARYAN
designed	R. SWARTZ	checked	A. WADDOUPS



PERSIGO WWTP EXPANSION DEWATERING 3D VIEW II			
project	145443	contract	
drawing	DW-D-901	rev.	0
sheet	of	sheets	
file			





Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 18, 2024
Presented By: Selestina Sandoval, City Clerk
Department: City Clerk
Submitted By: Selestina Sandoval

Information

SUBJECT:

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2025 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

RECOMMENDATION:

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to designate the website as the City's official posting location for agendas and to set City Council's 2025 meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). In 2019, by way of House Bill 19-1087 (Attachment 1), local public bodies were authorized to transition from physical notices of public meetings in physical locations to posting notices on a website. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than 24 hours prior to holding the meeting on a public website. Therefore, the attached resolution indicates that the City of Grand Junction's "Notice of Meetings" shall be considered on the website www.gjcity.org. HB 19-1087 also requires the designation of a physical posting location in the event of a power outage, disruption in internet service, etc., that prevents

the public from accessing the notice online.

This resolution will determine the dates of the regular City Council meetings for 2025. Additional meetings may be scheduled from time to time and adequate notice will be posted online prior to the holding of any additional regular meeting(s). The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 94-24, a resolution designating the location for the posting of the notice of meetings, establishing the 2025 City Council meeting schedule, and establishing the procedure for calling of special meetings for the City Council.

Attachments

1. HB 19-1087 Posting Notices on Website
2. 2025 Resolution Posting Locations

An Act

HOUSE BILL 19-1087

BY REPRESENTATIVE(S) Soper and Hansen, Coleman, McKean, Snyder, Williams D., Bockenfeld, Gray, Jaquez Lewis, Kipp, Rich, Tipper, Titone, Weissman;
also SENATOR(S) Woodward and Bridges, Gonzales, Hisey, Moreno, Todd.

CONCERNING ONLINE NOTICE OF PUBLIC MEETINGS OF A LOCAL GOVERNMENTAL ENTITY.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-6-402, **amend** (2)(c) as follows:

24-6-402. Meetings - open to public - legislative declaration - definitions. (2) (c) (I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The posting shall include specific agenda information where possible.

(II) THE GENERAL ASSEMBLY HEREBY FINDS AND DECLARES THAT:

(A) IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT LOCAL GOVERNMENTS TRANSITION FROM POSTING PHYSICAL NOTICES OF PUBLIC MEETINGS IN PHYSICAL LOCATIONS TO POSTING NOTICES ON A WEBSITE, SOCIAL MEDIA ACCOUNT, OR OTHER OFFICIAL ONLINE PRESENCE OF THE LOCAL GOVERNMENT TO THE GREATEST EXTENT PRACTICABLE;

(B) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO RELIEVE A LOCAL GOVERNMENT OF THE REQUIREMENT TO PHYSICALLY POST MEETING NOTICES, WITH CERTAIN EXCEPTIONS, IF THE LOCAL GOVERNMENT COMPLIES WITH THE REQUIREMENTS OF ONLINE POSTED NOTICES OF MEETINGS;

(C) A NUMBER OF FACTORS MAY AFFECT THE ABILITY OF SOME LOCAL GOVERNMENTS TO EASILY ESTABLISH A WEBSITE, POST MEETING NOTICES ONLINE, AND OTHERWISE BENEFIT FROM HAVING AN ONLINE PRESENCE, INCLUDING THE AVAILABILITY OF BROADBAND OR RELIABLE BROADBAND, THE LACK OF CELLULAR TELEPHONE AND DATA SERVICES, AND FISCAL OR STAFFING CONSTRAINTS OF THE LOCAL GOVERNMENT;

(D) LOCAL GOVERNMENTS ARE ENCOURAGED TO AVAIL THEMSELVES OF EXISTING FREE RESOURCES FOR CREATING A WEBSITE AND RECEIVING CONTENT MANAGEMENT ASSISTANCE FROM THE COLORADO STATEWIDE INTERNET PORTAL AUTHORITY AND STATEWIDE ASSOCIATIONS REPRESENTING LOCAL GOVERNMENTAL ENTITIES; AND

(E) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO CLOSELY MONITOR THE TRANSITION TO PROVIDING NOTICES OF PUBLIC MEETINGS ONLINE OVER THE NEXT TWO YEARS AND, IF SIGNIFICANT PROGRESS IS NOT MADE, TO BRING LEGISLATION MANDATING IN STATUTE THAT ALL NOTICES BE POSTED ONLINE EXCEPT IN VERY NARROW CIRCUMSTANCES THAT ARE BEYOND THE CONTROL OF A LOCAL GOVERNMENT.

(III) ON AND AFTER JULY 1, 2019, A LOCAL PUBLIC BODY SHALL BE

DEEMED TO HAVE GIVEN FULL AND TIMELY NOTICE OF A PUBLIC MEETING IF THE LOCAL PUBLIC BODY POSTS THE NOTICE, WITH SPECIFIC AGENDA INFORMATION IF AVAILABLE, NO LESS THAN TWENTY-FOUR HOURS PRIOR TO THE HOLDING OF THE MEETING ON A PUBLIC WEBSITE OF THE LOCAL PUBLIC BODY. THE NOTICE MUST BE ACCESSIBLE AT NO CHARGE TO THE PUBLIC. THE LOCAL PUBLIC BODY SHALL, TO THE EXTENT FEASIBLE, MAKE THE NOTICES SEARCHABLE BY TYPE OF MEETING, DATE OF MEETING, TIME OF MEETING, AGENDA CONTENTS, AND ANY OTHER CATEGORY DEEMED APPROPRIATE BY THE LOCAL PUBLIC BODY AND SHALL CONSIDER LINKING THE NOTICES TO ANY APPROPRIATE SOCIAL MEDIA ACCOUNTS OF THE LOCAL PUBLIC BODY. A LOCAL PUBLIC BODY THAT PROVIDES NOTICE ON A WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL PROVIDE THE ADDRESS OF THE WEBSITE TO THE DEPARTMENT OF LOCAL AFFAIRS FOR INCLUSION IN THE INVENTORY MAINTAINED PURSUANT TO SECTION 24-32-116. A LOCAL PUBLIC BODY THAT POSTS A NOTICE OF A PUBLIC MEETING ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) MAY IN ITS DISCRETION ALSO POST A NOTICE BY ANY OTHER MEANS INCLUDING IN A DESIGNATED PUBLIC PLACE PURSUANT TO SUBSECTION (2)(c)(I) OF THIS SECTION; EXCEPT THAT NOTHING IN THIS SECTION SHALL BE CONSTRUED TO REQUIRE SUCH OTHER POSTING. A LOCAL PUBLIC BODY THAT POSTS NOTICES OF PUBLIC MEETINGS ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL DESIGNATE A PUBLIC PLACE WITHIN THE BOUNDARIES OF THE LOCAL PUBLIC BODY AT WHICH IT MAY POST A NOTICE NO LESS THAN TWENTY-FOUR HOURS PRIOR TO A MEETING IF IT IS UNABLE TO POST A NOTICE ONLINE IN EXIGENT OR EMERGENCY CIRCUMSTANCES SUCH AS A POWER OUTAGE OR AN INTERRUPTION IN INTERNET SERVICE THAT PREVENTS THE PUBLIC FROM ACCESSING THE NOTICE ONLINE.

(IV) FOR PURPOSES OF THIS SECTION, "LOCAL PUBLIC BODY" INCLUDES MUNICIPALITIES, COUNTIES, SCHOOL BOARDS, AND SPECIAL DISTRICTS.


SECTION 2. In Colorado Revised Statutes, 32-1-903, **amend** (2) as follows:

32-1-903. Meetings. (2) Notice of time and place designated for all regular AND SPECIAL meetings shall be ~~posted in at least three public places within the limits of the special district, and, in addition, one such notice shall be posted in the office of the county clerk and recorder in the county or counties in which the special district is located.~~ Such notices shall remain


~~posted and shall be changed in the event that the time or place of such regular meetings is changed~~ PROVIDED IN ACCORDANCE WITH SECTION 24-6-402. Special meetings may be called by any director by informing the other directors of the date, time, and place of such special meeting, and the purpose for which it is called, and by ~~posting~~ PROVIDING notice ~~as provided in this section at least seventy-two hours prior to said meeting~~ IN ACCORDANCE WITH SECTION 24-6-402. All official business of the board shall be conducted only during said regular or special meetings at which a quorum is present, and all said meetings shall be open to the public.

SECTION 3. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 2, 2019, if adjournment sine die is on May 3, 2019); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless


approved by the people at the general election to be held in November 2020 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.




KC Becker
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Leroy M. Garcia
PRESIDENT OF
THE SENATE

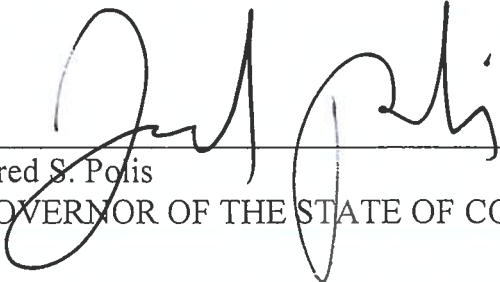


Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED April 25, 2019 at 1:45 p.m.
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

CITY OF GRAND JUNCTION

RESOLUTION NO. xx-25

**A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING
OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2025 CITY COUNCIL
MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR
CALLING OF SPECIAL MEETINGS FOR THE CITY COUNCIL**

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The law, C.R.S. §24-6-402(2)(c), provides that

"Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for the posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year."

Signed on April 25, 2019, House Bill 19-1087 permits local public bodies to transition from posting physical notices in physical locations to posting notices online. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information if available) no less than twenty-four hours prior to holding the meeting on a public website.

The Grand Junction Municipal Code, 2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution annually.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
COLORADO THAT:**

1. The Recitals are incorporated in consideration thereof the **Notice of Meetings** for the local public body shall be posted on the City of Grand Junction's website www.gjcity.org. If an event (such as a power outage or disruption in internet service) occurs that prevents the public from accessing the **Notice** online, the glassed-in exterior notice board at 250 North 5th Street, City Hall is designated as the official posting location for the duration of that event.

2. The meeting schedule for the regular meetings of the City Council in 2025 is:

Month	Dates
January	*01, 15 *Canceled due to Holiday
February	05, 19
March	05, 19
April	02, 16
May	07, 21
June	04, 18
July	02, 16
August	06, 20
September	03, 17
October	01, 15
November	05, 19
December	03, 17

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming/nature of business before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

5. The City's boards, commissions, committees, groups and similar entities shall be deemed to have given full and timely notice of a public meeting if it posts online public meeting notice no less than twenty-four hours to holding the meeting.

Read, adopted, and approved this 18th day of December 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: December 18, 2024

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Authorizing the City Manager to Sign the Colorado Housing and Finance Authority (CHFA) Grant Contract for the Land Acquisition of 21.45 Acres for the Future Development of Affordable and Attainable Housing

RECOMMENDATION:

Staff recommends approval of Resolution 95-24.

EXECUTIVE SUMMARY:

This resolution authorizes the City Manager to finalize and execute a contract with the Colorado Housing and Finance Authority (CHFA), the program administrator for the Affordable Housing Financing Fund managed by the Office of Economic Development and International Trade (OEDIT), which serves as the Landbanking Fund grantee. This contract facilitates the acquisition of a 21.45-acre site located at 450 28 Road in the City of Grand Junction. Known as the Salt Flats, this property is zoned R-24 and is not intended for "governmental purposes" but rather for future lease or sale to support the development of at least 324 affordable housing units. The acquisition cost of the Salt Flats is \$3.2 million. Of this, \$2.2 million will be sourced from the CHFA grant, with the remaining \$1 million previously approved through Resolution 93-23 as a cash match, included in the 2024 Adopted Budget for housing strategy implementation. The grant funding will be transferred to an escrow account at closing. The City's purchase of the property utilizing the CHFA land banking commits it to facilitating the development of at least 324 rental or for-sale units with a project aim to develop between 350 and 550 affordable and attainable housing units, addressing the critical need for housing in our community. Of all units or square footage developed on the site, 70 percent must qualify and be deed-restricted for affordable housing. Affordable Rental units will serve households at or below 60 percent of AMI, and for-sale units will target households at or below 100 percent of AMI. The remaining 30 percent of units may be designated for attainable, market-rate, and/or mixed-use developments aligned with affordable

housing goals. The final real estate contract, approved through Resolution No. 67-24, is pending a closing date, anticipated to occur by mid-January.

BACKGROUND OR DETAILED INFORMATION:

The Land Banking Grant program, part of Proposition 123 approved by Colorado voters in 2022, allocates a portion of state income tax revenue to support affordable housing initiatives, homeownership, and homelessness reduction. Managed by the Office of Economic Development and International Trade (OEDIT) and administered by the Colorado Housing and Finance Authority (CHFA), the program provides grants to eligible local or tribal governments and forgivable loans to nonprofits with a proven track record of delivering affordable housing. Landbanking funds must be used to acquire and preserve land for affordable for-sale or rental housing, with mixed-use developments allowed if affordable housing remains the predominant use.

In October 2021, City Council adopted twelve housing strategies to promote affordable and attainable housing, later adding a thirteenth strategy. Given the City's progress on housing strategies along with new state-level resources and shifting market conditions, in 2024, City Council adopted an Updated Housing Strategy with eleven strategies that combine, adjust, and add to the original strategies.

Housing Strategy 3, "Leverage city-owned land and/or strategically acquire land for affordable and mixed-income housing," aims to address the shortage of affordable and attainable housing while promoting diverse housing options that meet the needs of people of all ages, abilities, and incomes. A key goal in implementing this strategy is to overcome barriers, such as the high costs of land acquisition and infrastructure development in established areas of the city, which can account for up to 20-40 percent of overall project costs.

To address these challenges, in November 2023, the City submitted a Proposition 123 Land Banking Grant application to CHFA, requesting \$2.2 million toward a \$3.2 million property acquisition. In January 2024, the City was awarded the grant to assist with purchasing a 21.45-acre site located at 450 28 Road, known as the Salt Flats. Additionally, in 2024, the City applied to the More Housing Now Grant through the Colorado Department of Local Affairs (DOLA) for \$2 million to support the first phase of infrastructure development on the Salt Flats project.

The project will facilitate future development of between 324 and 550 mixed-income affordable and attainable housing units by the City and collaborating non-profit and for-profit housing providers. Located in a central mixed-use area along the 28 Road corridor, the site is near major employers, services, and amenities, including Walmart, restaurants, medical facilities, Colorado Mesa University, and the sports complex. Zoned R-24, the property requires a minimum density of 16 dwelling units per acre and has no maximum density, with a minimum of 324 units to be constructed. The City plans to support various housing types, including rental and homeownership units, through partnerships established via a City proposal process.

A purchase contract, approved through Resolution No. 67-24, was prepared for the acquisition of the property from EN-SIM QOF, LLC (Enstrom's), with an anticipated closing in early January 2025. The \$3.2 million purchase is supported by the \$2.2 million CHFA Land Banking Grant, which will be transferred at closing.

The purchase commits the City to the following:

- At least 70 percent of units or square footage developed must qualify as deed-restricted affordable housing, with rental units serving households at or below 60 percent AMI and for-sale units serving households at or below 100 percent AMI.
- The remaining 30 percent may be designated for attainable, market-rate, or mixed-use developments aligned with affordable housing goals.
- An approved full site development plan must be completed within five years, with permitting and funding secured within 10 years.
- All units must meet environmental sustainability standards.

FISCAL IMPACT:

The total cost for the Salt Flats land acquisition is \$3.2 million. \$2.2 million will be sourced from the CHFA grant, while \$1 million was previously approved through Resolution 93-23 as a cash match for the acquisition, included in the 2024 Adopted Budget to execute adopted housing strategies.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No.95-24 Authorizing the City Manager to Sign the Colorado Housing and Finance Authority (CHFA) Grant Contract for the Land Acquisition of 21.45 Acres for the Future Development of Affordable and Attainable Housing.

Attachments

1. RES-CHFA Grant Contract 12.18.2024



CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 95-24

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN THE COLORADO HOUSING AND FINANCE AUTHORITY GRANT CONTRACT FOR PROPOSITION 123: LANDBANKING GRANT FOR THE LAND ACQUISITION OF 21.45 ACRES FOR FUTURE DEVELOPMENT OF AFFORDABLE AND ATTAINABLE HOUSING UNITS

RECITALS.

In October 2021, City Council adopted twelve housing strategies to promote affordable and attainable housing, later adding a thirteenth strategy. Given the City's progress on housing strategies along with new state-level resources and shifting market conditions, in 2024, City Council adopted an Updated Housing Strategy with eleven strategies that combine, adjust, and add to the original strategies.

Housing Strategy 3, "Leverage city-owned land and/or strategically acquire land for affordable and mixed-income housing," aims to address the shortage of affordable and attainable housing while promoting diverse housing options that meet the needs of people of all ages, abilities, and incomes. A key goal in implementing this strategy is to overcome barriers, such as the high costs of land acquisition and infrastructure development in established areas of the city, which can account for up to 20-40 percent of overall project costs.

To address these challenges, in November 2023, the City submitted a Proposition 123 Land Banking Grant application to CHFA, requesting \$2.2 million toward a \$3.2 million property acquisition. In January 2024, the City was awarded the grant to assist with purchasing a 21.45-acre site located at 450 28 Road, known as the Salt Flats. Additionally, in 2024, the City applied to the More Housing Now Grant through the Colorado Department of Local Affairs (DOLA) for \$2 million to support the first phase of infrastructure development on the Salt Flats project.

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A purchase contract, approved through Resolution No. 67-24, was prepared for the acquisition of the property from EN-SIM QOF, LLC (Enstrom's), with an anticipated closing in January 2025. The \$3.2 million purchase is supported by the \$2.2 million CHFA Land Banking Grant, which will be transferred at closing.

The purchase commits the City to the following:

- At least 70 percent of units or square footage developed must qualify as deed-restricted affordable housing, with rental units serving households at or below 60 percent AMI and for-sale units serving households at or below 100 percent AMI.
- The remaining 30 percent may be designated for attainable, market-rate, or mixed-use developments aligned with affordable housing goals.
- An approved full site development plan must be completed within five years, with permitting and funding secured within 10 years.
- All units must meet environmental sustainability standards.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby certify that they are, respectively, the President of the City Council and the City Clerk of the City of Grand Junction, a Colorado home rule municipality (the “Grantee”), duly organized and validly existing under the laws of the State of Colorado, and as such, on behalf of the City Council of the City of Grand Junction (“Council”), do hereby certify, authorize, and designate as follows, effective as of December 18, 2024.

1. Grantee has engaged in discussions with the COLORADO HOUSING AND FINANCE AUTHORITY, a body corporate and political subdivision of the State of Colorado (“CHFA”), solely in its capacity as the Program Administrator for the AFFORDABLE HOUSING FINANCING FUND, managed by the Colorado Office of Economic Development and International Trade, a Colorado state agency (the “Grantor”), concerning proposals to have the Grantor make a grant in the amount of \$2,200,000.00 (the “Grant”) to the Grantee. Grantee will use the Grant to acquire and preserve land for the development of affordable housing, homeownership, and/or mixed use, the predominate use of which is affordable housing for the project legally described as LOT 4, GRAND VIEW COMMONS SUBDIVISION, AS PER PLAT RECORDED SEPTEMBER 24, 2024 UNDER RECEPTION NO. 3105054, COUNTY OF MESA, STATE OF COLORADO, and consisting of approximately 21.45 acres with a common address of 450 28th Rd., Grand Junction, CO 81501 (the “Project”).
2. The Grant funds will be disbursed by CHFA on behalf of the Grantor pursuant to the terms of that certain Grant Agreement (the “Grant Agreement”) between the Grantee and the Grantor.
3. The Council authorizes Michael P. Bennett, the City Manager of Grantee (the “Authorized Officer”), to negotiate on behalf of Grantee the Grant Agreement, Declaration of Restrictive Covenants, Closing Certificate of Grantee, Certification Regarding Environmental Conditions, and any other document, certificate, instrument, or agreement required in connection with the Grant (collectively, the “Grant Documents”) in their discretion and hereby approve the final form of the Grant Documents.
4. The Council authorizes the Authorized Officer, in the name and on behalf of the Grantee, to execute and deliver the Grant Documents required to obtain the Grant on behalf of Grantee. Notwithstanding any other provisions of this Resolution, the

person executing the Grant Documents is hereby authorized to assent to such changes, insertions, omissions, and modifications of the Grant Documents as he, she, or they may approve. The execution of the Grant Documents by any such person shall be deemed to be complete and full approval of any such changes, insertions, omissions, and modifications.

5. The Authorized Officer is hereby authorized and directed to do or cause to be done all such other acts and things, to execute all such documents, certificates, and instruments, relating to the Project or Grant or contemplated by the Grant Documents, or as required by Grantor, as in his, her, or their judgment may be necessary or advisable in order to carry out the Grant Documents; and all actions heretofore taken by the Authorized Officer of the Grantee on behalf of Grantee in connection with the subject of this Resolution are hereby approved, ratified, and confirmed in all respects. Any document or undertaking executed in accordance with and pursuant to this Resolution shall be binding on Grantee.

6. The Council, acting on behalf of Grantee, authorizes the recording of the Declaration of Restrictive Covenants against the Project in connection with obtaining the Grant.

7. The undersigned acknowledge that Grantor is relying on this Resolution and will accept the Grant Documents from Grantee, on the basis of the representations, agreements, appointments, and certifications contained herein.

8. The undersigned certify that there are no provisions in the Charter of the City of Grand Junction (the "Charter") or any other agreement to which Grantee is a party that limit the power of the Council to make the foregoing Resolution or obtain the Grant described above and that the same are in conformity with the provisions of the Charter. In the event the terms and provisions of this Resolution conflict with the terms and provisions of the Charter or other governing documents, the terms of this Resolution shall control.

9. This Resolution may be executed in several counterparts, all of which are identical, and all of which counterparts together shall constitute one and the same instrument. To facilitate execution of this Resolution, the parties hereto may execute and exchange counterparts of the signature pages by electronic mail. The electronic signatures of the parties included in this Resolution, in any form, are intended to authenticate this writing, bind the parties hereto, and to otherwise have the same force and effect as manual signatures. Delivery of a copy of this Resolution bearing an original or electronic signature by electronic mail in portable document format (.pdf) form, or by any other electronic means intended to preserve the original form of the document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

10. In adopting these resolutions, the members of the Council acknowledge they received due notice and hereby consent to the holding of the regular meeting of the Council on December 18, 2024.

Dated this 18th day of December 2024.

Abram Herman
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: December 18, 2024

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

A Resolution Authorizing an Application to the Bureau of Reclamation (BOR) to Fund Irrigation Improvements at Whitman Park

RECOMMENDATION:

Staff recommends approval of the resolution.

EXECUTIVE SUMMARY:

Whitman Park underwent a comprehensive community planning process in 2024. The full design is expected to be completed in 2025. Subsequently, a first phase of renovation is planned that could be augmented by grants, partnerships, and other funding. This request to the Bureau of Reclamation (BOR) is the first grant request for Whitman, specifically targeted at replacing the irrigation system and achieving substantial water savings. The resolution before Council authorizes the grant application to the BOR.

BACKGROUND OR DETAILED INFORMATION:

Natural grass (Kentucky Bluegrass) at Whitman currently consumes an average of 3,264,000 gallons of water annually, which equates to 10.01 acre-feet of water. The irrigation system currently supports the growth of 2.08 acres of grass. Renovation will shrink the turf footprint to .75 acres, reducing the annual usage for irrigating turf to an estimated 932,571 gallons, or 2.86-acre feet, annually. Xeric plant palettes for shrub zones and a more regionally appropriate turf species selection will result in additional savings. The design of Whitman emphasized and required the protection of the mature tree canopy. This decision will contribute to the retainage of moisture in the soil.

This effort at Whitman is in line with the evolving approach of the department to achieve water savings while preserving park functionality and esthetics. All new landscapes are

required to be managed by smart controllers. Existing landscapes are being upgraded, having completed upgrades to 8 of our parks in 2024. For example, in 2024, (2) non-essential, right-of-way turf areas were converted to more regionally appropriate landscape palettes, resulting in 2 million gallons or 6.14 acre-feet of water annually (Riverside & Hale and 5th Street). Parks increased the mowing height of all park turf to 3.5 inches, except for sports fields, to increase water retention of the soil and soften the effects of drought. Furthermore, the division identified 12.79 acres of open space within the boundaries of the parks and rights-of-way, previously receiving weekly mowing, to a frequency of twice a year.

Grant applications are due January 14, 2025, and awards are announced in October 2025. This will enable this project to be considered as a part of the 2026 budget.

FISCAL IMPACT:

The irrigation system replacement is estimated to cost \$237,285. \$118,642 is being requested from the Bureau of Reclamation. If Council authorizes application and the grant is awarded (late 2025), the project would be included in the proposed 2026 budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 96-24, a resolution authorizing an application to the Bureau of Reclamation (BOR) to fund irrigation improvements at Whitman Park.

Attachments

1. RES-Whitman BOR Grant Application 121824_GrantEdits

RESOLUTION NO. xx-24

A RESOLUTION SUPPORTING THE APPLICATION FOR A SMALL-SCALE WATER AND ENERGY EFFICIENCY GRANT FROM THE BUREAU OF RECLAMATION FOR THE INSTALLATION OF A NEW IRRIGATION SYSTEM AT A RENOVATED WHITMAN PARK

Recitals:

Whitman Park has been a cornerstone of the Grand Junction Parks and Recreation system since the 19th century. In recent years, it has become a focal point for community discussions, particularly given its historic nature, proximity to downtown and potential to become hub of community activity with being tied to an already high quality downtown area. To further revitalize the space, the City has implemented various community engagement strategies to gather feedback on residents' vision for the park's future. Based on this input, the City has developed a proposed redevelopment plan to ensure the park aligns with Grand Junction's evolving needs and priorities.

The Whitman Park Irrigation project "Project" will entail reducing 2.08 acres of irrigated turf to 0.75 acres, increasing Xeric areas from 0 acres to .42 acres, and installing a high-efficiency irrigation system. This project is one of the first steps to support the City's redevelopment plan for Whitman Park. The project aligns with and is within the funding limits of the Bureau of Reclamation's (BOR) Small-Scale Water and Energy Efficiency Grant program.

Kentucky bluegrass at the park currently consumes approximately 3,264,000 gallons of water per year, which equates to 10.01 acre-feet of water. The reduced footprint of irrigated turf is expected to reduce water consumption in the irrigated turf areas to 932,571 gallons or 2.56 acre feet annually. This is a reduction of approximately 75%. In addition to water savings, which will be preserved for municipal potable water use, this project will further revitalization efforts of the City and encourage additional community use of this historic park. The Project is expected to begin construction in late 2025 after hopeful award and be completed around late 2027.

The City is requesting \$118,642.50 through the BOR Small-Scale Water and Energy Efficiency Grant Program. This program requires a 50% cost-share and the City will contribute \$118,642.50 for a total project cost of \$237,285.

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After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a BOR Small-Scale Water and Energy Efficiency Grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

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

- 1: The City Council of the City of Grand Junction strongly supports the application to BOR to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such BOR grant application.
- 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the BOR grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this 18th day of December 2024.

Abram Herman
City Council President

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: December 18, 2024

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentine

Information

SUBJECT:

Discussion and Consideration of an Agreement for Construction of a Materials Recovery Facility

RECOMMENDATION:

Authorize staff to negotiate with Bruin Waste regarding the construction and operation of a materials recovery facility (MRF).

EXECUTIVE SUMMARY:

By and with this action, the City is addressing capacity limitations in its dual-stream recycling program, which currently serves 35 percent of residential customers. To expand processing capacity, the City issued an RFP, and a City Council committee selected Bruin Waste as the preferred partner for developing a regional Materials Recovery Facility (MRF). The MRF will process recyclables generated through the City's programs as well as materials from surrounding communities. When constructed, the MRF will have the capacity to scale for future demand. The project will benefit from Extended Producer Responsibility (EPR) funding, covering operational costs by 2026, and will aim to enhance recycling rates and support the City's sustainability goals as established in the City's adopted plans.

BACKGROUND OR DETAILED INFORMATION:

The City's dual-stream recycling program currently serves approximately 35 percent of residential customers but is unable to expand due to significant capacity constraints. To address this, the City issued a Request for Proposal (RFP) to identify a partner to enhance and expand waste diversion services. This process resulted in responses from three companies: Bruin Waste, Republic Services, and WM (Waste Management). After staff interviewed both Bruin Waste and WM, they recommended Bruin Waste as the preferred partner, citing its alignment with the City's goals and the findings of the

Materials Recovery Facility (MRF) feasibility study.

At the City Council Workshop on October 21, however, the Council discussed the desire for a public discussion to review the distinct solutions presented in the RFP responses. To facilitate this process, a subcommittee comprising Council members Stout, Beilfuss, and Simpson was formed. The subcommittee held three public meetings, on November 15, November 25, and December 9. During these meetings, the committee heard presentations and engaged in discussions with each of the three proposers. Based on their evaluation, the subcommittee recommended advancing Bruin Waste's proposal for further consideration by the full Council.

The contemplated public-private partnership involves the construction and operation of a MRF capable of processing recyclables not only for the City but also for surrounding communities. Currently, the City processes approximately 1,600 tons of recyclable material annually. However, a new MRF will be designed and constructed to be scalable to meet future local and regional demand. That demand includes expanded curbside, commercial, and public recycling collections.

The MRF will include a 58,450 sq. ft. building on 9.58 acres of industrial-zoned land. Utilizing an existing site reduces costs significantly, with the building cost estimated at \$5.5 million, which equates to \$94.10 per sq. ft., inclusive of land. For comparison, the new 19,000 sq. ft. fleet GVT maintenance building is being constructed at a cost of \$8.01 million, or \$384 per sq. ft. (excluding land). Equipment costs are estimated between \$8 million and \$10 million.

From an operational standpoint, the project is expected to benefit from Extended Producer Responsibility (EPR) funding, which will cover 100 percent of operational costs, including debt service, by 2026. This financial support will help minimize rate increases for residents and allow debt payments to be deferred until the facility is operational.

The MRF project remains in the planning phase, with many variables to be finalized, but it represents a critical step toward addressing capacity challenges, increasing recycling rates, and supporting the City's broader sustainability goals. By partnering with Bruin Waste, the City is positioned to deliver an efficient and cost-effective solution that will serve the community and surrounding region for years to come.

FISCAL IMPACT:

The issuance of a Certificate of Participation (COP) is being proposed as the instrument to fund this project. An issuance of \$15-\$18 million, depending on scalable processing equipment, will include up to three years of capitalized interest. Capitalized interest allows interest costs during MRF construction to be delayed for up to three years. These costs would either be covered by bond premiums and/or added to the total project cost. Payments on the principal and interest would begin once the MRF is operational and generating revenue.

Staff is also pursuing a \$5 million Solid Waste Infrastructure for Recycling (SWIFR) grant. The SWIFR grant provides funds to implement post-consumer materials management and infrastructure, support improvements to local post-consumer materials management and recycling programs and assist local waste management authorities in improving regional waste management systems.

Under House Bill 22-1355, EPR funding will cover the net costs of recycling, operating expenses (including debt service) minus revenue from fees and sales of commodities. EPR funding will also include applicable costs related to capital improvements of existing recycling programs, making scalability a more cost-effective approach.

If the Council authorizes this action and after project costs are finalized, a supplemental appropriation ordinance will be brought forward in 2025 to correspondingly amend the Adopted 2025 Budget and authorize spending authority as needed.

SUGGESTED MOTION:

I move to (authorize/not authorize) City staff to negotiate a contract for a Materials Recovery Facility with Bruin Waste to bring back for Council consideration.

Attachments

None



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: December 18, 2024
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

An Ordinance Amending Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River.

RECOMMENDATION:

The Planning Commission heard this request at its November 12, 2024 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The City of Grand Junction's and Mesa County's Board of County Commissioners approved changes in 2024 to the Persigo 201 Sewer Service boundary. Under the provisions of the 1998 Persigo Agreement between the City and Mesa County "the parties agree to, in good faith, amend the Urban Growth Boundary, or the 201, or both, so that such boundaries and areas are identical". With these recently changed boundaries to the 201, it is proposed to change the Urban Development Boundary (UDB), which is the Urban Growth Boundary, and the Persigo 201 Boundary in the One Grand Junction Comprehensive Plan to be the same boundary approved by the Persigo Board for the 201 Boundary for the sewer service area. These boundary changes affect 101 properties, including incorporating two new properties within the UDB that were added to the 201 that are proposed to receive a Residential Low Land Use designation and be included within Tier 2 on the Intensification and Growth Tiers Map.

BACKGROUND OR DETAILED INFORMATION:

The Persigo Board, comprised of all the members of the Grand Junction City Council and Mesa County Board of County Commissioners, recently approved changes to the

Persigo 201 Sewer Service Boundary in April and July 2024, respectively. The change was part of the Second Amendment to the Persigo Agreement, which states that the “Agreement expresses the Parties’ joint desire that the Urban Development Boundary (UDB) and the 201 boundaries align.” The 201 Sewer Service boundary change removed areas from the 201 Service area boundary.

These 201 boundary changes made by the Persigo Board affect the City of Grand Junction One Grand Junction Comprehensive Plan and the Mesa County Master Plan that provide the boundaries for urban growth, as areas planned for urban growth and development require sewer service. With the establishment of the new 201 sewer service area boundary, 101 parcels were not included in the 201 boundary change but remain in the UDB. In addition, two properties included in the revised 201 are not part of the UDB. The City and Mesa County need to adjust the UDB to be congruent with the 201 Boundary. These two properties do not have a Land Use designation or a Tier assigned to them. City staff is proposing a change to the Urban Development Boundary (UDB) to match the new 201 sewer service area boundary. Both the proposed UDB boundary changes and the Persigo Board changes that have recently occurred for the 201 boundary are proposed to be included in this Comprehensive Plan amendment. Following any City changes to the UDB, Mesa County will act on amending the County’s Master Plan.

The proposed amendments to the Comprehensive Plan include:

- updating the UDB and 201 boundaries on the Land Use Map (pg. 59)
- updating the UDB and 201 boundaries on the Intensification and Growth Tiers Map (pg. 57)
- updating the UDB and 201 boundaries on the Service Area and Development Map (pg. 52); and
- establishing a Land Use designation of Residential Low on the Land Use Map for two properties that have been added to the 201 and include the two properties in the Tier 2 area on the Intensification and Growth Tiers Map; both maps are found in Chapter 3 of the Comprehensive Plan.

There are 99 affected properties identified on Maps A through D attached to this staff report that are being removed from the UDB. Two properties were added to the 201 identified as Map Area E, but not currently part of the UDB and proposed to be added to the 201. These properties are located on 30 Road north of the Colorado River (Tax parcels 2943-213-00-064 and 2943-213-00-065).

Map Area A

This area is located between 21 Road and 22 ½ Road north of I ½ Road. It consists of 55 parcels that are currently located within the UDB of the One Grand Junction Comprehensive Plan and were not added to the recent 201 boundary changes. These properties have not been in the 201 but have remained in the UDB, creating a conundrum where the property is eligible for and planned for the City of Grand Junction for future annexation and growth but is not within the sewer service boundary established by the City and County. The recent Persigo Board action has answered the

question that this area will not be served by sewer and, therefore, should be removed from the UDB. The area has been designated Rural and located within Tier 3, an area that is not eligible for annexation due to not meeting urbanizing standards for annexation under Colorado State Statutory requirements.

Map Area B

This area has 22 parcels located east of 24 ¼ Road, north of H Road, and east of 24 ½ Road south of H Road. Just like those properties within Area A, the issue of being in the UDB but outside the 201 has created uncertainty. They are also designated Rural on the Land Use Map and identified as Tier 3 on the Intensification and Growth Tiers Map, and annexation would not be an option at this time.

Map Area C

This area has 12 properties and is located east of 25 ¾ Road, south of H Road, and north of I-70 Frontage Road. This area was in the 201 service area but was removed with the latest 201 boundary changes. The current Land Use designation of the area is Residential Low and the area is located within Tier 1 on the Intensification and Growth Tiers Map. Removing the area from the UDB to match the new 201 boundary will automatically remove the area from these designations.

Map Area D

This area has 10 affected properties; however, 8 of them are only partially within the UDB. All 10 properties are served by Clifton Sanitation District and were not going to be served by Persigo Wastewater Treatment Plant, so the 201 changes to the map reflect this. The two properties that are currently within the UDB in their entirety are designated on the Land Use Map as Residential Low. Removing the area from the UDB to match the new 201 boundary will automatically remove both properties from these designations.

Map Area E

With the changes to the 201 boundary it left out 99 parcels in the UDB, but also added 2 new parcels that now need to be designated a Land Use designation on the Land Use Map of the Comprehensive Plan and be assigned a Tier on the Intensification and Growth Tiers Map. These two parcels are located on the east side of 30 Road, just north of the Colorado River. The surrounding area to the north and west is designated as Residential Low. The recommended designation for these two properties is Residential Low.

The two properties are adjacent to Tier 2 along the north boundary. Across 30 Road to the west is Tier 1. Due to 30 Road being the boundary between Tier 1 and Tier 2 in this area, it is recommended that these two parcels be assigned Tier 2 on the Intensification and Growth Tiers Map.

Comprehensive Plan Guidance

The One Grand Junction Comprehensive Plan (Comprehensive Plan) Principle 3, Goal 1:

- Strategy a. Urban Development Boundary (UDB). “Maintain and continue to utilize the UDB surrounding Grand Junction, in cooperation with Mesa County, as a tool to guide and manage growth outside of the City limits and delineate the extent of the City’s urban development.”
- Strategy b. Intensification and Tiered Growth. “Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development (in order of priority). Periodically consider necessary updates to the Tiers.”
- Strategy c. Persigo 201 Service Boundary. “Align the Persigo Boundary with/to the UDB.”

The Comprehensive Plan states, “Amendments to the Land Use Plan can be initiated by the City or members of the public and will be considered on an as-needed basis.” The two properties added to the 201 do not have an urban land use designation and, therefore, are proposed to be designated Residential Low, the same land use designation as adjacent properties to the north and west. They are also proposed to be assigned to the Tier 2 area of the Intensification and Growth Tiers Map.

PROPOSED AMENDMENTS

The specific elements of GJMC Title 31, the Comprehensive Plan proposed to be amended are as follows:

A. Chapter 31.04.010

To change the Urban Development Boundary (UDB) to align with the Persigo 201 Boundary as established by the Persigo Board in 2024 by amending the Comprehensive Plan and:

1. Update the UDB and 201 boundaries on the Land Use Map, Repeal and Replace the Land Use Map (pg. 59).
2. Update the UDB and 201 boundaries on the Intensification and Growth Tiers Map, Repeal and Replace the Intensification and Growth Tiers Map (pg. 57).
3. Update the UDB and 201 boundaries on the Service Area and Development Map, Repeal and Replace the Service Area and Development Map (pg. 52).

To establish the Residential Low Land Use designation on two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Land Use Map in chapter 3 of the Comprehensive Plan (pg. 59).

To establish the Tier 2 designation on the Intensification and Growth Tiers Map for two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Intensification and Growth Tiers Map in chapter 3 of the Comprehensive Plan (pg. 57).

NOTIFICATION REQUIREMENTS

Procedures pertaining to public notice for applications requiring a public hearing are set forth in Section 21.02.030(g)(3) of the Zoning and Development Code (ZDC). Public

notice of the proposed Comprehensive Plan Amendment was published in the Grand Junction Daily Sentinel on November 2, 2024, satisfying the requirement for 7 days notice requirement provided in ZDC Table 21.02-4. As the proposal affects more than five percent of the city, no property sign or mailed notice is required. The item was scheduled for hearing and consideration at the November 12, 2024, regular meeting of the Planning Commission. The agenda for this meeting was published more than 48 hours prior to the meeting.

Further, a community outreach meeting was held on Wednesday, October 23, 2024, to seek feedback and provide information to affected property owners. A letter was sent to each property owner notifying them of the meeting as per City noticing standards. There were three people who attended the meeting. No concerns were expressed, and all three attendees were happy with the proposal. In addition, as part of the public process, the public will have the opportunity to participate in an online public forum and comment via GJSpeaks as well as public hearings before the Planning Commission and City Council when these changes are considered for adoption.

ZONING AND DEVELOPMENT CODE ANALYSIS

Comprehensive Plan Amendment Review Criteria – Changes to the UDB Boundary

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

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

The One Grand Junction Comprehensive Plan (Comprehensive Plan) Principle 3, Goal 1:

- Strategy a. Urban Development Boundary (UDB). “Maintain and continue to utilize the UDB surrounding Grand Junction, in cooperation with Mesa County, as a tool to guide and manage growth outside the City limits and delineate the extent of the City’s urban development.”
- Strategy b. Intensification and Tiered Growth. “Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development (in order of priority). Periodically consider necessary updates to the Tiers.”
- Strategy c. Persigo 201 Service Boundary. “Align the Persigo Boundary with/to the UDB.”

The Comprehensive Plan states “Amendments to the Land Use Plan can be initiated by the City or members of the public and will be considered on an as-needed basis.” Changes to the 201 boundaries by the Persigo Board which amended the UDB

boundary require the proposed amendment for the two boundaries to become the same. Therefore, staff finds that this criterion is met.

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

The Comprehensive Plan contemplates and provides that the City continue to utilize the UDB surrounding Grand Junction, in cooperation with Mesa County, as a tool to guide and manage growth outside of the City limits and delineate the extent of the City's urban development. This supports the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. The Grand Junction community benefits from the continued implementation of the Comprehensive Plan. The successful implementation of the Comprehensive Plan is enhanced by the removal of obsolete information and, in this case, outdated boundaries on maps found on pages 52, 57, and 59. Therefore, staff finds that this criterion is met.

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

The One Grand Junction Comprehensive Plan (Comprehensive Plan) Principle 3, Goal 1 includes the following strategies:

- Strategy a. Urban Development Boundary (UDB). "Maintain and continue to utilize the UDB surrounding Grand Junction, in cooperation with Mesa County, as a tool to guide and manage growth outside the City limits and delineate the extent of the City's urban development."
- Strategy b. Intensification and Tiered Growth. "Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development (in order of priority). Periodically consider necessary updates to the Tiers."
- Strategy c. Persigo 201 Service Boundary. "Align the Persigo Boundary with/to the UDB."

The amendment to amend the UDB to coincide with the 201 Boundary is consistent with the vision, goals, principles, and policies of the Comprehensive Plan. Therefore, staff finds that this criterion is met.

Comprehensive Plan Amendment Review Criteria – Establish a Land Use Designation of Residential Low for 2 Properties and Assign them to Tier 2 on the Intensification and Growth Tiers Map

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

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

The One Grand Junction Comprehensive Plan (Comprehensive Plan) Principle 3, Goal 1 states in Strategy b, the following.

- Strategy b. Intensification and Tiered Growth. “Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development (in order of priority). Periodically consider necessary updates to the Tiers.” This strategy supports the assignment of a Tier for both parcels.

The Comprehensive Plan states, “Amendments to the Land Use Plan can be initiated by the City or members of the public and will be considered on an as-needed basis.” This supports establishing a land use designation for both parcels. The action is needed as a result of the changes to the UDB and 201 boundaries.

Changes to the 201 boundaries by the Persigo Board which amended the UDB boundary requires the proposed amendment for the two boundaries to become the same.

Therefore, staff finds that this criterion is met.

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

The Comprehensive Plan contemplates and provides that all land within the UDB be assigned a Tier and a Land Use designation. This supports the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. The Grand Junction community benefits from the continued implementation of the Comprehensive Plan. The successful implementation of the Comprehensive Plan is enhanced by the comprehensive information it provides for all parcels within the UDB. Therefore, staff finds that this criterion is met.

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

The One Grand Junction Comprehensive Plan (Comprehensive Plan) Principle 3, Goal 1 states in Strategy b, the following.

- Strategy b. Intensification and Tiered Growth. “Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development (in order of priority). Periodically consider necessary updates to the Tiers.”

Chapter 3 Land Use and Growth states the Land Use Plan is intended to be used by City staff, the Planning Commission, and the City Council to inform decisions regarding development within the City and its Urban Development Boundary and to ensure that decisions align with the community's vision for future growth. The Land Use Plan is also intended to be used to:

- o Track overall development capacity
- o Guide facilities and infrastructure planning
- o Guide future zoning changes

The amendment to establish a Land Use Designation and assign a Tier to the two parcels that do not have either is consistent with the vision, goals, principles, and policies of the Comprehensive Plan. Therefore, staff finds that this criterion is met.

FINDINGS OF FACT AND RECOMMENDATION

Recommendation to make the following amendments to Chapter 31.04.010

1. Change the Urban Development Boundary (UDB) to align with the Persigo 201 Boundary as established by the Persigo Board in 2024.
2. Update the UDB and 201 boundaries on the Land Use Map, Repeal and Replace the Land Use Map (pg. 59).
3. Update the UDB and 201 boundaries on the Intensification and Growth Tiers Map, Repeal and Replace the Intensification and Growth Tiers Map (pg. 57).
4. Update the UDB and 201 boundaries on the Service Area and Development Map, Repeal and Replace the Service Area and Development Map (pg. 52).
5. Establish the Residential Low Land Use designation on two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Land Use Map in Chapter 3 of the Comprehensive Plan (pg. 59).
6. Establish the Tier 2 designation on the Intensification and Growth Tiers Map for two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Intensification and Growth Tiers Map in Chapter 3 of the Comprehensive Plan (pg. 57).

After reviewing the proposed amendments to Title 31 One Grand Junction Comprehensive Plan, including Chapter 31.04 Grand Junction Comprehensive Plan, the following findings of fact have been made:

1. The proposed amendments to the Comprehensive Plan satisfy the review criteria for an administrative application provided in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

Therefore, Planning Commission recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

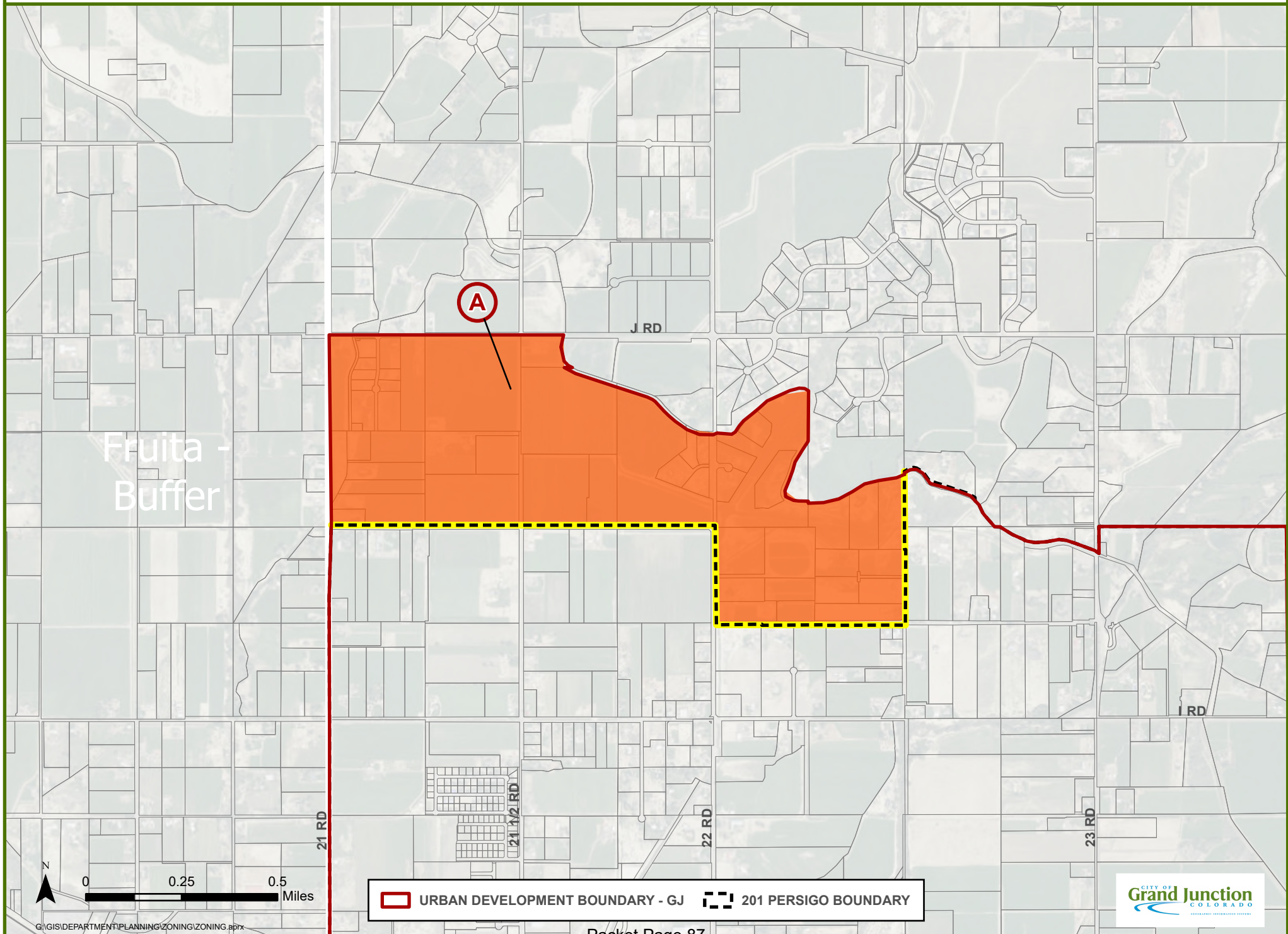
SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5243 approving the request to amend Title 31 One Grand Junction Comprehensive Plan including Chapter 31.04, on final passage and order final publication in pamphlet form.

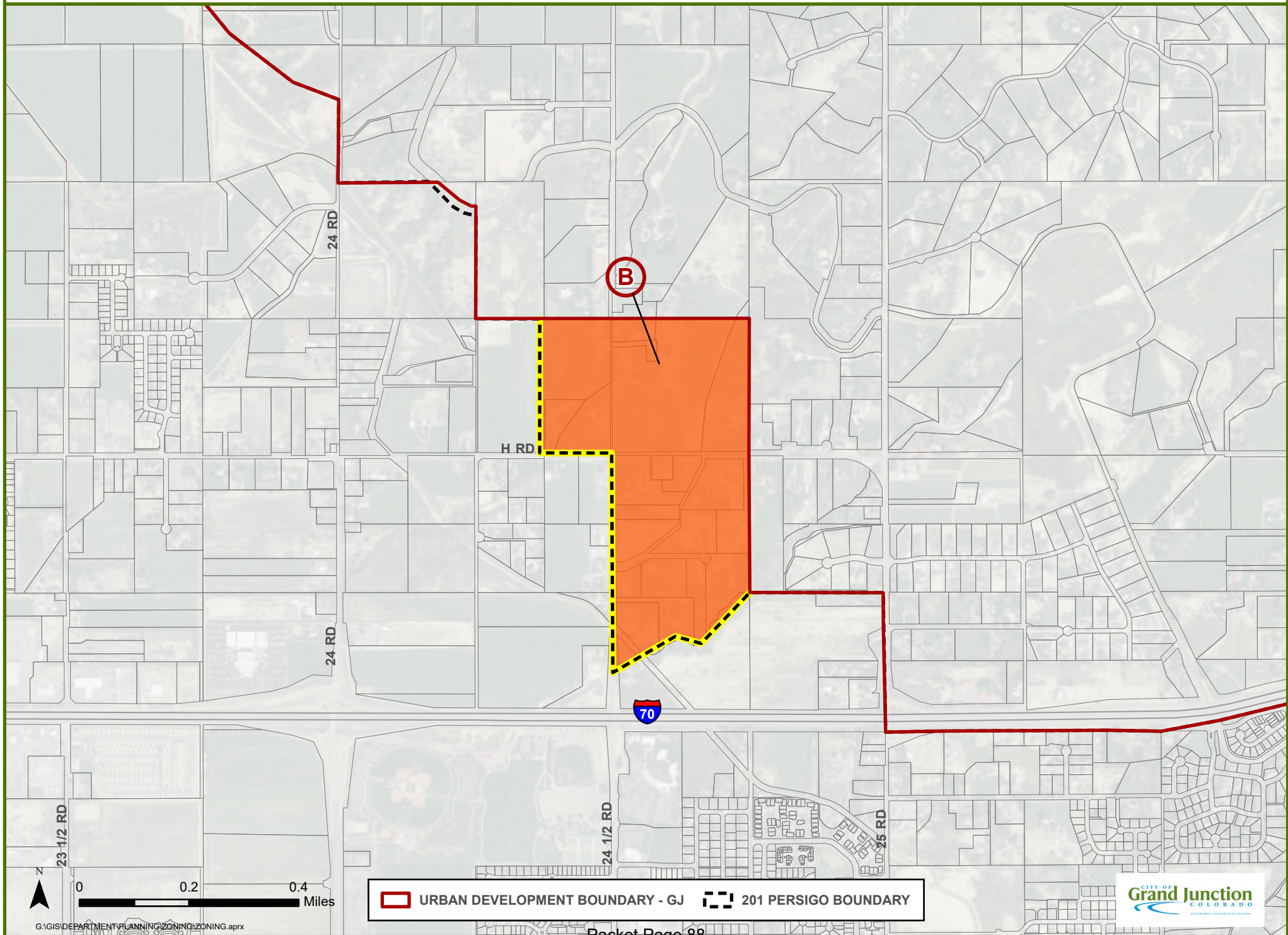
Attachments

1. UDB_Proposed-Overall Map
2. UDB_Proposed_Map Area A
3. UDB_Proposed_Map Area B
4. UDB_Proposed_Map Area C
5. UDB_Proposed_Map Area D
6. Land Use Area E
7. Growth Tiers Area E
8. Letter to Property Owners
9. Sign In Sheet for Oct 22nd Info Mtg
10. Planning Commission Minutes - 2024 - November 12 - DRAFT
11. ORD-UDB Amendments 20241114

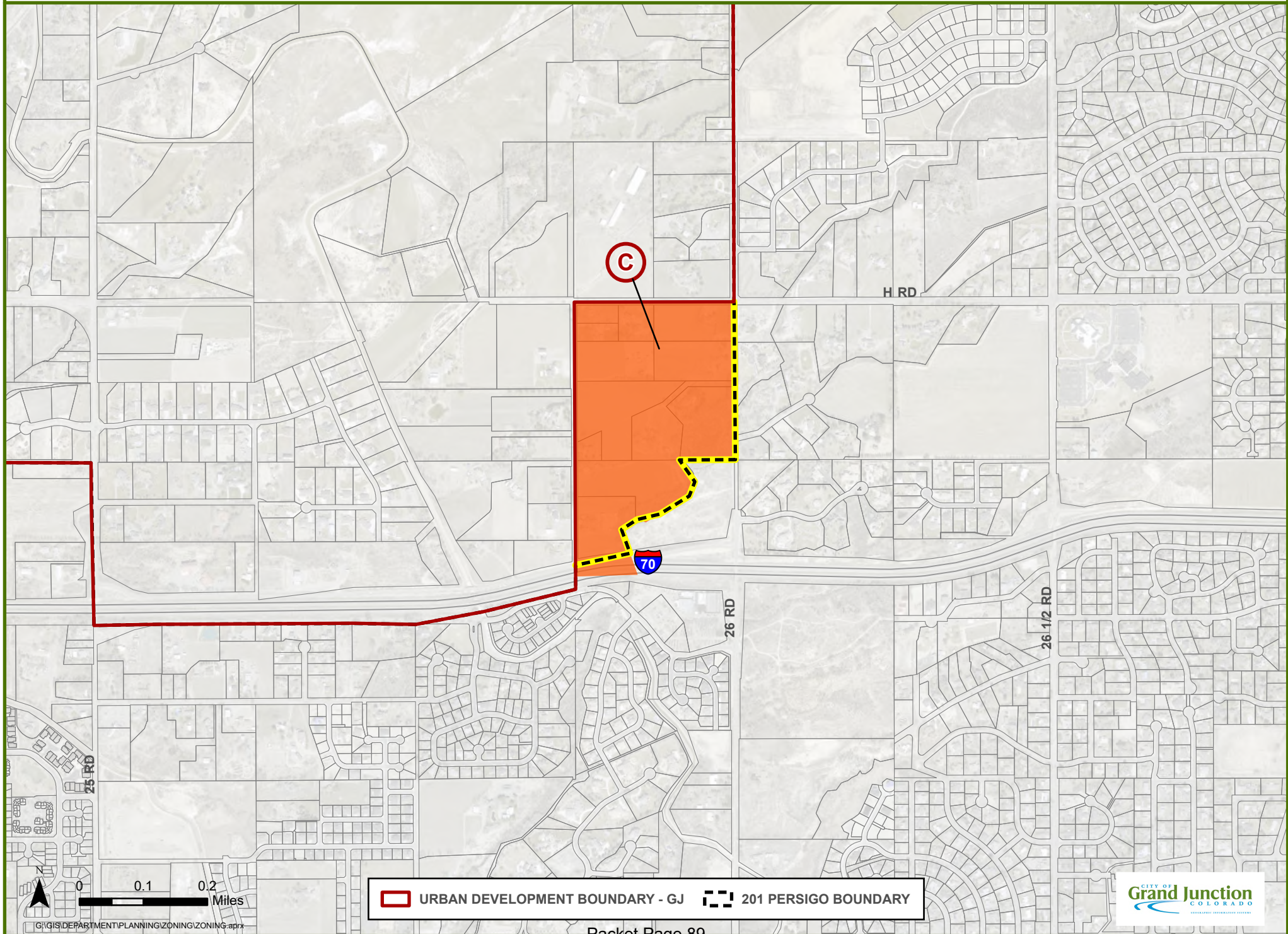
Exclude from UDB - A



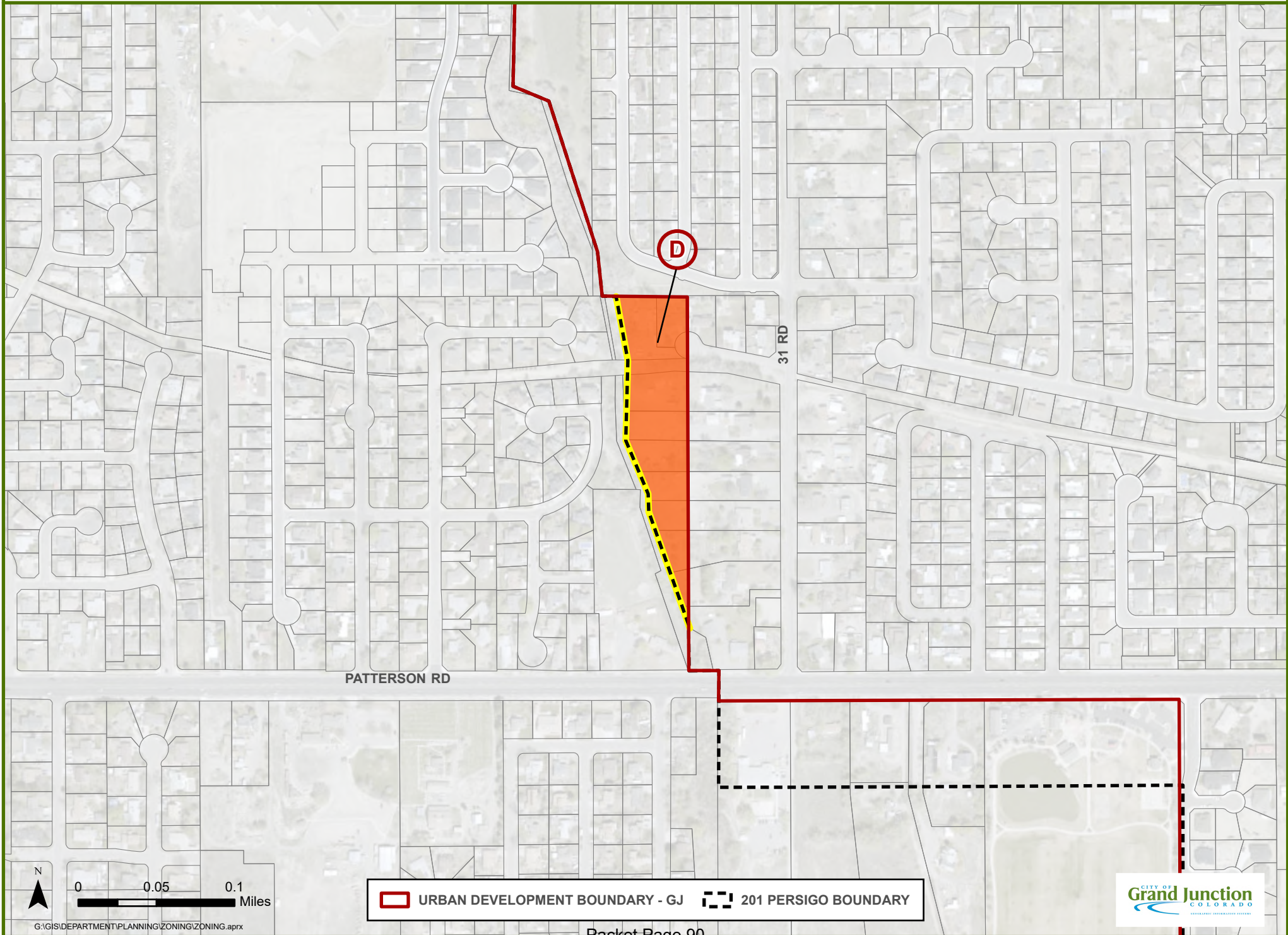
Exclude from UDB - B

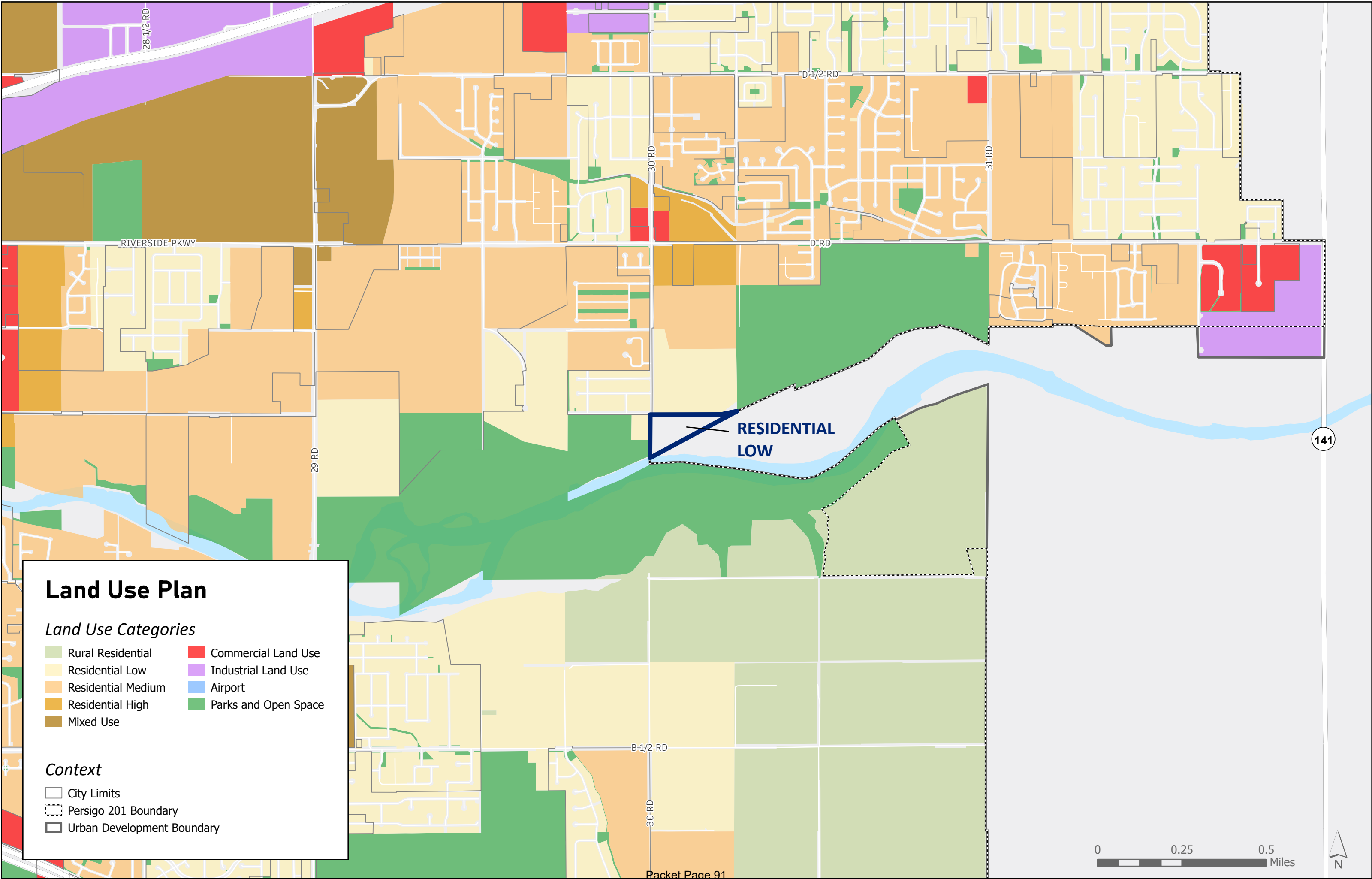


Exclude from UDB - C



Exclude from UDB - D





Land Use Plan

Land Use Categories

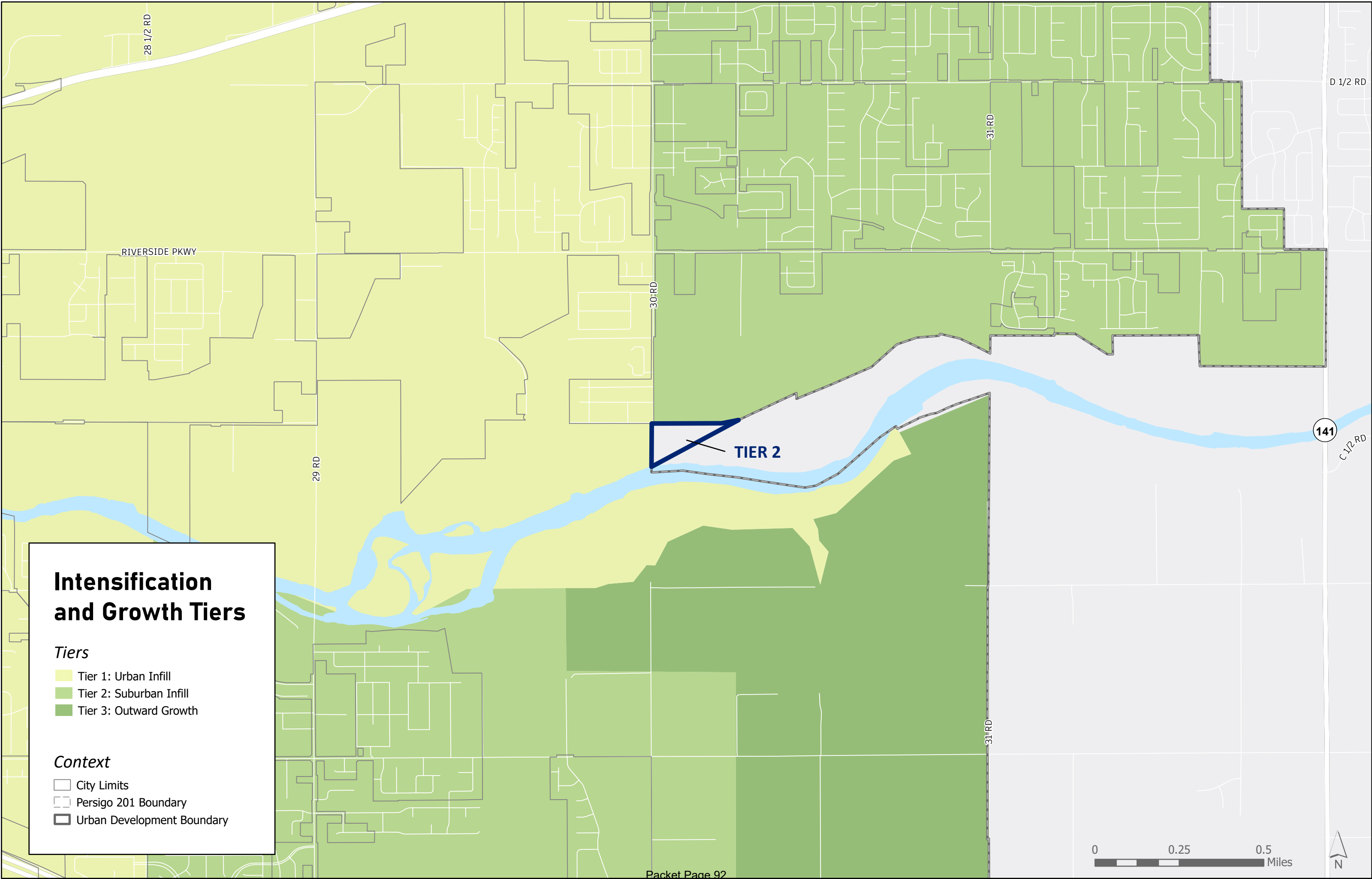
- | | |
|--------------------|----------------------|
| Rural Residential | Commercial Land Use |
| Residential Low | Industrial Land Use |
| Residential Medium | Airport |
| Residential High | Parks and Open Space |
| Mixed Use | |

Context

- | |
|----------------------------|
| City Limits |
| Persigo 201 Boundary |
| Urban Development Boundary |

0 0.25 0.5 Miles







September 30, 2024

Dear Property Owner,

The Persigo Board, comprised of all the members of the Grand Junction City Council and Mesa County Board of County Commissioners, recently approved changes to the Persigo 201 Sewer Service Boundary in April and July 2024 respectively. The change was part of the Second Amendment to the Persigo Agreement, which states that the "Agreement expresses the Parties' joint desire that the Urban Development Boundary (UDB) and the 201 boundaries align." This 201 Sewer Service boundary change removed areas from the 201 Service area boundary.

This 201 boundary change by the Persigo Board affects the City of Grand Junction One Grand Junction Comprehensive Plan and the Mesa County Master Plan that provide the boundaries for urban growth, as areas planned for urban growth and development require sewer service. With the establishment of the new 201 sewer service area boundary the city and county now need to adjust the UDB to be congruent with the 201 Boundary.

The recent changes to the 201 boundaries removed your property from the 201 sewer service area so that, in the future, extension of sewer to your property will not be considered. Proposed changes to the UDB will also remove your property from the UDB since urban level development is not feasible for properties not included within the 201 boundary. Maps are included with this letter which show the four areas affected by the proposed UDB boundary changes.

The Mesa County and the City of Grand Junction invite you to provide additional information on the proposed UDB changes and offer an opportunity to answer your questions. The meeting has been scheduled for 5:30 pm on October 23, 2024 at the Mesa County Library, Community Room (Mesa and Monument Rooms), 443 N. 6th Street in downtown Grand Junction.

For the UDB changes to become effective, they will be heard at public hearings by the Mesa County Planning Commission as well as Grand Junction Planning Commission (recommendation) and City Council (decision).

If you have any questions, feel free to reach out to us.

Respectfully,

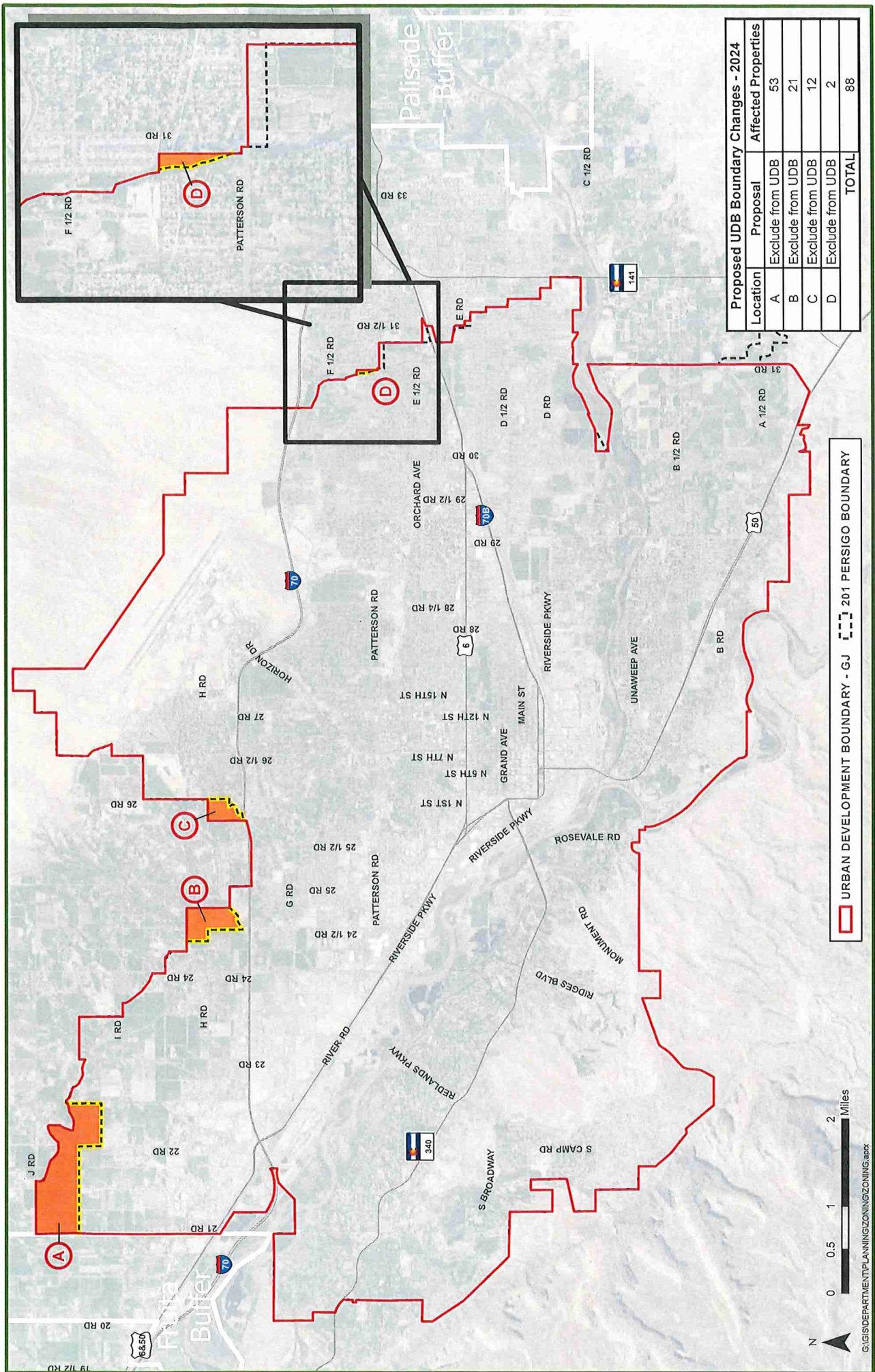
A blue ink signature of David Thornton, Principal Planner of the City of Grand Junction.

David Thornton, Principal Planner
City of Grand Junction
970-244-1450
davidth@gjcity.org

A blue ink signature of Greg Moberg, Community Dev. Director of Mesa County.

Greg Moberg, Community Dev. Director
Mesa County
970-244-1650
greg.moberg@mesacounty.us

Enclosure



Proposed UDB Boundary Changes - 2024		
Location	Proposal	Affected Properties
A	Exclude from UDB	53
B	Exclude from UDB	21
C	Exclude from UDB	12
D	Exclude from UDB	2
TOTAL		88

City of Grand Junction and Mesa County
Proposed Changes to Urban Development Boundary (UDB)
Information Meeting

Mesa County Library, Downtown

October 23, 2024

Please Sign In

Name

Address

Email

DAK KOMLO

852 24th St

Dave Zollner

2545 Canyon

LARRY TIL

775 26 Rd

STAFF IN ATTENDANCE

- ① DAVE THORNTON - City of GJ
- ② TIM Lehrbach - City of GJ
- ③ TAMRA Allen - City of GJ
- ④ Greg Moberg - Mesa County

GRAND JUNCTION PLANNING COMMISSION
November 12, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Ken Scissors, Sandra Weckerly, Kim Herek, Orin Zyvan, Ian Moore, and Robert Quintero.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Dave Thornton (Principal Planner), Tim Lehrbach (Senior Planner), Madeline Robinson (Planning Technician) and Jacob Kaplan (Planning Technician).

There were 4 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 22, 2024.

Commissioner Scissors moved to approve the consent agenda.
Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Comprehensive Plan Amendment – UDB & 201 Boundary Adjustments CPA-2024-644

Consider Amendments to Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low for 2 Properties consisting of approximately 9.5 acres located on the east side of 30 Road just north of the Colorado River.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Zyvan asked who the property owner is for Area E. He asked why the land use of Residential Low was chosen for the properties in Area E. He asked if the State of Colorado would develop the property in the future. He asked if staff had evaluated the viability for these sites to be developed as public parks or open space.

Commissioner Weckerly asked if there were any negative impacts for the property owners who requested not to be included in the Urban Development Boundary (UDB).

Commissioner Quintero clarified that the intent of this request was just to align the UDB with the 201 Boundary.

Commissioner Moore asked what issues arise if the UDB and 201 Boundary are not aligned.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 5, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:56 p.m. on November 12, 2024.

There were no additional comments or questions from the Commission or staff.

The public hearing was closed at 5:57 p.m. on November 12, 2024.

Discussion

Commissioner Zyvan expressed concerns with the Residential Low land use designation for the properties in Area E. He proposed amending the motion to designate the future land use for the properties in Area E as Parks and Open Space to restrict how these parcels could be zoned.

Commissioner Scissors noted that the City did not own the property and that the State had indicated they wanted the flexibility to zone it to residential in the future.

Commissioner Quintero agreed with Commissioner Zyvan but that the current request only affected the boundaries and not the final zoning of the parcels.

Commissioner Herek echoed Commissioner Scissors' and Quintero's comments

Motion and Vote

Commissioner Scissors made the following motion "Mr. Chairman, on the request to amend Title 31 One Grand Junction Comprehensive Plan including Chapter 31.04, City file number CPA-2024-644, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 7-0.

2. Zoning & Development Code Amendments – Quarter 4 2024 **ZCA-2024-660**

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Withdrawn Applications, Public Notice, Minor Plat Amendments, Simple Subdivisions, Administrative Changes to the Comprehensive Plan, Non-Administrative Comprehensive Plan Amendments, Conditional Use Permits, Permitted Encroachments, Mixed-Use Districts Regulations, Public, Civic, and Institutional Campus (P-2)

Zone District Regulations, Principal Use Table, Use-Specific Standards for Industrial Uses, Accessory Uses and Structures, Accessory Use-Specific Standards, Temporary Uses and Structures, Shared Driveway (Autocourt) Standards, Residential Compatibility Standards, Preservation of Significant Trees, Off-Street Parking and Loading, Measurements, and Definitions.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Quintero clarified that the purpose of this request was to “clean up” the code and make interpretation easier moving forward.

Commissioner Herek asked if there were still noticing requirements for neighborhood meetings.

Commissioner Zyvan asked what the “physical” requirements are for noticing of neighborhood meetings. He asked how citizens who were not within the 500ft mailing distance would be notified of a neighborhood meeting.

Commissioner Weckerly asked why the number of houses on shared driveways was being amended. She clarified that the current language regarding the maximum number of units on shared driveways did not apply to Accessory Dwelling Units (ADUs). She stated her appreciation for Staff’s considerations about significant trees. She asked for additional clarification on the proposed amendments to the alternative parking plans.

Jamie Beard indicated that Staff planned to remove the shared driveway amendments from the motion as there were conflicts with Fire Code that still needed to be addressed.

Commissioner Moore asked if there were any issues with amending the shared driveways language in the Zoning Code after the Fire Code had been updated.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 5, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:31 p.m. on November 12, 2024.

There were no additional comments or questions from the Commission or staff.

The public hearing was closed at 6:32 p.m. on November 12, 2024.

Discussion

Commissioner Scissors applauded the Staff's continuous efforts to revise the code.

Commissioner Herek asked why Staff wanted to table the amendments for shared driveways.

Commissioner Weckerly noted that the Zoning Code mirrors the Fire Code and adopting the proposed amendments to the shared driveways would put these two codes out of sync.

Commissioner Quintero echoed Commissioner Weckerly's comment.

Motion and Vote

Commissioner Scissors made the following motion "Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-660, I move that the Planning Commission forward a recommendation of approval to City Council with the provision that the section dealing with shared driveway density, Number 21.05.020, be removed and otherwise the findings of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 7-0.

3. Zoning & Development Code Amendments – Ped & Bike Connections ZCA-2024-656

Consider Amendments to Title 21 Zoning and Development Code, Chapter 21.05 Site And Structure Development Standards, Regarding Pedestrian And Bicycle Connections Within Development Sites.

Staff Presentation

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Moore asked if staff knew how many properties that had developed since the new code was adopted in 2023 that were negatively impacted by the pedestrian access requirements. He asked if any alternative possibilities were explored regarding site layout in the same way as the drive-through facilities.

Commissioner Scissors asked how this issue was being approached in similar municipalities. He asked if there were any "Best Practices" for pedestrian access that had been developed in other jurisdictions.

Commissioner Zyvan asked if a cost-benefit analysis had been done for this proposal.

Niki Galehouse clarified that the municipalities that had similar pedestrian access language utilized form-based districts which implement the pedestrian access design standards based on the underlying zone.

Commissioner Quintero asked if the considerations for pedestrian safety still provided the greatest flexibility to owners looking to develop their property.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 5, 2024, via www.GJSpeaks.org.

Tom McCloskey expressed concerns that this proposal was a step backward from the mobility goals established in the TEDS Manual. He asked if the City had heard any feedback from the disabled community on how this amendment would impact their accessibility. He wanted to know how the Transportation Department felt this change would impact their long-term goals.

Andy Gingerich, representing GVT and the RTPO, stated that the language concerning “adequate physical separation” led to more thoughtfulness in site design and that removal or modification of this language would lead to more auto-oriented design standards. He noted that the interaction between vehicles and pedestrians was particularly important in mixed-use zones.

Paula Anderson noted her appreciation for staff’s efforts. She commented that the shift toward multimodality has community support and is worth investing in.

Tim Lehrbach and Niki Galehouse addressed the public’s comments and questions.

The public comment period was closed at 7:26 p.m. on November 12, 2024.

Commissioner Quintero thanked the staff for their efforts.

Commissioner Zyvan asked for clarification on what specifically was being requested with this amendment.

The public hearing was closed at 7:29 p.m. on November 12, 2024.

Discussion

Discussion ensued regarding handicap accessibility, pedestrian safety, site design and zoning code requirements, and the various challenges presented by accommodating pedestrian access.

Commissioner Weckerly expressed concerns that requiring complete physical separation for pedestrian access restricted property owners’ ability to develop their lots as they choose. She stated that if the City wanted some control over the placement of structures during development, it should be called out separately in the Zoning and Development Code rather than relying on the subject code section.

Chairman Teske stated that the Zoning Code used the word “adequate” instead of “complete” intentionally and he argued that the proposed amendments were not in conflict with the City’s objectives for multimodal transportation. He echoed Commissioner Weckerly’s comments on having a separate code section for pedestrian access.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-656, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-1.

Commissioner Zyvan clarified his reasoning for voting “nay” on the motion.

OTHER BUSINESS

Niki Galehouse reminded the Commission that the November 24th Hearing was cancelled.

ADJOURNMENT

Commissioner Scissors moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 8:08 p.m.

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE *ONE GRAND JUNCTION COMPREHENSIVE PLAN (COMPREHENSIVE PLAN)*, BY AMENDING THE URBAN DEVELOPMENT BOUNDARY (UDB) AND AMENDING THE INTENSIFICATION AND GROWTH TIERS MAP, TITLE 31 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) AND REPEALING AND REPLACING THE LAND USE MAP FOUND ON PAGE 59 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN, CHAPTER 3 AND REPEALING AND REPLACING THE INTENSIFICATION AND GROWTH TIERS MAP FOUND ON PAGE 57 AND REPEALING AND REPLACING THE SERVICE AREA AND DEVELOPMENT MAP FOUND ON PAGE 52 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN APPENDIX B (ORDINANCE NO. 4971).

AND

ESTABLISHING A LAND USE DESIGNATION OF *RESIDENTIAL LOW* ON THE LAND USE MAP FOR TWO PROPERTIES THAT HAVE BEEN ADDED TO THE 201 BOUNDARY AND UDB AND INCLUDING THE TWO PROPERTIES IN THE TIER 2 AREA ON THE INTENSIFICATION AND GROWTH TIERS MAP, CHAPTER 3 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN

Recitals:

On April 17, 2024, the City of Grand Junction approved the Second Amendment to the 1998 Intergovernmental Agreement (Second Amendment to the Persigo Agreement or Second Amendment) between the City of Grand Junction and Mesa County relating to City growth and joint policy making for the Persigo Sewer System. Mesa County approved the Second Amendment on July 9, 2024.

The Persigo Agreement signed October 13, 1998 (Persigo Agreement) requires development to be consistent with the adopted Comprehensive Plan. The City and the County agreed then and have consistently implemented the Persigo Agreement to be consistent; however, the Urban Development Boundary (UDB) and the 201 prior to the Second Amendment have not aligned. The Second Amendment serves to amend the Persigo Agreement so that the 201 Boundary and the UDB are aligned and declared them to be one and the same with the same to be known and referred to as the "2024 UDB".

Aligning the boundaries provides clarity and predictability for landowners, neighbors, the development community and the City and County. It helps anticipate infrastructure needs, predicting the size and location for long term community needs.

An aligned boundary helps better accommodate growth, providing the growth that was anticipated with the Comprehensive Plan and providing locations for urban development to expand.

The One Grand Junction Comprehensive Plan established a Land Use Plan (Chapter 3) in the One Grand Junction Comprehensive Plan. When property is added to the UDB, establishing the appropriate Land Use designation for each property is necessary.

The One Grand Junction Comprehensive Plan established three Growth Tiers. When property is added to the UDB, establishing the appropriate Growth Tier for each property is necessary.

The City desires to formalize the change to the UDB and establish a land use designation Growth Tier assignment for added properties to the UDB by following the requirements of the City's Municipal Code Section 21.02.050(e) Comprehensive Plan Amendment, Non-Administrative.

The Planning Commission reviewed and considered the amendments to the One Grand Junction Comprehensive Plan in a public hearing on November 12, 2024, found and determined that it satisfies the criteria in 21.02.050(e)(4)(iii) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan, and recommended adoption of the amendments to the Plan.

The City Council has reviewed and considered amendments to the One Grand Junction Comprehensive Plan and determined that it satisfied the criteria in 21.02.050(e)(4)(iii) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan.

After due consideration the City Planning Commission and City staff recommend that the City Council amend the One Grand Junction Comprehensive Plan.

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

In consideration of and with the adoption of the foregoing Recitals the following amendments are made to the *Comprehensive Plan*:

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

A. Chapter 31.04.010

Change the Urban Development Boundary (UDB) to align with the Persigo 201 Boundary as established by the Persigo Board in 2024. See Exhibit A.

Update the UDB and 201 boundaries on the Land Use Map, Repeal and Replace the Land Use Map (pg. 59). See Exhibit B.

Update the UDB and 201 boundaries on the Intensification and Growth Tiers Map, Repeal and Replace the Intensification and Growth Tiers Map (pg. 57). See Exhibit C.

Update the UDB and 201 boundaries on the Service Area and Development Map, Repeal and Replace the Service Area and Development Map (pg. 52).

Establish the Residential Low Land Use designation on two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Land Use Map in chapter 3 of the Comprehensive Plan (pg. 59).

Establish the Tier 2 designation on the Intensification and Growth Tiers Map for two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Intensification and Growth Tiers Map in chapter 3 of the Comprehensive Plan (pg. 57).

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

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

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

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

Exhibit A

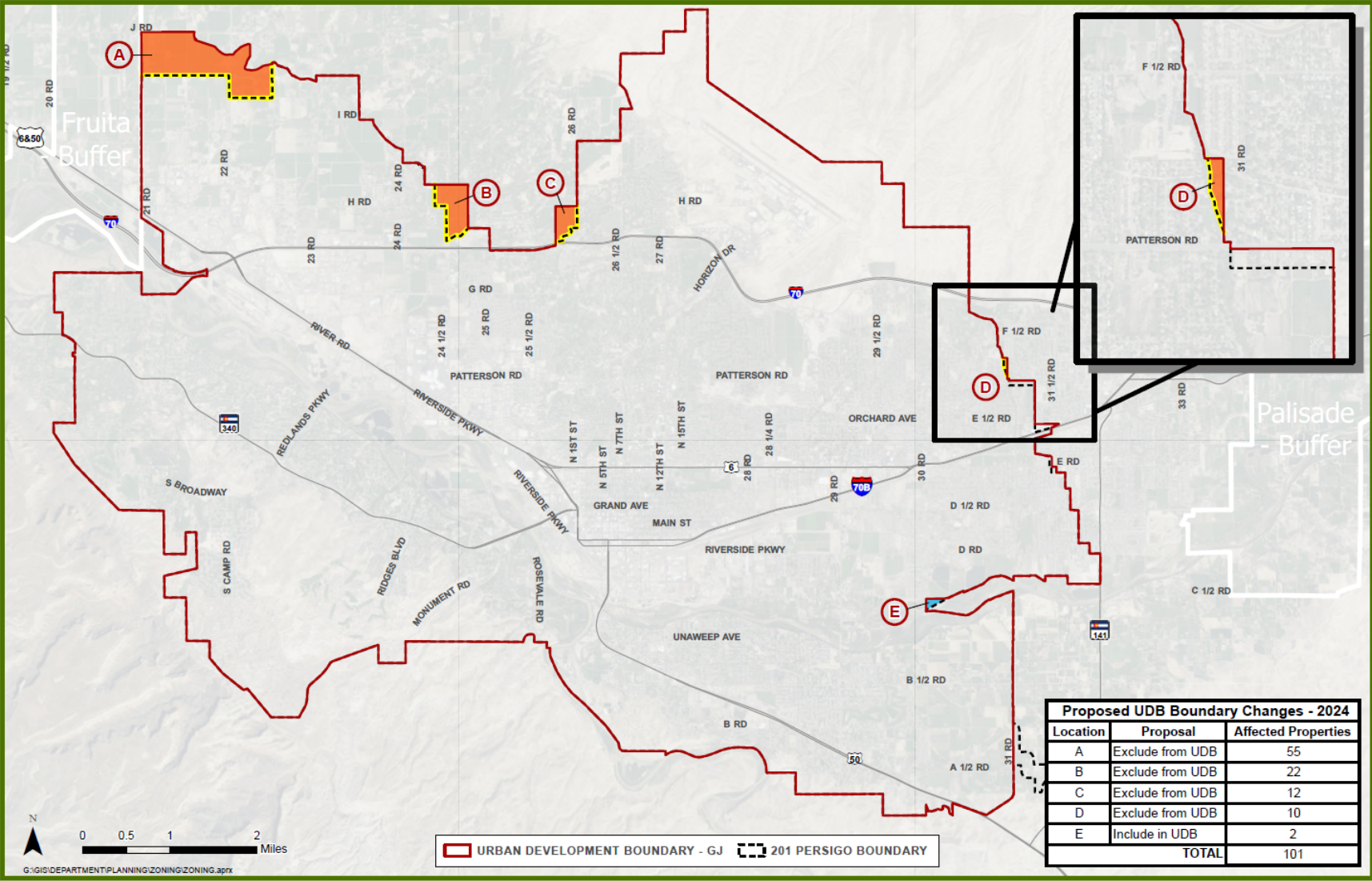


Exhibit B

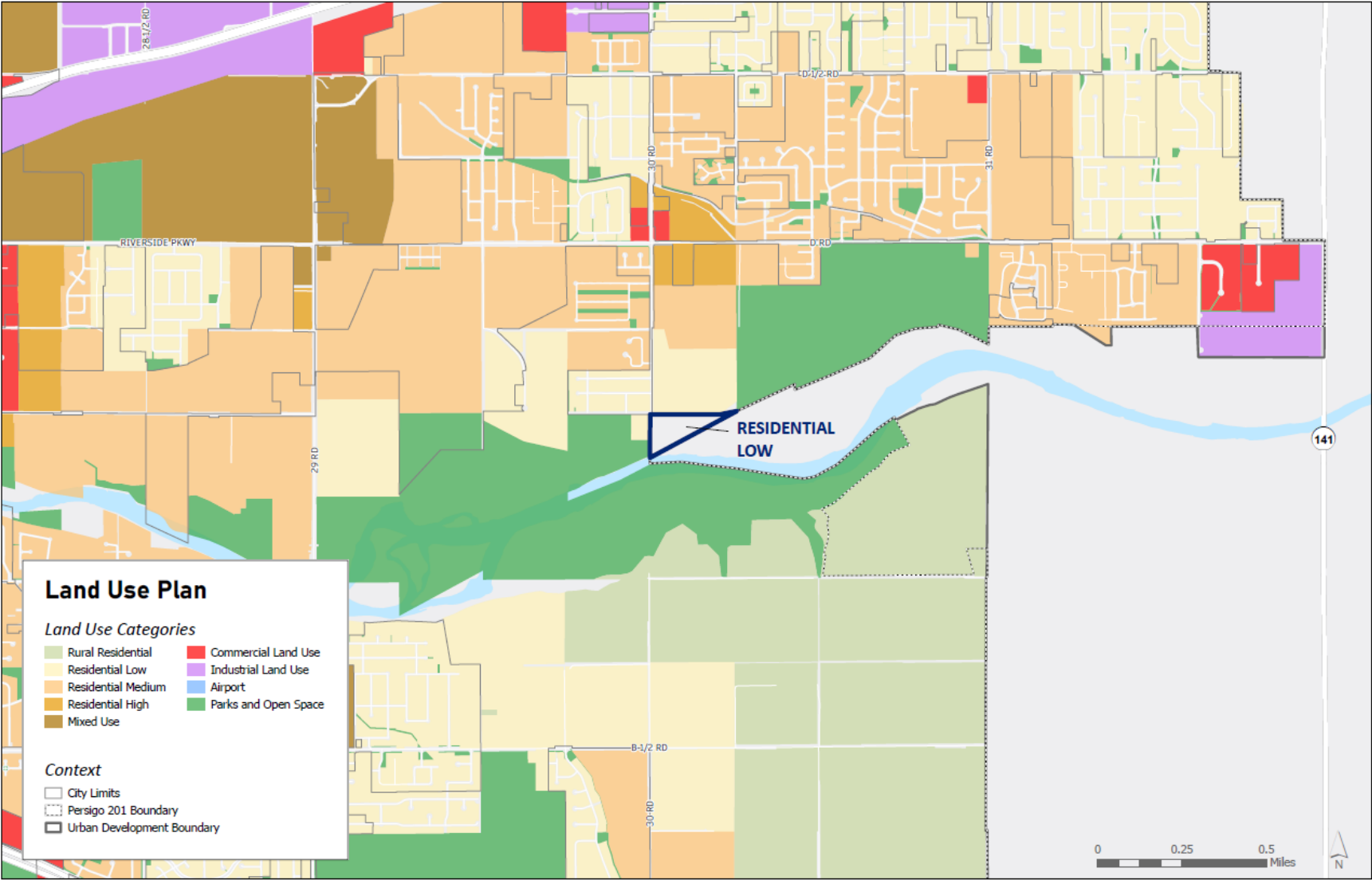


Exhibit C

